

Scope of Work Summary for Building 58 Improvements Project “Exhibit A”

- **Contractor shall provide submittals for:**
 - Toilets and Urinals
 - Sinks
 - Faucets
 - Restroom stalls
 - 4” x 4” Wall Tile (Daltile)
 - 12” x 12” Floor Tile (Daltile)
 - restroom accessories
 - Aluminum Door Frames at restrooms
 - Stain Grade Doors
 - Paint colors (12”x12” Samples)
 - Suspended Ceiling Grid system with ceiling tiles
 - Storefront Glazing system
 - Ceramic Cove Base
 - Lighting
 - Fire Extinguisher and Fire Extinguisher Cabinet
 - Counter Tops for restrooms
 - Signage for restrooms and exit)

- **Contractor shall:**
 - Identify and label electrical panel per new lighting
 - Protect existing items to remain in place
 - Protect in place existing fire sprinkler systems, notify SBIAA staff if any modifications as needed.
 - Contractor shall finish project within 42 calendar days from Notice of Completion.
 - Remove any electrical devices or conduits that affect the completion of scope of work

#1 Men and Women Restrooms

- **Contractor shall demolish and dispose of:**
 - all existing Floor Tile
 - all existing Wall Tile
 - all existing suspended ceiling system
 - drywall on walls that will take new tile
 - existing plumbing devices such as sinks and water closets
 - existing flex duct and install per code
 - existing wire that is not landed
 - all existing lighting
 - existing mirrors
 - any wall mounted device
 - any wallpaper
 - existing conduit that is installed on the face of the wall and install new one inside wall cavity
 - existing door frames
 - existing Doors
 - existing countertops
 - existing restroom stalls and patch any holes as necessary.
- **Contractor shall verify, assure, and rectify**
 - All plumbing is brought up to code and meets today's ADA requirements for new plumbing devices
 - All drainage is properly flowing by power jetting existing plumbing lines and camera all underground waste lines before covering any walls and flooring
 - all toilet accessories are installed to meet ADA requirements
 - all wall mounted devices have adequate backing
 - all doors meet in the path of travel to and from restroom have correct ADA door width, swing, and force.
 - Patch drywall as necessary to complete scope of work.
- **Contractor shall install new:**
 - Water closets (meeting ADA requirements)
 - Urinals (meeting ADA requirements)
 - Sinks (meeting ADA requirements)
 - Faucets (meeting ADA requirements)
 - Restroom Stalls (meeting ADA requirements)
 - 5/8" cement board with cement board screws behind new tile
 - Tape Joints with alkali resistant joint tape and thinset mortar
 - 4" x 4" Wall Tile (full height on all walls where existing tile was removed)
 - 12" x 12" Floor Tile
 - Ceramic Cove Base at top and bottom of wall
 - Recessed toilet paper dispenser inside ADA stall (per ADA requirements)
 - Wall Mounted Seat Cover Dispenser (per ADA requirements)
 - Grab bars (per ADA requirements)
 - Recessed paper towel dispenser

- Wall Mounted Mirrors
- Wall Mounted Soap Dispenser
- Paper towel dispenser and trash receptacle
- Frame hardlid ceiling inside restrooms where suspended ceiling was demolished
 - Match existing hardlid ceiling height
 - Frame w/ metal framing system that meets SSMA ceiling joist span requirements
 - Install 5/8" Drywall
 - Level 5 drywall finish
- smooth finish
- 1 coat of primer and 2 coats of paint
- ADA Signage
- Aluminum Door Frames
- Stain Grade Doors
- Countertops for sinks
- GFCI electrical outlets at wet areas
- Plastic electrical cover plates
- Lighting as needed per code
- Power to new Lighting

End of Men and Women Restrooms

#2 Main Entry

- **Contractor shall demolish and dispose of:**
 - existing storefront system at building entrance and entrance into the existing Main Floor area
 - existing drinking fountain
 - existing tile and grout
 - Clean and Polish exposed concrete floors once tile and grout are removed
 - To match warehouse finish
 - Existing lighting

- **Contractor shall verify, assure, and rectify:**
 - Existing suspended ceiling system is in good standing for new ceiling tile.
 - Existing electrical to be pulled back from ceiling and left coiled at wall closest to its respective j-box
 - Plumbing at new drinking fountain is in working condition
 - Size of new storefront to be installed at entrance of the building
 - All Fire Alarms are in working condition prior to setting ceiling tiles.
 - Existing Fire Extinguishers. Provide new fire extinguishers per fire life safety code.

- **Contractor shall install:**
 - New Ceiling tiles
 - New Drinking Fountain to meet ADA requirements at existing drinking fountain location
 - Storefront system at building entrance with 2 double swinging glass entry doors
 - Provide with lock and keys
 - Backer Rod, Caulking, and flashing to provide water proofing at existing wall and new storefront system.
 - Patch, tape, prime and paint all existing walls inside the (e) entry foyer room
 - Any temporary fencing needed to block the opening of the entrance while the storefront system is being replaced
 - Any new lighting sufficient to meet latest building codes

End of Main Entry

#3 Main Warehouse:

- **Contractor shall demolish and dispose of:**
 - All existing suspended ceiling system inside the (e) main floor
 - Furred out walls along CMU
 - Soffit Drop and Return in its entirety
 - Doors that exit out of the building

- **Contractor shall verify, assure, and rectify:**
 - Existing electrical to be pulled back from ceiling and left coiled at wall closest to its respective j-box
 - Existing HVAC to remain in place to be properly fastened to existing deck
 - Existing HVAC grilles to remain in place to be properly fastened to existing deck.
 - Existing HVAC is properly working
 - Existing Fire Extinguishers. Provide new fire extinguishers per fire life safety code.
 - Relocate existing fire alarms mounted on soffit to be removed

- **Contractor shall install:**
 - **(12) new** LED warehouse grade lights spaced evenly between columns and use existing electrical or provide new electrical wiring
 - (2) Motion Sensors location on drawing
 - Power to new Motion Sensors
 - Power to new Lighting
 - New doors that exit the building
 - Panic Hardware
 - Exit Signs

End of Main Warehouse:

#4 Unisex Restroom Alt. 01

- **Contractor shall demolish and dispose of:**
 - all existing Floor Tile
 - all existing Wall Tile
 - all existing suspended ceiling system
 - drywall on walls that will take new tile
 - existing plumbing devices such as sinks and water closets
 - existing HVAC grilles
 - existing wire that is not landed
 - all existing lighting
 - existing mirrors
 - any wall mounted device
 - any wallpaper
 - existing door frames
 - existing Doors
 - existing countertops
 - existing restroom stalls and patch any holes as necessary.
- **Contractor shall verify, assure, and rectify**
 - All plumbing is brought up to code and meets today's ADA requirements for new plumbing devices
 - All drainage is properly flowing by power jetting existing plumbing lines and camera all underground waste lines before covering any walls and flooring
 - all toilet accessories are installed to meet ADA requirements
 - all wall mounted devices have adequate backing
 - all doors meet in the path of travel to and from restroom have correct ADA door width, swing, and force.
 - Patch drywall as necessary to complete scope of work
 - All Fire Alarms are in working condition prior to hanging drywall on ceilings
- **Contractor shall install**
 - New Water closets (meeting ADA requirements)
 - New Urinals (meeting ADA requirements)
 - New Sinks (meeting ADA requirements)
 - New Faucets (meeting ADA requirements)
 - New Restroom Stalls (meeting ADA requirements)
 - New 5/8" cement board with cement board screws where existing tile was removed
 - Tape Joints with alkali resistant joint tape and thinset mortar
 - New 4" x 4" Wall Tile (full height on all walls where existing tile was removed)
 - New Waterproofing under floor tile
 - New 12" x 12" Floor Tile
 - New Ceramic Cove Base at top and bottom of wall
 - New Recessed toilet paper dispenser inside ADA stall (per ADA requirements)
 - New Wall Mounted Seat Cover Dispenser (per ADA requirements)
 - New Grab bars (per ADA requirements)
 - New Recessed paper towel dispenser

- New Wall Mounted Mirrors
- New Wall Mounted Soap Dispenser
- New Smooth Finish and paint on all wall and ceilings that are not to receive tile
- New ADA Signage
- New HVAC registers
- New Aluminum Door Frames
- New Stain Grade Doors
- New Countertops for sinks
- New GFCI electrical outlets at wet areas
- New plastic cover plates
- New lighting as needed per code
- Power to new Lighting
- Sanitary Napkin Disposal (Bobrick)

Restroom 04

- **Contractor shall demolish and dispose of existing:**
 - Ceramic Tile
 - Wall Coverings
 - Wall Mounted Devices
 - Plumbing Fixtures
 - Countertops
 - Light fixtures
 - Drywall on walls noted to be demolished on drawing
 - Non-load bearing metal framing
 - Door Frame and Door
 - Toilet Accessories
 - Toilet Partitions
- **Contractor shall:**
 - Remove existing plumbing and pull it back to walls that are to stay.
 - Cap all plumbing at new location necessary
 - Remove existing electrical and coil it closets to it J Box. Leave above ceiling
 - Patch and paint as necessary

Unisex Restroom Alt. 01