

Project: Renovation of Varysburg Town Park Toilet Rooms

Demolition

- Remove existing plumbing fixtures, plumbing piping and cap for future connection.
- Remove existing perimeter toilet room walls complete, pole framing is to remain.
- Remove existing toilet room electrical back to electric panel.
- Remove existing toilet room door and ceilings, truss framing is to remain.

New Work

Exterior Shell Work

- Install new 6" wide by 12" high concrete curb along the north, south, east, west and center walls. Concrete curb is to be 4,000psi concrete with #4 rebar 4' on center doveled into existing slab with one horizontal #4 rebar.
- Install new 2x6 framing at exterior walls and center partition.
- Exterior wall framing is to extend from pole to pole to allow concrete floor to move independent of the walls.
- Provide sill sealer between top of concrete curb and treated bottom plate.
- Horizontal framing is to be 2x6 with a maximum spacing of 24" on center.
- Provide framing as needed for door openings, support of plumbing fixtures, toilet accessories grab bars and ceilings.
- Provide two new 3' wide X 7' high fiber glass doors with aluminum thresholds, PVC door jambs and lockable hardware with dead bolts.
- Provide exterior grade fasteners for all work.
- Provide all new painted T-111 siding on the exterior of the building per the following requirements:
 - Provide one coat of high quality primer and 2 coats of high quality finish paint all exterior surfaces including exterior walls, doors, fascia, soffit and trim. Trim and door to be a different color than walls.
 - Turn over one gallon of unopened exterior paint to owner for future touch up.
 - Provide Z metal at all horizontal joints.

Interior Work

- Provide 6" batt insulation in exterior walls
- Provide 4' X 8' Hardie paneling at all interior walls and ceilings (or approved equal). Paneling is to have a smooth finish on exposed surface.
- Provide PVC trim at the ceiling, inside vertical corners and doors.
- Paint all interior surfaces per the following requirements:

- Provide one coat of high quality primer and 2 coats of high quality finish paint all exterior surfaces including interior walls, ceilings, doors and trim. Trim and door to be a different color than walls.
- Turn over one gallon of unopened interior paint to owner for future touch up.
- Provide ADA grab bars and toilet accessories per the following:
 - 2 toilet paper dispensers - anti theft
 - 2 soap dispensers - heavy duty refillable.
 - 2 electric hand dryers – heavy duty
 - 2 trash bins – 10 gallons
 - 2 ADA mirrors
- Provide all plumbing work for two toilet rooms complete per the following notes:
 - Women’s toilet room to have one new ADA sink and one new ADA toilet. Patch hole in floor at abandon toilet location.
 - Faucet at sinks shall be timed/auto shut-off
 - Men’s toilet room to have one new ADA sink, one new ADA toilet and urinal.
 - New vent piping extended through roof with new flashing.
 - Provide means to drain water piping system to prevent from freezing.
 - Provide instant electric point of use 4-gallon hot water heater with connections that allow removal during the winter months.
 - All work to be installed per code.
 - Plumber to coordinate all plumbing inspections and include all fees
- Provide all electrical work for two toilet rooms complete per the following notes:
 - Women’s and Men’s toilet room to have abuse resistant LED light fixtures, wall switch with motion sensor and receptacle in each room.
 - Provide power for one electric hot water heater and 2 electric hand dryers.
 - All work to be installed per code.
 - Electrician to coordinate all electrical inspections and fees.

General Information to be included in bid:

- Contractor is to include all permits and fees
- Provide legal off-site disposal of debris
- Provide ADA compliant port-o-potty for duration of construction (maintained bi-weekly)
- All work is to be complete by October 19th, 2017
- Construction area is to be kept safe and organized during on site work
- Bidders are to include in their bid an Allowance of \$2,500 to address miscellaneous issue uncovered during construction. The Town Supervisor must give authorization of work to be funded by Allowance.