

1/2023 - Glide Rural Fire Protection District (Owner)

Scope of Work Main Station Rehabilitation Contract

The following 3 items are Excluded from this contract, because Owner will be repairing these rooms prior to the start of work under this contract:

1. Repairs to the Janitor Closet (Room #113), including shear wall, sheetrock/tape/texture, paint, flooring, and purchase & installation of hot water heater.
2. Repairs to the Turnout Room #136, including shear wall, sheetrock/tape/texture, & paint.
3. Repairs to the Hose Room #135, including shear wall, sheetrock/tape/texture, & paint.

The Owner will reinstall window coverings after Contractor completes work.

Flooring will not be installed in the Physical Training Room #128, the EMS Room #133, and the PPE Room #110.

Prior to the start of construction under this contract, Glide Fire will remove all furniture from 4 Bunk rooms (#129,130,131, & 132) and Day room #117, remove doors from the 4 Bunk rooms, and remove exercise equipment from the Physical Training room #128.

Glide Fire has purchased the Building Permit from the Douglas County Building Department for these repairs.

This Building Permit expires 06/19/2023.

Note: The following list may be incomplete. Please note in your estimate any additional items or alternatives.

This contract includes but is not limited to the work listed below. Contractor will provide all materials, supplies, equipment, and labor to repair building to its original condition. All contractor-provided materials will be new. Construction will be to original building construction specifications dated 2013, unless modified by building codes since 2013. Where specified materials are no longer available, materials of equal or higher quality and suitable for commercial use must be approved by the Owner. Owner will select paint, countertop and flooring colors.

Work must be scheduled to accommodate storage in the Training Room #103 of the following items until they are reinstalled: Kitchen cabinetry, Training Room cabinetry, Kitchen appliances, and Interior Doors. This will delay the floating/grinding of the concrete slab in the Training room, and delay flooring installation in the Training Room and Lobby.

While the Apparatus Bay Water Closet Room #120 is out-of-service, provide a Porta-Potty and Hand-Washing station for use by construction workers and District personnel.

Insulation:

Provide and install **roof insulation** above Bunk Room #131. (Prior roof insulation was removed because it had become wet from a roof leak).

Provide and install **wall insulation** to original specifications in all open exterior and interior walls, including the west wall above the false ceiling in Bunk Room #131.

Wall Repairs:

Provide Bubble-wrap, and wrap existing stainless steel toilet partitions to protect from damage. If necessary, remove for wall and floor repairs. Stainless steel partitions shall be temporarily stored in Training Room.

Remove all electrical and data/phone outlet wall cover plates from wall areas to be repaired.

Provide and install **shearwall** plywood or oriented strandboard in all areas it was removed. Install to original specifications and as specified by Pinnacle Engineering, Inc. Email Memorandum dated 5/19/2022 and as approved by Douglas County Building Dept. 12/11/2022.

Provide and install Gypsum Board on all damaged walls, including the west wall above the false ceiling in Bunk Room #131.

Repair damaged areas of Gypsum Board with joint compound, tape, etc. as needed.

Provide and install rounded metal corners on Gypsum Board, to match existing bull-nose corners.

Tape Gypsum Board and apply necessary # coats of joint compound

Texture Gypsum Board walls to match existing walls.

Prepare areas for painting (door jams, ceilings, etc.), to protect from overspray

Provide materials and paint affected walls floor to ceiling (primer and finish coats).

Reattach all electrical and data/phone outlet wall cover plates

Cabinetry:

Disconnect plumbing, and remove remaining countertop and lower cabinets from Kitchen, and store these cabinets in Training room.

Reinstall lower Kitchen cabinets.

Reinstall Training room cabinets.

Provide and install new countertops and backsplash for Training Room #103 and Kitchen (Room #116) cabinets, including island in Kitchen. Countertops and backsplashes shall be constructed of durable, high-quality plywood and high-quality laminate suitable for commercial use.

Reinstall and seal 2 kitchen sinks and faucets.

Provide materials and seal/caulk all countertops and backsplashes

Plumbing:

Remove toilet from Apparatus Bay Water Closet Room #120.

Reattach plumbing for 2 sinks in kitchen, and for dishwasher.

Provide all materials and reinstall existing toilets.

Provide all supplies and replace **ALL** electronic automatic flushing mechanisms (for 2 urinals and 5 toilets) with **manual** mechanisms, and either repair sheetrock or install new stainless square covers on wall where electronic "eye" was located. These include urinals and toilets in Men's Restroom #112, Women's Restroom #115, and Water Closet #120 in Apparatus Bay.

Provide all supplies and replace toilet flush valves in the 2 manual toilets (in Water Closet Shower Rooms #124 & #125).

Test all toilets and sinks for proper function.

Flooring:

Note: Existing carpet to remain in place. Cover carpeted areas to protect from damage during construction.

Note: All cabinets to be installed before installation of flooring.

The existing concrete slab in the station has many valleys and peaks, which were damaging areas of the old LVT Vinyl Plank flooring and causing furniture to rock. This contract includes grinding peaks, filling cracks, and installing some type of concrete leveler before new flooring is installed. This only applies to rooms where new flooring will be installed, plus the Physical Training Room #128.

Fill low NE corner of Training Room #103 slab prior to Cabinet reinstallation.

Remove all vinyl flooring in Apparatus Bay Water Closet #120, two public restrooms #112 & #115, two Water Closet Shower Rooms #124 & #125, Storage Closet #123, and Laundry Room #122.

Remove remaining Luxury Vinyl Plank LVT flooring from the kitchen, training room, and lobby. Stack for donation.

Thoroughly clean concrete slab prior to installation of new flooring.

Provide and install commercial quality solid Heat Welded Seam Vinyl flooring per original specifications in following 7 rooms, extending up walls with metal trim at top edges: Rooms #120, 122, 123, 124, 125, 112, and 115.

Reinstall stainless-steel bathroom partitions

Provide and install resilient, commercial-quality Luxury Vinyl Tile and Plank (LVT) flooring in the following rooms: Rooms # 101, 102, 103, 104A, 104, 114, 116, 117, 118, 119, 121, 126, 127, 129, 130, 131, 132.

Provide and install rubber wall base on repaired walls, including repaired walls where no flooring is installed. No rubber wall base is needed in rooms with solid Heat Welded Seam Vinyl flooring.

Appliances

Reinstall, connect, & test owner-supplied Kitchen Appliances, including Dishwasher, Gas Stove/Oven, Freezer, & Refrigerator/Freezer.

Doors

Reinstall owner-supplied interior wood doors (each is already marked with a room name or number).

Contract Additional Pricing:

Provide additional price to paint ALL walls in Training Room that were not damaged by water.

Submit a schedule of work with your bid.