



## Scope of Work

May 1, 2024. Smyrna Fire Department

Smyrna Fire Station #1 Bathroom and Bay Renovation

Osprey Project Number: GA0210-202

**EXIQC: 128625.00**

### **GENERAL:**

1. Summary Scope: Bathroom and Bay Area Renovation

**Base Bid:**

- a. Restroom Renovation (Chief's, Upper and Lower Locations)
  - b. Bay Area Renovation
2. Project Address **2620 Atlanta Rd. Smyrna, GA 30080**
  3. Osprey's proposal package is based on the following and this Scope of Work:
    - a. **Matching finishes at Smyrna Fire Station #2, located at 642 Concord Rd SE. Smyrna, GA 30082**
    - b. Site Walk on April 29, 2024
    - c. Specifications: **N/A**

**GENERAL NOTE:** Contractor shall field verify all dimensions / locations prior to starting any work.

### **06-11-00 Rough Carpentry**

06.1 Install new 2x pressure treated wood blocking at all new grab bars, ADA Shower Seats, Bath Accessory locations, and where new solid surface countertops will be installed.

### **08-14-00 Doors & HW**

- 08.1. Existing wood doors to remain.
- 08.2. Supply and Install new Hardware set at each door.

#### **Hardware Set for each restroom:**

- Kick Plate: Two (2) each door.
- Doorstop: One (1) Wall each door
- Push / Pull: One (1) each door.

### **09-00-00 Demo & Finishes**

- 09.1. Demo existing partitions, sinks /countertops, TP holder, ADA Grab Bars, Curtain Rods, and finishes in the Chief's, Upper and Lower men's and women's restroom.
  - Demo all wall tile and gypsum board where new tile will be installed and prepare for new tile.
  - The existing Drywall ceiling in restrooms is to remain.
- 09.2. Demo all wall tile and floor tile.
- 09.3. Demo and replace existing ceiling tile. Existing grid to remain.
- 09.4. Where Drywall is needed in restrooms it is to be moisture resistant.

### **09-30-00 Ceramic Wall Tile (WT)**

- 09.1. Supply and install ceramic wall tile in areas listed above.
  - **WT-1** – Ceramic Wall Tile – to match Fire Station #2. Approx 12" x 16"
    - i. INSTALL PATTERN: to match Fire Station #2
  - Supply and install ceramic wall tile full length of wall in showers, lavatories and toilet compartments from floor to ceiling.
  - Supply and install waterproof membrane in shower areas.
  - Supply and install crack isolation membranes.

### **09-30-00 Ceramic Floor Tile (FT)**

- 09.1. Supply and install ceramic Floor tile in areas listed above.
  - **FT-1** – Ceramic Floor Tile – to match Fire Station #2. Approx 2" x 2"
    - i. INSTALL PATTERN: to match Fire Station #2
  - Supply and install ceramic Floor Tile at each Restroom throughout.

- Supply and Install waterproof membrane in shower areas.
- Supply and install crack isolation membranes.

### **09-60-00 Flooring**

- 09.1. Supply and install flooring transitions – to match Fire Station #2
- 09.2. Supply and install new 4” rubber base, RB-1 – to match Fire Station #2

### **09-01 60 91 Grinding, Polishing, and Sealing Concrete**

- 09.1. Grind concrete Bay Floor Area and adjacent rooms. (Nothing in Riser Room)
- 09.2. Polish and Seal Concrete

### **09-90-00 Painting & Coatings**

- 09.1. Supply and install new paint on walls, CMU Block, HM frames, and drywall ceilings for the Bathroom Area.
  - a. Use 1 coat primer and 2 coats of paint.
  - b. There is no work in the following rooms:
    - a. Bay Area Riser Room (Refinish Door and paint frame only)
  - c. Bay Area: Will paint only previously painted surfaces up to the top of the CMU Walls. No Structural Steel will be painted.
    - a. Adjacent rooms in the bay to be painted.
    - b. Paint Exterior metal column at each bay opening. Includes lintel header.
    - c. Ceiling Height is 8’0”.

### **10-20-00 Specialties**

**\*\*NOTE: Finishes to match Fire Station #2**

- 10.1 Supply & install 1” HDPE Toilet partitions.
  - Chief’s Restroom: N/A
  - Men’s Upper Restroom: 2
  - Women’s Upper Restroom:2
  - Men’s Lower Restroom:2
  - Women’s Lower Restroom:2
- 10.2 Supply and install 1” HDPE Urinal partitions.
  - Chief’s Restroom: N/A

- Men's Upper Restroom: 1
- Women's Upper Restroom: N/A
- Men's Lower Restroom: 2
- Women's Lower Restroom: N/A

10.3 Supply and install ADA Grab Bars at showers and accessible toilet stall.

- Chief's Restroom:
- Men's Upper Restroom: 3
- Women's Upper Restroom: 3
- Men's Lower Restroom: 4
- Women's Lower Restroom: 4

10.4 Supply and install Soap Dish at showers.

- Chief's Restroom: 1
- Men's Upper Restroom: N/A
- Women's Upper Restroom: N/A
- Men's Lower Restroom: 4
- Women's Lower Restroom: 2

10.5 Supply and install steel surface mounted twin jumbo-roll toilet tissue dispensers.

- Chief's Restroom: 1
- Men's Upper Restroom: 2
- Women's Upper Restroom: 2
- Men's Lower Restroom: 2
- Women's Lower Restroom: 2

10.6 Supply and install shower curtain rods at Showers.

- Chief's Restroom: 1
- Men's Upper Restroom: N/A
- Women's Upper Restroom: N/A
- Men's Lower Restroom: 4
- Women's Lower Restroom: 2

10.7 Supply and install new door signage.

- Chief's Restroom: N/A
- Men's Upper Restroom: 1
- Women's Upper Restroom: 1
- Men's Lower Restroom: 1
- Women's Lower Restroom: 1

10.2 Supply and install new robe / towel hooks.

- Chief's Restroom: 1
- Men's Upper Restroom: 1

- Women's Upper Restroom: 1
- Men's Lower Restroom: 4
- Women's Lower Restroom: 2

### **10-20-00 Casework**

- 10.1 Supply & install new ADA plastic laminate removable panel at each restroom in front of each sink area.

### **10-41-00 Countertops**

- 10.1 Supply & install new solid surface countertop with 4" backsplash at the sink area in each Men's, Woman's, and Chief's bathroom.
- Supply & Install 3/4" pressure treated plywood sub top.
  - MANUF: TBD
  - PRODUCT: TBD
  - COLOR: TBD

### **22-10-00 Plumbing**

- 22.1. Demo all plumbing fixtures in each bathroom – Chief's, Men's & Women's Upper, Men's & Women's Lower.
- 22.2. Supply and install new plumbing fixtures, plumbing supply and drain lines in each restroom.
- 22.3. Supply and install automatic flush valves for all urinals and water closets (13).
- 22.4. Supply and install new Wall mounted water closets (9).
- 22.5. Supply and install new Wall hung urinals (4).
- 22.6. Supply and install new ADA shower heads with sliding bar in all showers (3).
- 22.7. Supply and install new ADA Shower seats (3).

### **26-00-00 Electrical**

- 26.1. Supply and install all new LED lighting in the restrooms as well as the adjacent rooms in the Bay area; "Like for Like" Change out. The main Bay Area will not receive new lighting.
- Chief's Restroom: (1) damp resistant recessed can light. (1) 2x2.
  - Men's Upper Restroom: (1) 2x4, (2) 2x2, (2) 4' strip light over sink area.
  - Women's Upper Restroom: (2) 2x2, (1) 4' strip light over sink area.
  - Men's Lower Restroom: (2) 2x4, (4) recessed can lights, (3) 4' strip light over sink area.

- Women's Lower Restroom: (1) 2x4, (2) recessed can light, (2) 4' strip light over sink area.
- Bay Area Misc. Rooms: (7) 4' strip light.

**SAFETY:**

1. All work shall be performed in accordance with OSHA and EM 385-1-1 Safety Standards.

**DETAILS THAT APPLY TO ALL WORK AREAS:**

1. Contractor shall perform all work to the latest building codes.
2. Always maintain clean work areas. Remove and dispose of all demolished materials and construction debris. Site must be cleaned every day at the completion of work. Contractor shall take extra precautions to pick up all debris from the ground and all surrounding area.
3. All measurements and quantities supplied in this scope of work are approximate in nature and are supplied as a convenience for the contractor. The contractor is responsible for field verification of all measurements and quantities.
4. Contractor shall verify all new and existing conditions and dimensions at job site prior to the start of construction and during construction.
5. The Contractor shall perform all work, make all deliveries and have access to work areas during normal business hours, upon written permission of the Owner, may make deliveries and have access to work areas at any hour of any day, but shall bear without any contribution from the Owner, any extra expense and responsibility for doing so, including, without limitation, its own overtime expense.
6. Contractor shall coordinate inspections as required.
7. Contractor shall provide a detailed schedule to submit with the proposal package.
8. Contractor shall coordinate all parking with the Owner prior to beginning work.
9. Contractor shall obtain approvals in advance for all lay down and storage areas.
10. All salvageable materials remain the property of the Owner unless otherwise agreed.
11. Contractor is responsible for protection of all existing surfaces including those not in the scope of work from construction dust, debris, or damage during construction through final acceptance.
12. Final clean up and disposal: remove debris, rubbish, and waste material from the property. Upon completion of work, all construction areas shall be left clean and free from debris.
13. Closeout:
  - a. Clean the entire work area.
  - b. Meet all close-out submittal requirements as identified in the contract documents.
  - c. Promptly remove from site all tools, equipment, and excess materials.
14. This proposal assumes the inclusion of partial progress payments throughout the course of construction.

**EXCLUSIONS/CLARIFICATIONS:**

1. Davis-Bacon Wage Rates and/or any applicable wage rates.
2. No engineering is included in this proposal.
3. This proposal does not include the testing or abatement of any hazardous material. The material that is being removed has not been identified as Presumed Asbestos-Containing Material.
4. Any reference to “match existing” means that we will match existing as close as possible. It does not guarantee an exact match.

**PROJECT SCHEDULE:**

1. **Work to be performed during normal work hours (Monday – Friday 7:00 a.m. to 5:00 p.m.).**
2. Project construction will be scheduled upon receipt of the Purchase Order.
3. The Contractor will coordinate a specific schedule for on-site activities with the Owner’s representative.

**PERMITTING:**

At the time of issuance of a Purchase Order for this Work, permits **are not** included in the Scope of Work.

**CLIENT RESPONSIBILITIES:**

1. Provide access to the worksite during specified hours.
2. Provide staging area for equipment, vehicles, and materials delivered to the site.
3. Supply prompt approval/comments on any submittals or RFI’s submitted by the contractor to the owner.
4. Notify, coordinate, relocate, and re-route all vehicles and pedestrians to accommodate progression of the work per the construction schedule.

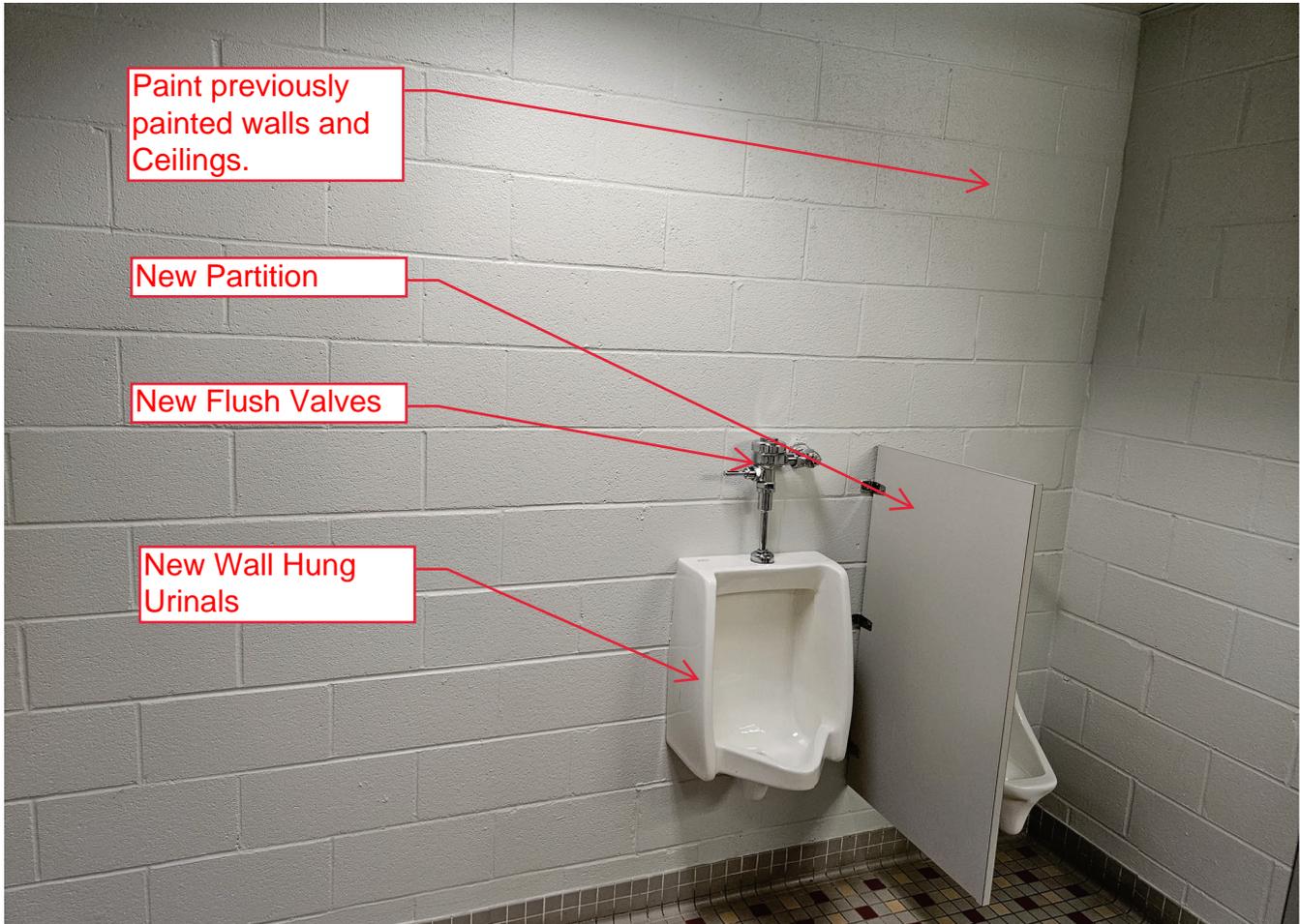
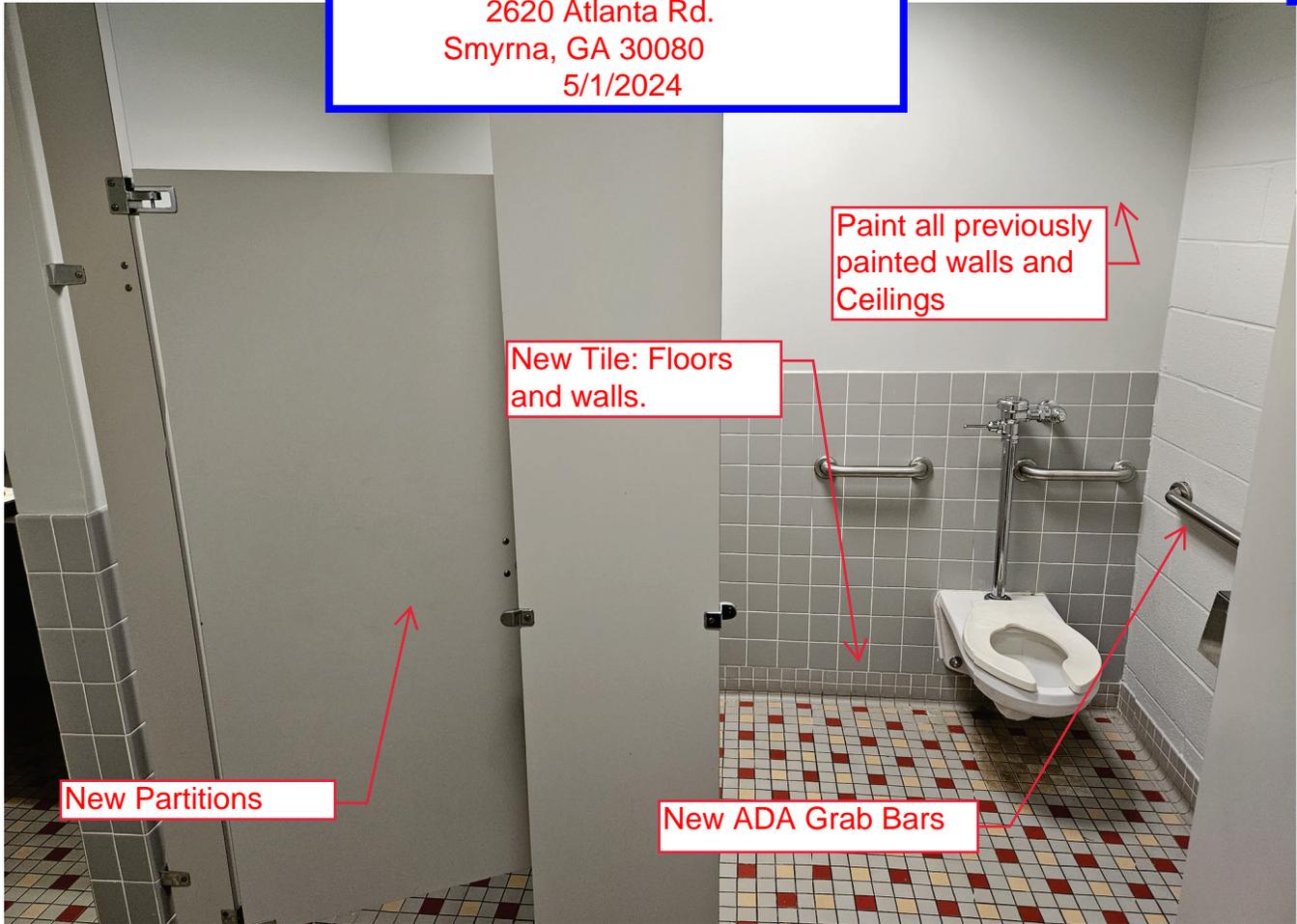
**CONTRACT DOCUMENT ORDER OF PRECEDENCE:**

Contract documents shall govern in the order first listed below:

1. This Detailed Scope of Work
  - a. Other documents referenced immediately above.

Smyrna Fire Department - Bath Reno  
2620 Atlanta Rd.  
Smyrna, GA 30080  
5/1/2024

SK1



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2620 Atlanta Rd.  
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5/1/2024

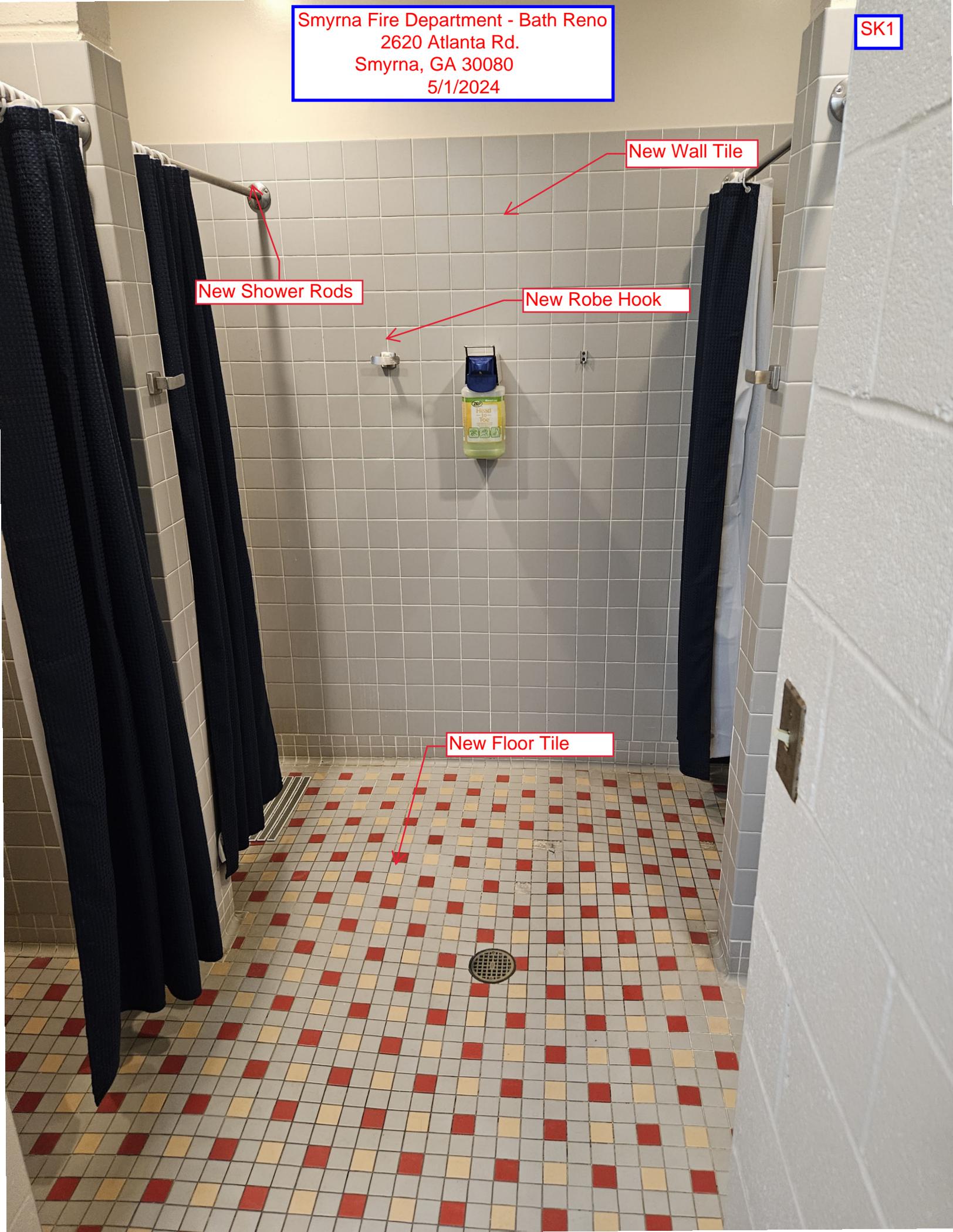
SK1

New Wall Tile

New Shower Rods

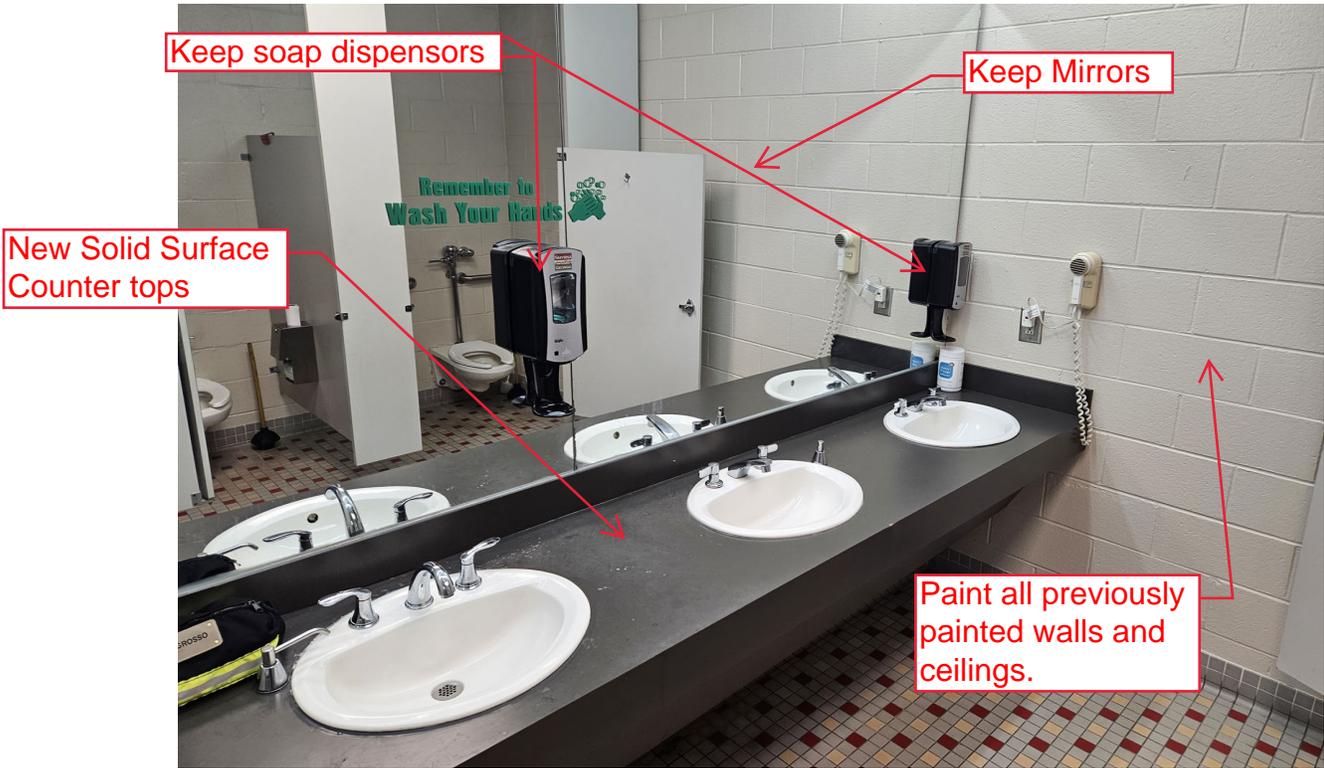
New Robe Hook

New Floor Tile



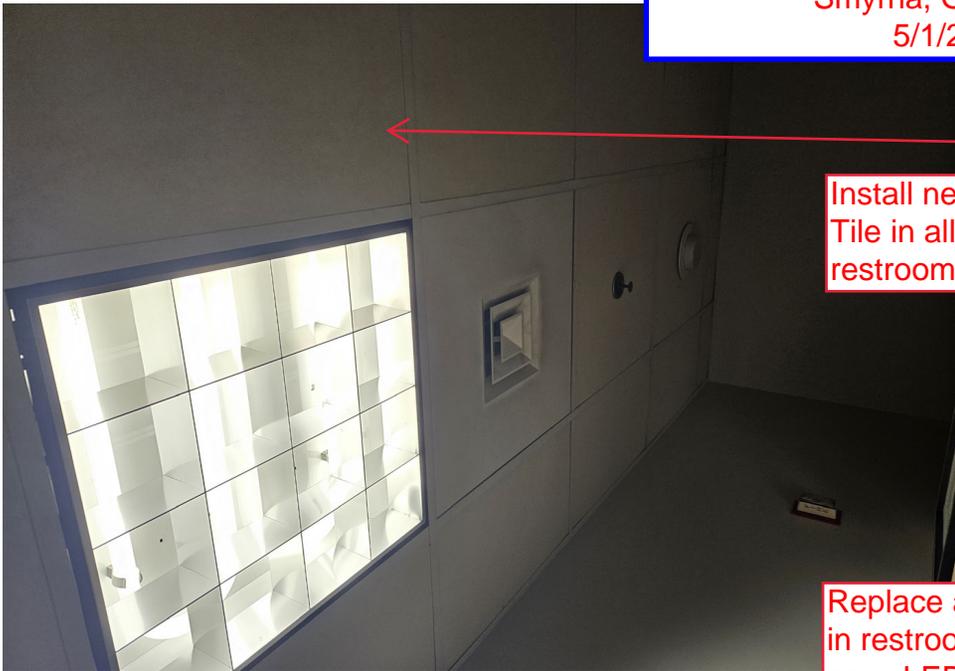
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SK1



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SK1



Install new Ceiling  
Tile in all  
restrooms.



Replace all lighting  
in restrooms with  
new LED



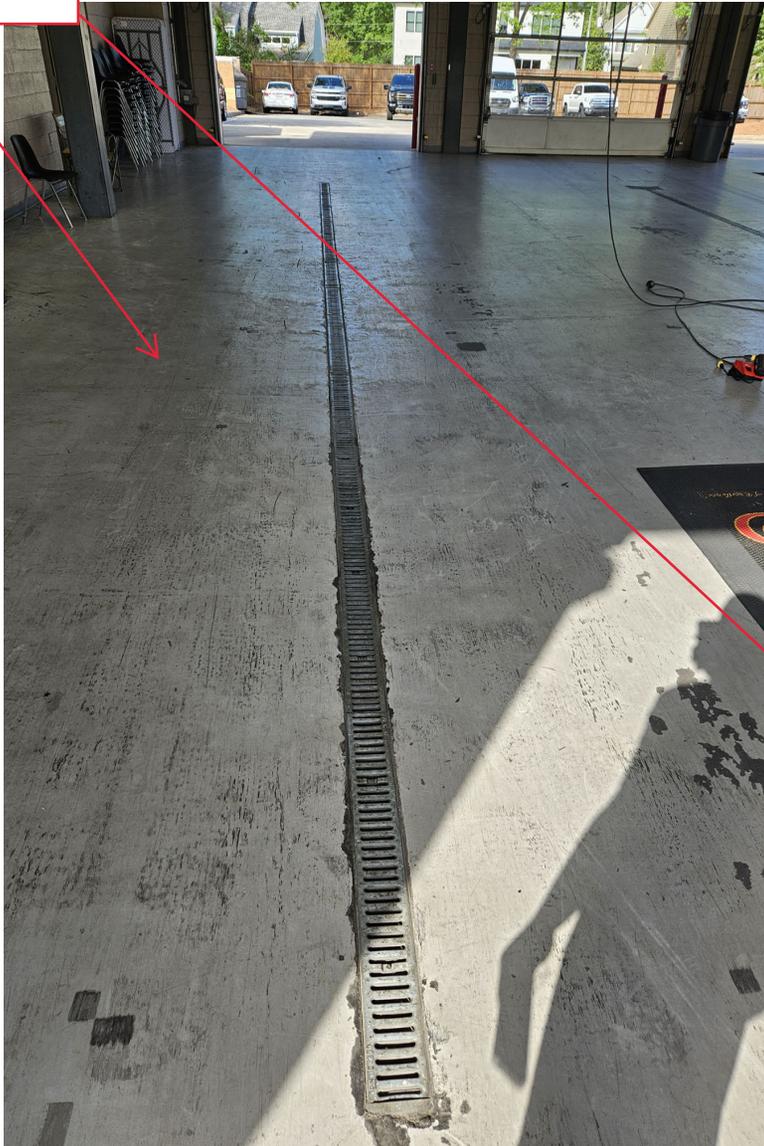
Install new drywall  
where water  
damaged.



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SK2

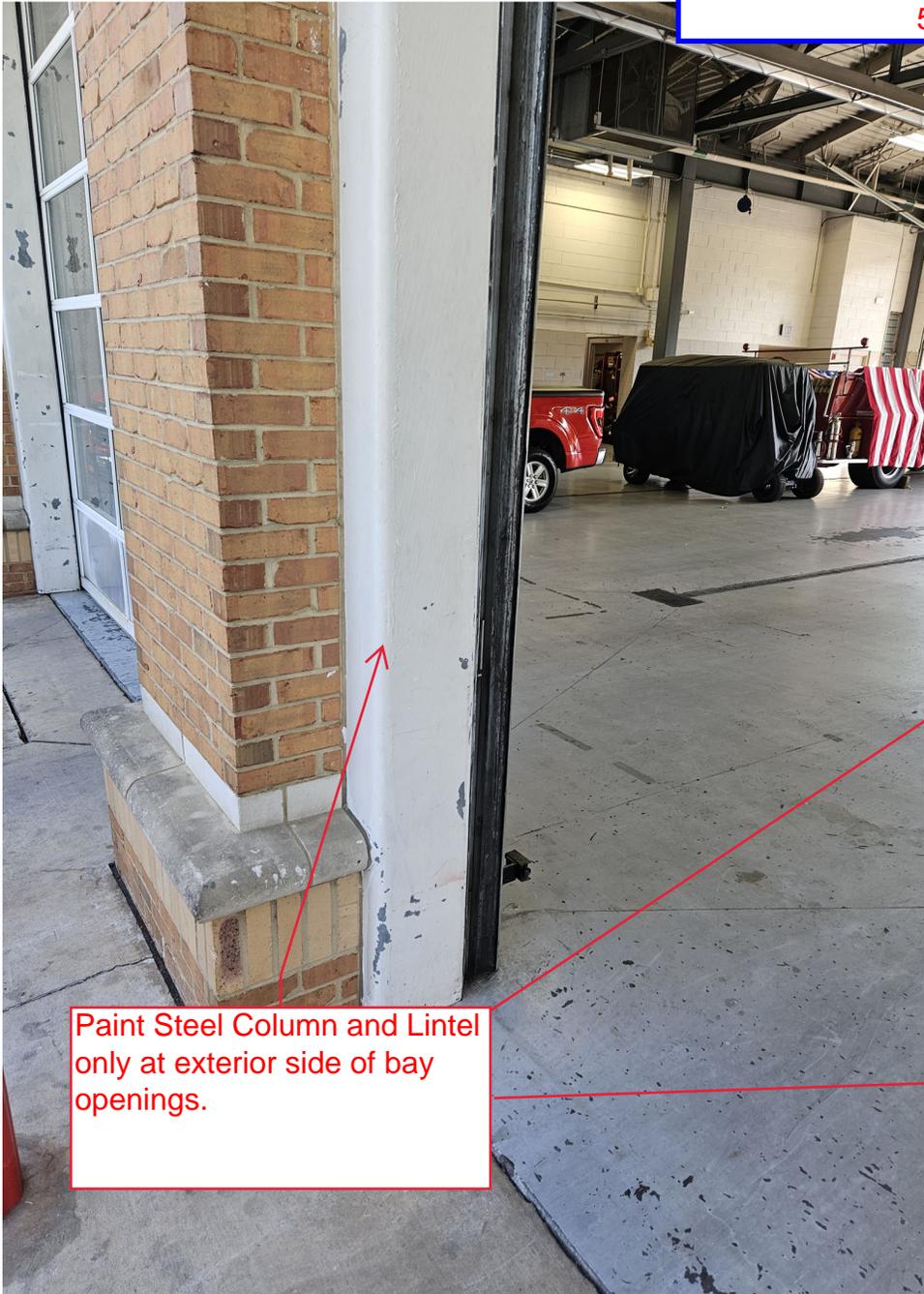
Grind Floors in bay area, Finish, and Seal.



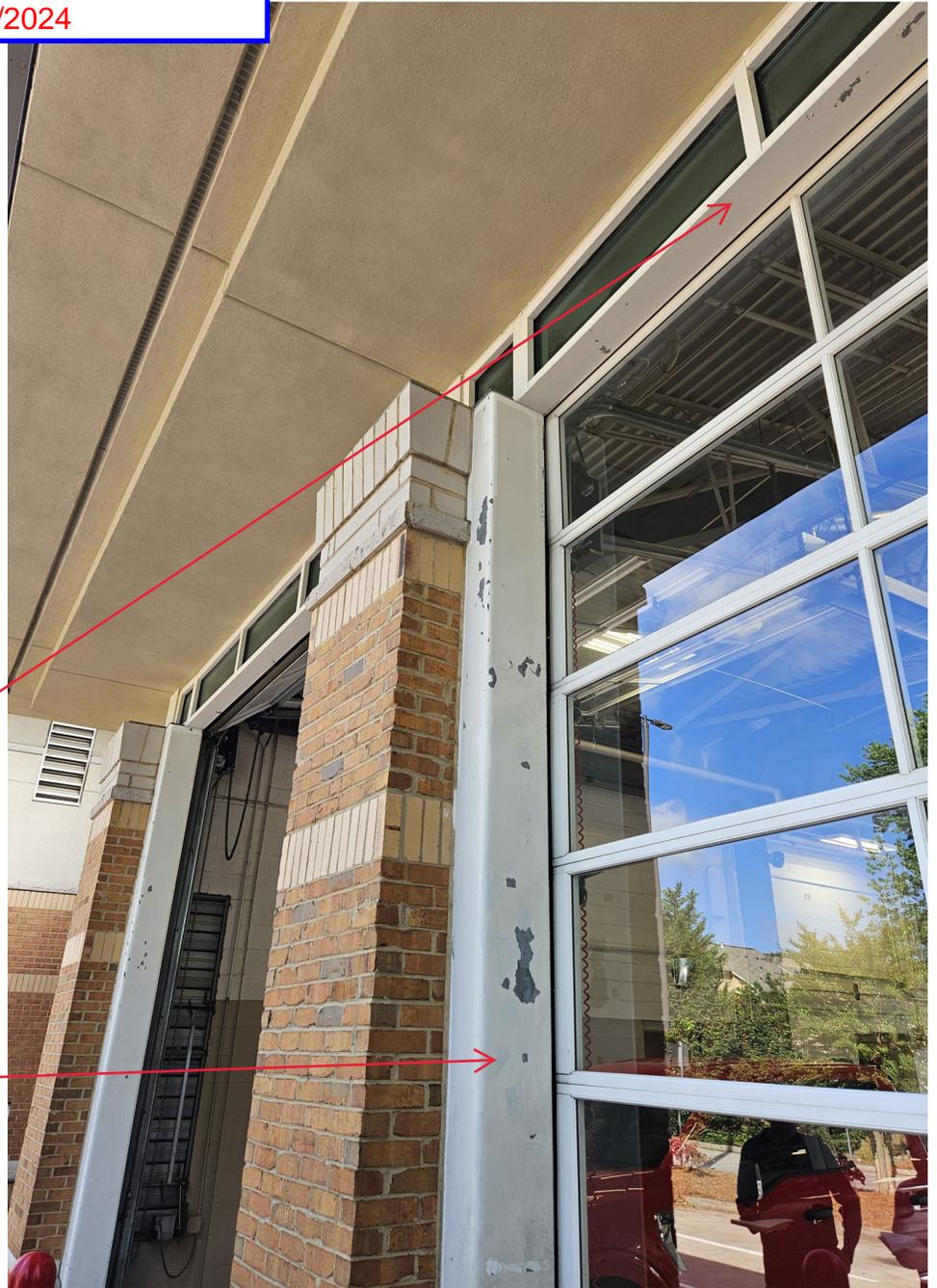
Paint All previously painted walls and conduit. Stop at the top of the CMU Wall.

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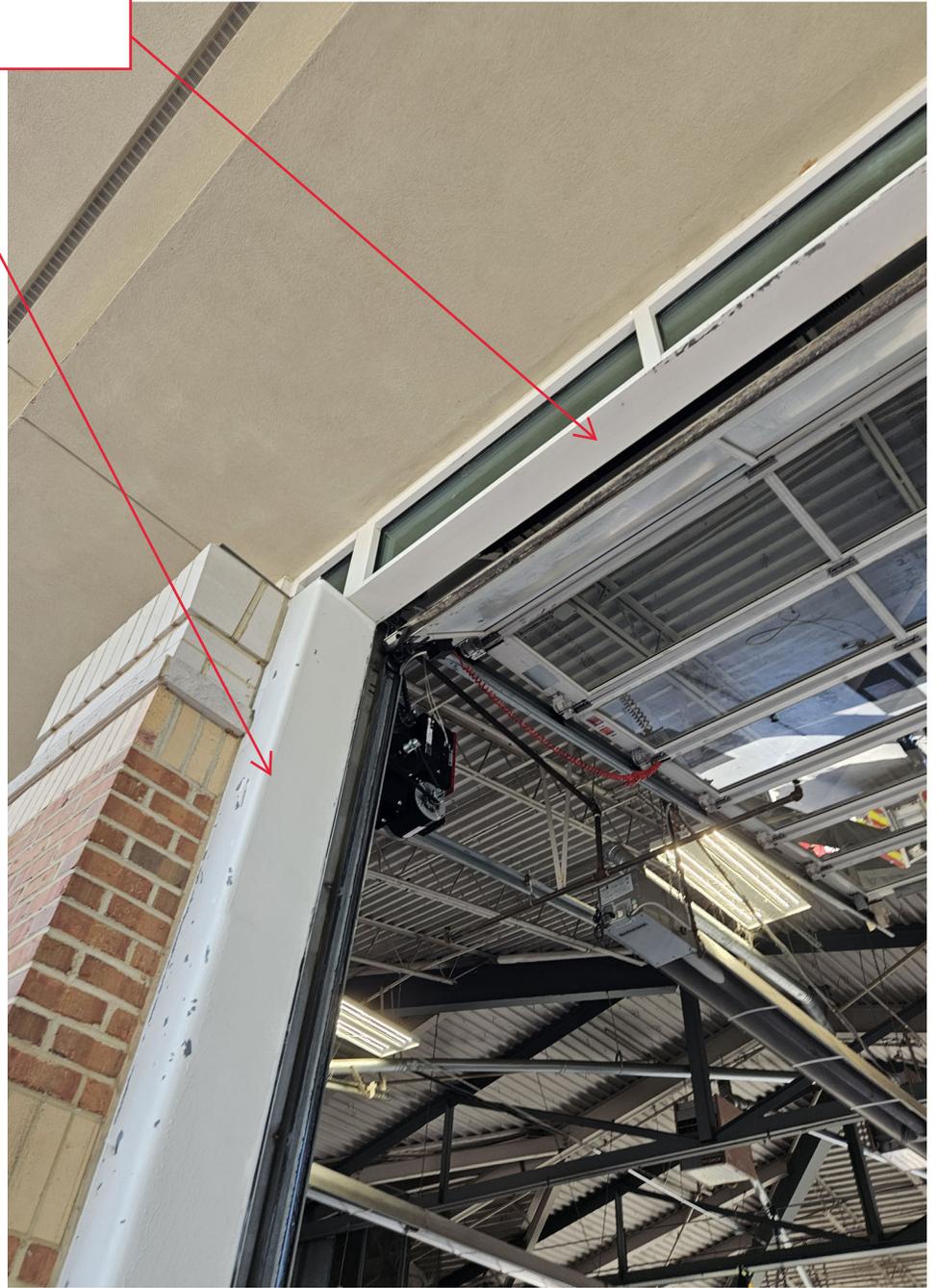
SK2



Paint Steel Column and Lintel  
only at exterior side of bay  
openings.



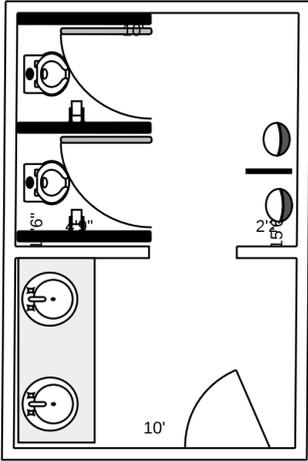
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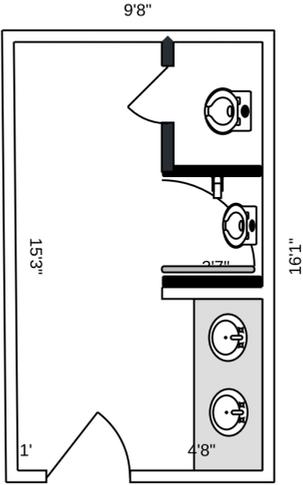
# Smyrna Fire Station #1 - Bathroom Renovation

Shields Scott | May 1, 2024

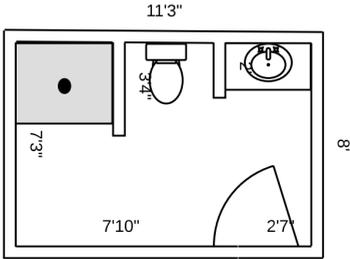
Lower Men's Restrooms  
Existing Conditions



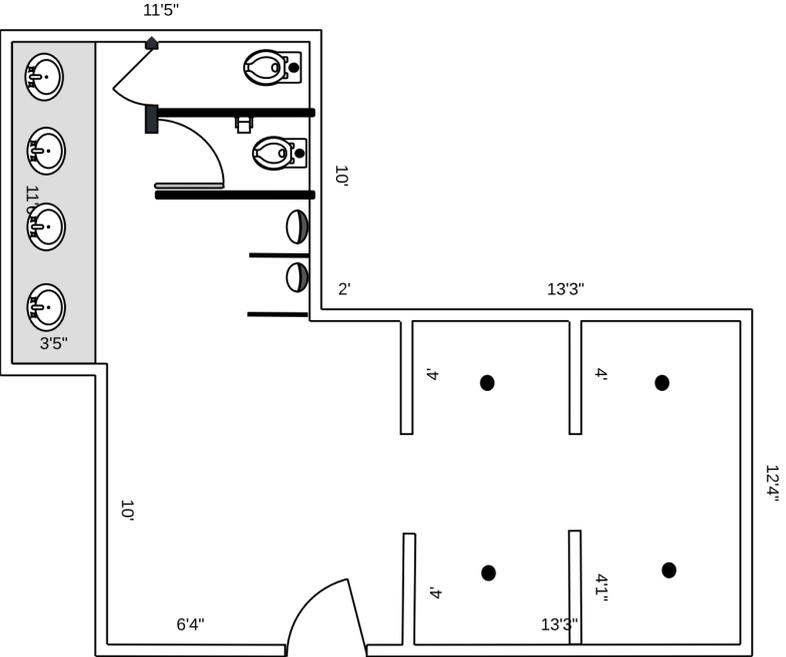
Lower Level Women's Restrooms  
Existing Conditions



Chief's Restroom



Upper Level Men's Restrooms



Upper Level Woman's Restrooms

