

ATTACHMENT "A"

Proposed Renovation Plan

Terrazzo Floor

1. Prior to starting restoration job, contractor shall perform an evaluation test section area for inspection by Utilities Department.
2. Wet Diamond grinding, honing and subsequent polishing shall be performed using industrial grade equipment specifically designed for stone honing and polishing work. The designated restoration area shall be honed according to procedure established in the test area. All zinc/brass strips must be flattened according to procedure established in the test area. Care should be taken to avoid overlap and swirl patterns on the adjacent surfaces. Any lippage which constitutes a trip hazard shall be removed with established chemical free diamond grinding and honing. Once the floor has been thoroughly honed in accordance with procedures established in test area, polishing should be performed according to procedure established in the test area for polishing.
3. Contractor must use a wet grinding process for purposes of eliminating dust deposits and indoor air quality concerns.
4. All adjacent surfaces shall be protected from any work performed.
5. Deep scratches and gouges shall be removed by established grinding procedure unless it is deemed that specific area grinding will create a dish or bowl in the floor. Deep gouges or scratches not removed by grinding shall be repaired.
6. Repairs shall be made prior to completing all steps of the honing procedure. Any holes, cracks or chips deemed repairable should be thoroughly routed out and cleaned of dirt and debris. The holes, cracks or chips should be allowed to thoroughly dry prior to using an approved fortified color matched Portland cement and aggregate to fill in repair area and make flush with existing terrazzo surface. Proper cure time should be allowed prior to continuation of honing and polishing process in repair areas.
7. The contractor must submit for review the disposal plans for the wet slurry that is created from the grinding process. This slurry should not be directly dumped down the drain as it can cause blockage problems in piping as well as creating problems in the wastewater treatment plants.
8. Apply two (2) coats of a proper tinted sealer to ensure protection from dirt and staining.
9. Final buff floors to achieve gloss like finish.

Painting (interior)

1. Fill/Patch all holes and dings in all wall surfaces.
2. Fill all damages to all wood doors prior to priming and painting.
3. All walls, doors, and trim shall receive one (1) primer coat and two (2) finish coats of paint.
4. All drywall surfaces shall receive Sherwin Williams PVA Drywall Primer and Sealer or equal prior to painting.

5. All wood doors shall have holes, dings, and other damages filled and sanded. Wood doors shall be primed using Sherwin Williams ProBlock Interior Oil Based Primer or equal. Doors shall receive Sherwin Williams Oil paint or equal.
6. All walls shall receive two (2) coats of Sherwin Williams ProMar 400 Zero VOC Interior Latex Semi-Gloss paint or equal.
7. Paint color selections chosen by Utilities Department.

Storefront Glass and Doors

1. Remove all exterior east/west doors.
2. Install panic paddles on both rear exterior doors.
3. Make repairs to Besam Automatic Function front doors.
4. Replace glass vinyl gaskets throughout the building on interior and exterior sides.
5. Relocate door on east to location indicated on layout.
6. Install two new interior doors leading to hallways as indicated on layout.

Walls

1. Configure interior walls as noted on drawing.
2. Patch existing damages, dings, and holes prior to painting interior walls.

Acoustical Ceilings

1. Demolition of all acoustical ceiling tiles and suspension system throughout.
2. Acoustical contractor shall support existing HVAC and lighting during demolition.
3. Existing wires may be reused for support of the new suspension system if acceptable; however they must be a minimum #12 SWG hanger wire at bar joists and appropriate fasteners at other roof locations. Provide a minimum of 2 additional hanger wires at each lay in light location for later attachment by electrical contractor.
4. Supply and install USG Interiors 24"x 24" x 5/8" square edge Radar Climaplug sag resistant ceiling tile or equal.
5. Supply and install Chicago Metallic 1200 Series intermediate duty hot-dipped galvanized white exposed suspension system or equal.
6. Ceilings to be installed at approximately the same height as the removed systems.

Cabinets

1. Remove all cabinetry in southwestern most room.
2. Provide alternate pricing for the re-facing of the kitchen cabinets and countertops.

Plumbing

1. Remove and replace all water closets with new Kohler elongated bowls and new Sloan flush-valves or equal. All water closets shall include a new handicap plastic toilet seats.

2. Remove and replace all bathroom lavatories with new Bradley Express Lavatory Systems or equal.
3. Remove existing men's room urinal and replace with new wall hung Kohler urinal and new Sloan flush-valve or equal. Patch concrete floor where urinal removed.
4. Ensure all stop valves are properly functioning and free from dripping. Replace as necessary.
5. Ensure all sanitary drains are properly functioning. Clean or replace as necessary.
6. Install new fiberglass shower stall including all related rough plumbing and trims necessary to provide a complete working shower in the new locker room located near existing sink to be removed.
7. Remove west door leading into new shower area.
8. Install the Blade electric hand dryers as indicated by layout.

Electrical

1. Remove existing emergency light packs.
2. Install new hard wired emergency light wall packs with battery back where necessary to comply with current codes.
3. Ensure all receptacles and outlets are properly functional and replace as necessary.
4. Provide new electrical drops for new workstations in new office spaces.
5. Provide new phone and data cable to each new work station as shown on plans. Wiring shall be minimum Cat 6 standards.
6. Make revisions to existing generator system and transfer switch as defined by staff.
7. Make revisions to existing wiring to ensure all systems, outlets, and lighting are serviced by generator system.
8. Provide new 2x2 lay-in fluorescent lights per plans.
9. Remove all existing PA system and camera system equipment.
10. Separate outside recreational lighting and install system onto separate power pole.
11. Remove existing generator set and install generator set used formerly by the WWTP.

HVAC

1. Inspect existing ductwork for leakages, clean, and make repairs where necessary.
2. Ensure all units are properly heating and cooling and charge units as necessary.
3. Ensure all smoke detection systems are properly functioning.
4. Replace all filters.
5. Clean coils of exterior units.
6. Clean coils of interior units as necessary.
7. Remove all existing wall hung gas heaters. Cap existing gas piping either in wall or exterior to building.
8. Remove window HVAC unit in front office.

Flooring

1. Clean/reseal vinyl composition tile (VCT) throughout building.
2. Where necessary replace missing and/or damaged VCT tiles.
3. Install new 4" vinyl base at all new drywall wall.

General Items

1. Repair damaged structural steel anchors and angle support for roof panels located in ceiling of south center office to provide proper roof deck support.
2. Contractor shall provide their own dumpsters for renovation work.
3. Remove fencing surrounding power generator and electrical transformer area.
4. Remove all trash and/or debris found in attic area.
5. Modify and install attic door.

Racquetball Courts

1. Modify hand-ball court structure as per drawings to accommodate locker rooms.
Details to be discussed during mandatory pre-proposal meeting.