

**Project Name:** Fletcher Administration Building Renovations Project

**Building Name:** Hilliard N. Fletcher Water Resource Recovery Facility  
4010 Kauloosa Ave  
Tuscaloosa, AL 35402

### Scope and Specifications

#### Notes:

1. Contractor shall be responsible for furnishing all materials, equipment, tools, labor, and incidentals necessary to perform the work, except those materials specifically noted otherwise.
2. Building will remain occupied and operational during proposed renovations. Contractor shall phase work in coordination with the City so personnel can maintain use of the facility.
3. City personnel will relocate furniture when necessary. Contractor shall contact the appropriate City representative a minimum of 48 hours prior to beginning work in area where furniture must be relocated.
4. Installation of all items shall conform to all manufacturer recommendations.
5. All required adjustments to existing plumbing shall be considered incidental to the contract.

### Scope of Work Description:

#### Work Areas

- Conference Room #103
- Corridors A - H
- Plant Manager Office #102
- Plant Manager Restroom #122
- Chief Operator Office #101
- Copier Room #121
- Lobby 119
- Receptionist Office #120
- Laboratory #115
- Shift Operator Office #114
- Break Room #111
- Janitor Closet #118
- Plant Maintenance Office #106
- Electronic Tech Office #104
- Storage Room #105
- Data Room #107

In all areas listed in the "Work Areas" section and shown on Attachment A, the following typical scope items shall be completed:

- Replace flooring and base trim; include transitions where necessary. Work shall be coordinated with other trades and should not be completed prior to completion of painting.
  - Typical Flooring Type: Commercial glue down LVT – 20 mil (0.02in) wear layer thickness, 0.098 in overall thickness
    - City will provide flooring & base trim
  - Flooring Type for Laboratory 115: Commercial glue down LVT – 0.080 in. (2.0mm)
    - City will provide flooring & base trim
- Clean & Paint AC Ceiling Grills
  - City will provide the paint
- Replace ceiling tiles (24x24x5/8 (1773))

- Ceiling grid should be modified to accommodate 24X24 ceiling tiles
- Note: Any adjustments, repairs, or replacement of damaged grid shall be considered incidental to the contract
- Existing tiles and insulation will be removed prior to contract start.
  - City will provide ceiling tiles and spray foam insulation.
- Replace existing lighting with LED Flat Panel lights (2x2 Led Flat Panel 0-10v 5000LM50k)
  - City will provide light panels
- Patch & paint walls
  - City will provide paint
- Caulk & seal windows
- Patch & paint door trim. Repair or replace door window, if necessary
  - City will provide paint
- Replace all outlets and switches in addition to the covers.
  - City will provide outlets, switches, and covers.

*The following work scopes will apply only to the specifically listed work areas. Total work will include the typical scope items listed above, plus the additional items listed in each specific area.*

#### **Conference Room #103**

- Remove and replace existing counter top. Remove lower cabinets to accommodate under counter beverage refrigerator.
  - City will provide counter top and refrigerator.
- Patch & paint cabinets, remove & replace cabinet pulls
  - If new pulls do not align with existing holes, patch existing holes prior to paint
    - City will provide paint & pulls
- Remove & replace sink and faucet
  - City will provide the sink & faucet

#### **Breakroom #111**

- Remove & replace counter tops {195 ¼ L x 23 5/8 w} {47 ¾ L x 23 5/8 w} {20 7/8 L x 23 5/8 w} {20 ¼ L x 23 5/8 w}
  - City will provide the counter tops
- Remove & replace sink & faucet
  - City will provide the sink & faucet
- Patch & paint cabinets, remove & replace cabinet pulls
  - If new pulls do not align with existing holes, patch existing holes prior to paint
    - City will provide paint & pulls

#### **Laboratory #115**

- Remove & replace counter tops {262 ¾ L x 30 w} {169 5/8 L x 23 w} {25ft x 23w} {74in L x 23 w}
  - City will provide the counter tops
- Remove & replace (4) laboratory sinks & faucets
  - City will provide the laboratory sinks & faucets
- Patch & paint cabinets, remove & replace cabinet pulls
  - If new pulls do not align with existing holes, patch existing holes prior to paint
    - City will provide paint & pulls

**Shift Operator Office #114**

- Remove & replace counter tops {114 in L x 62 ¾ w} {114 in L x 31 3/8 w} {114 in x 31 ¼ w} {77 5/8 L x 23 w} {82 ¼ L x 23 w} {126 ¼ L x 23 w} {59 ¾ L x 23 w} {137 ¼ x 23 w}
  - City will provide the counter tops
- Remove two corner cabinets adjacent to the sinks on the island
- Remove & replace (2) sinks & faucets
  - City will provide the sinks & faucets
- Patch & paint cabinets, remove & replace cabinet pulls
  - If new pulls do not align with existing holes, patch existing holes prior to paint
    - City will provide paint & pulls

**Alternate #1:**

The following shall be considered as Alternate #1 and shall include all typical scope items plus the additional items listed for each specific area.

**Front Lobby Men Restroom #117**

- Remove & replace counter top {60 1/8 L x 24 ¾ w} & (2) sinks & (2) faucets
  - City will provide the counter top, sinks & faucets
- Remove and replace (1) urinal & (1) toilet
  - City will provide the urinal & toilet
- Remove & replace tile flooring
  - City will provide flooring

**Front Lobby Women Restroom #116**

- Remove / replace counter top {60 3/8 L x 24 ¾ w} & (2) sinks & (2) faucets
  - City will provide the counter top, sinks, & faucets
- Remove and replace (2) toilets
  - City will provide the toilets
- Remove & replace tile flooring
  - City will provide the flooring

**Alternate #2:**

The following shall be considered as Alternate #2 and shall include all typical scope items plus the additional items listed for each specific area.

**Women Locker Room #110**

- Remove (2) shower stalls & replace with (1) 47in(w) x 34 1/2in depth
    - City will provide shower stalls
  - In the space where the empty shower stall remains, convert to a storage closet
  
  - Remove & replace counter top {61 5/8 L x 24 3/4 w} & (2) sinks & (2) faucets
    - City will provide the counter top, sink, and faucets
  
  - Remove & replace tile flooring
    - City will provide tile
  
  - Remove & replace 2 toilets
    - City will provide toilets
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**Alternate #3:**

The following shall be considered as Alternate #3 and shall include all typical scope items plus the additional items listed for each specific area.

**Men Locker Room #109**

- Remove and replace (2) urinals
  - City will provide urinals
  
- Remove (3) shower stalls & replace with (1) 34 1/2 in (w) x 34 in depth & (1) 48 in (w) x 34 3/4 depth walk-in shower stalls
  - City will provide shower stalls
  
- In the space where the empty shower stall remains, convert to a storage closet
  
- Remove and replace counter top {109 1/2 L x 21 1/2 w} & (3) sinks & (3) faucets
  - City will provide the sinks, faucets, and counter top
  
- Remove & replace tile flooring
  - City will provide tile
  
- Remove & replace 2 toilets
  - City will provide toilets