

AIKEN COUNTY GOVERNMENT

BANKSIA MUSEUM PLUMBING UPGRADES

**Aiken County Historical Museum (Banksia)
433 Newberry St SW
Aiken, SC 29801**



**Prepared by:
Aiken County Department of Engineering
1930 University Parkway, Suite 3300
Aiken, S.C. 29801
Office: (803) 642-1535
Main Fax: (803) 642-3684**

December 11, 2015

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BANKSIA MUSEUM PLUMBING UPGRADES

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INVITATION TO BID

BANKSIA MUSEUM PLUMBING UPGRADES

Project Description: Aiken County is requesting Written Bids to provide all labor, equipment and materials for the following:

1. **Restroom “A”**—Remove existing sink and install new sink and faucet, remove existing medicine cabinet, install ADA tilt mirror, ADA grab bar, reposition existing towel dispenser, grout fill holes in wall tile with tinted grout, and clean all wall and floor tile including grout.
2. **Restroom “B”**—Remove existing sink and install new sink and faucet, cap water lines to existing tub and make non-functional, install new ½” diameter Schedule 40 PVC hot water supply line (±90 LF) from existing basement hot water heater, design and install baby change table and shelf covering for existing tub, grout fill holes in wall tile with tinted grout, and clean all wall and floor tile including grout.
3. **Restroom “C”**—Remove existing sink and install new sink and faucet, and grout fill holes in wall tile with tinted grout, and clean all wall and floor tile including grout.
4. **Restroom “D”**—Replace existing faucet.
5. **Restroom “E”**—Replace existing faucet.
6. **Restroom “F”**—Remove existing sink and install cabinet style sink and vanity and new faucet, cap water lines to existing tub and make non-functional, design and install new shelving and shelf covering to existing tub, strip existing wall paper, repair and paint walls and ceiling, and clean floor tile including grout.
7. **Restroom “G”**—Repair and paint walls and ceiling.
8. **Restroom “H”**—Remove existing sink and toilet cap all water supply lines to sink, toilet, and tub and make non-functional, cap toilet waste line, design and install shelf covering for tub, repair walls and paint walls including wall tile, and clean floor tile including grout.
9. **Restroom “I”**—Remove existing sink and toilet (*Salvage fixtures if needed for Restroom “J”*), cap all water supply lines to sink, toilet and tub and make non-functional, cap toilet waste line, design and install new shelving and shelf covering for existing tub, repair walls and paint walls including wall tile, and clean floor tile including grout.
10. **Restroom “J”**—(*This restroom to be restored as a Museum Display*) Existing original fixtures to remain (or where necessary replaced with salvaged fixture from other restrooms), all water supply lines are to be capped to sink, toilet, and tub and made non-functional, remove existing wall shelving, repair and paint walls (DO NOT PAINT WALL TILE), grout fill holes in wall tile with tinted grout, and clean all wall and floor tile including grout.
11. **Kitchen**—Remove existing refrigerator, install new refrigerator with ice maker and install new water supply line to ice maker (±15 LF).
12. **Basement**—Remove existing 40 gal hot water heater and install new 40 gal hot water heater and insulate exposed piping.

All work to be located at the Aiken County Historical Museum (Banksia), 433 Newberry St SW, Aiken, South Carolina 29801. Time of completion is **sixty (60) calendar days**, with liquidated damages of \$500 per calendar day, and once all work is completed and accepted by Aiken County, the awarded Contractor shall provide a **minimum one year written warranty** for labor and materials provided. The bids must be received by mail or hand delivered to the Aiken County Central Procurement Division, 1930 University Parkway, Suite 3201, Aiken, South Carolina 29801, at the specified time on the advertisement.

Sealed bids must be submitted as stated on the attached Aiken County Sealed Bid Document. Any questions concerning the bid should be directed to the Aiken County Procurement Department at email address procurement@aikencountysc.gov.

Bid Bond: A 5% Bid Bond is not required for this Project.

Plans, Specifications, and Contract Documents: Plans, Specifications and Contract Documents will be posted on the Aiken County web page at <http://www.aikencountysc.gov/TPurchBids.cfm>, or a printed Bid Document booklet may be obtained from the Aiken County Office of Procurement, 9:00 AM until 4:30 PM, phone 803-642-1540. There will be a non-refundable *Twenty five dollars (\$25.00)* per set deposit required for the printed Bid Documents. Overnight delivery is available for an additional charge.

Owner Contact: All Contractors are instructed to direct all inquiries regarding this Bid to the Aiken County Office of Procurement procurement@aikencountysc.gov.

Conditions of Work: The Contractor must have informed himself fully of the conditions relating to the scope of this project and the employment of labor thereon, to have inspected the site and to have read and become familiar with all the bid documents, contract documents, and location map. Failure or omission to do so will not relieve a successful bidder of his obligation to furnish all material, equipment, and labor necessary to carry out the provisions of his contract. Insofar as possible, the Contractor, in carrying out his work, must employ such methods and / or means as will not cause any interruption of or interference with the work of other contractors.

The Contractor will be responsible to schedule his work during daylight hours each work day or otherwise notify the County Engineer for requesting a change of working time. It is the Contractors' responsibility to practice safety requirements at all times on the job site and respond to maintain or repair any damages that may have been done during his tenure of this contract.

The Contractor will provide references, business license(s), and insurances to the County Engineer before a Notice to Proceed is issued. Proof of Liability Insurance and Workmen's Compensation Insurance must be provided prior to commencing work.

Restrictions: This work is to be performed in a timely manner at an occupied public facility. Building access shall be 8:00 am to 5:00 pm, Monday through Friday unless prior approval given by Owner.

Safety Devices: Construction laydown areas within the building shall be restricted to one work area at a time. Contractor shall provide all barricades and signs required for safety, and shall remove trash and debris from the work area daily.

Damage to Property: Contractor shall be responsible for, and immediately take action to, repair or replace any damage adjacent to existing owner property for any reason.

Utilities: Owner utilities will be provided from the nearest available location with no modifications by the owner or costs thereof to extend them closer to the work area.

References: References shall be provided upon request to confirm that the successful bidder is capable of performing and completing this project in a timely manner under specified conditions.

Warranty Period: The minimum (written) warranty period for this project is a minimum of **one (1) year** on labor and materials against defects and workmanship. This warranty period shall commence upon owner's final approval of the entire work. A follow-up inspection will be scheduled one year after completion and acceptance.

Licenses & Permits: Contractor is to obtain any licenses or permits required to provide this work at no additional expense to the Owner.

Insurance: Proof of Liability Insurance and Workmen's Compensation Insurance must be provided prior to commencing work.

Sketches: Sketches are provided for the purpose of bidding and not for detailed construction. All materials to be used are to be approved by the County Engineer prior to installation. In the case of an inconsistency between the sketches and specifications or within either documents, the better quality or greater quantity of work shall be provided in accordance with the interpretation of the County Engineer.

Time of Completion: The time of completion is **sixty (60) calendar days** and availability of all items must be confirmed prior to commencing work. Liquidated damages are **five hundred (\$500.00) dollars** per calendar day. Written requests for additional time caused by unforeseen delays will be considered only if submitted in writing within ten (10) calendar days of event causing the delay. The work must commence on or before a date to be specified in a written "Notice to Proceed" by the Owner and to fully complete the project within the consecutive days thereafter, excluding major holidays. No work will commence prior to obtaining the required licenses or permits or prior to receiving the written "Notice to Proceed" by the Owner.

Waiver of Lien: At the completion of the project, a Waiver of Lien (Form provided by the County Engineer) shall be submitted to the County Engineer with the final Pay Request.

Security for Faithful Performance: For those contracts less than \$ 50,000.00 in value, in lieu of a Performance Bond, the Owner shall retain and hold ten (10%) per cent from each draw request. Such retainage shall be held until all work has been completed and approved by the County Engineer, and a Waiver of Lien submitted, stating that all vendors have been paid for materials, labor and supplies.

Work by Aiken County: Aiken County will provide no labor for this project.

OWNER:

Aiken County Government
1930 University Parkway
Aiken, SC 29801
Telephone: 803-642-1535
Main Fax: 803-642-3684

END INVITATION TO BID

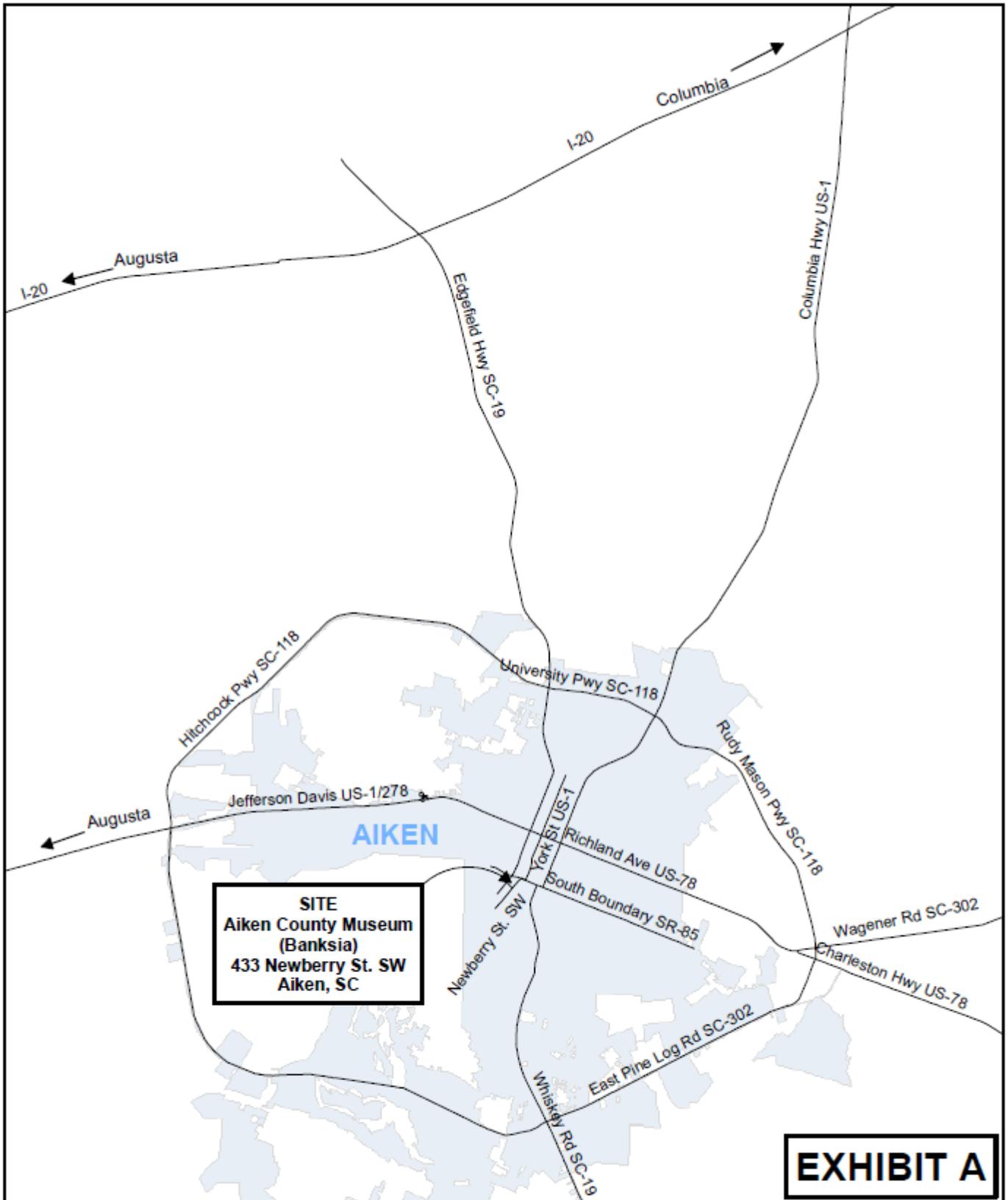


EXHIBIT A

**Aiken County Museum (Banksia)
LOCATION MAP**

Copyright (C) Aiken County Government
 Aiken County makes no warranty, representation or guaranty as to the content, sequence, accuracy or timeliness of the database information provided herein. Users of this data are hereby notified that the public information sources should be consulted for verification of the information contained on these maps. Aiken County assumes no liability for any errors, omissions or inaccuracies in the information provided regardless of how caused. OIT, for any decision made or action taken or not taken by any person in reliance upon any information or data furnished herein.



Aiken County Engineering
 1930 University Parkway
 Aiken, SC 29801
 803-642-1535 - Fax: 803-642-3684
 11/18/2015 S.Redick



Scale: 1 inch = 6,000 feet

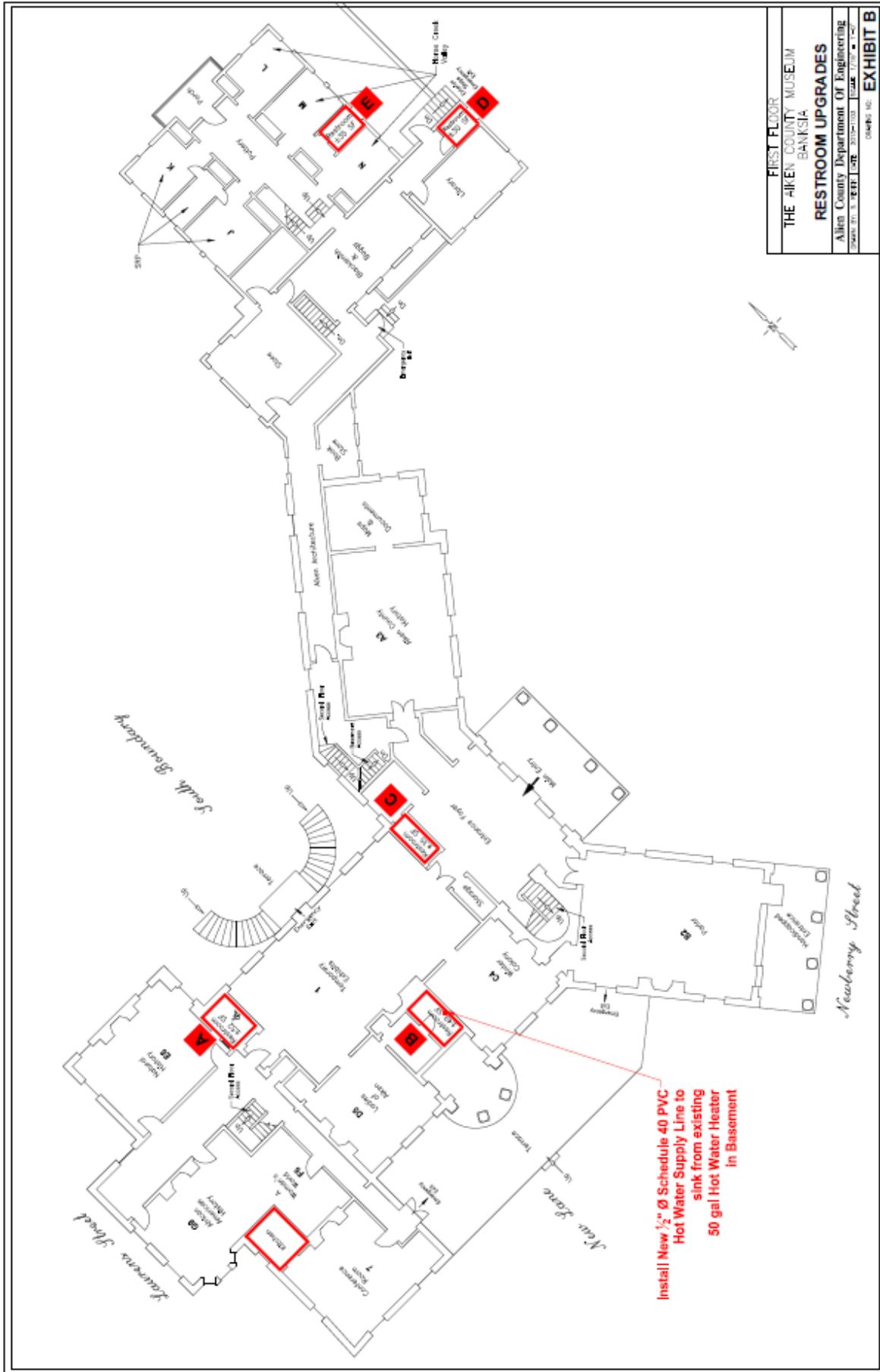


Exhibit B

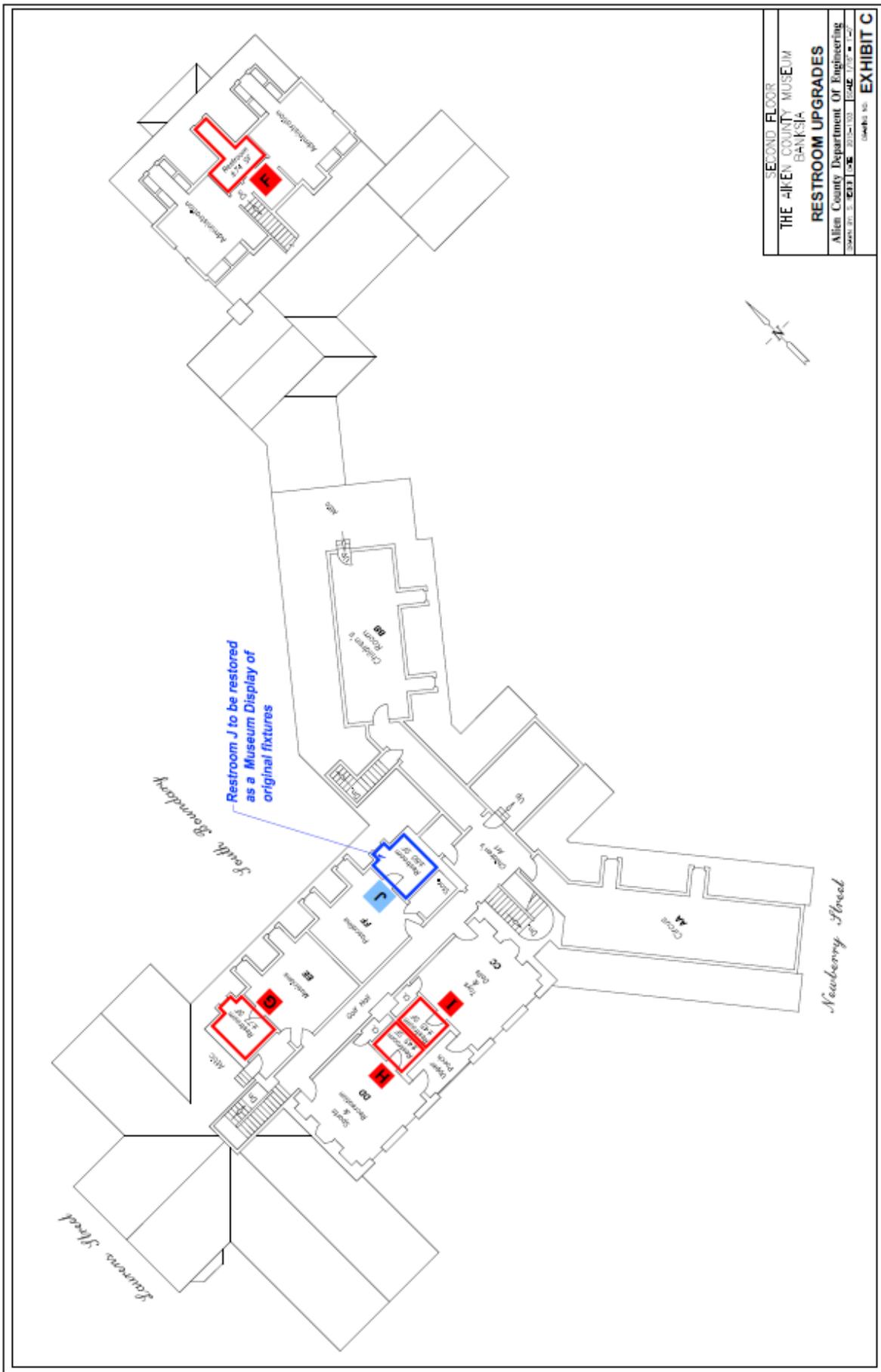
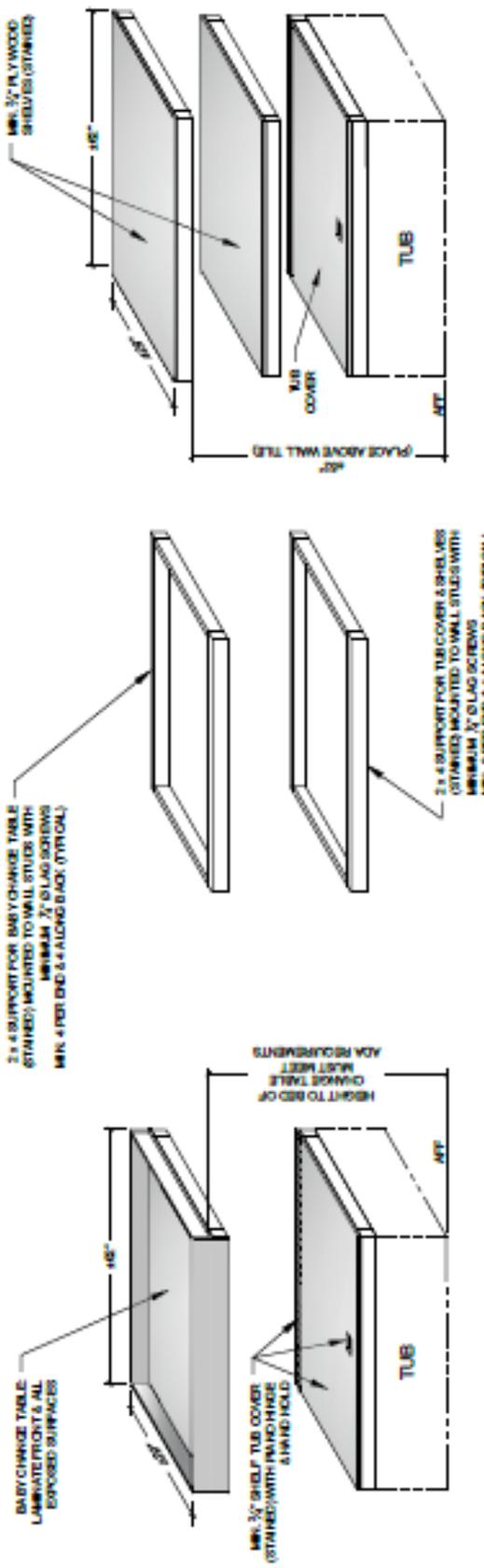


EXHIBIT C

NOTE: USE SCREW FASTENERS ONLY. DO NOT USE NAILS.



< CONCEPTUAL DESIGN - NOT FOR CONSTRUCTION >

 <p>Aiken County Department of Engineering 1000 Lincoln Ave. 2nd Floor Aiken, South Carolina 29801 803.335.3200 www.aikencountysouthcarolina.gov</p>	<p>DATE: 2015-10-24 SCALE: 1/2" = 1'-0" DRAWN: S. REDNICK CHECKED: JOSEPH C. BERRY</p>	<p>SHEET #: EXHIBIT E</p>
	<p>AIKEN COUNTY MUSEUM (BANKSIA) BABY CHANGE TABLE, SHELVING & HINGED TUB COVER DETAIL AIKEN COUNTY, SOUTH CAROLINA</p>	

BID DOCUMENT
BANKSIA MUSEUM PLUMBING UPGRADES

TO THE COUNTY AND COUNTY COUNCIL
OF AIKEN COUNTY, SOUTH CAROLINA

Submitted _____, 20__

The undersigned, as Bidder, hereby declares:

1. That the only person or persons interested in the bid as principal or principals is (or are) named herein and that no person other than mentioned herein has any interest in this Bid or in the Contract to be entered into.
2. That this bid is made without connection with any other person, company or parties making a bid.
3. That in all respects, this bid is made fairly and in good faith, without collusion or fraud.

The Bidder further declares:

4. That he has examined the site of the work and has informed himself fully in regard to all conditions pertaining to the place where the work is to be done.
5. That he has examined the Drawings and Specifications for the work and contractual documents relative thereto and has read all Special Provisions and General Conditions furnished prior to the opening of bids.
6. That he has satisfied himself relative to all work to be performed.

The Bidder proposes and agrees, if this Bid is accepted, to:

- A. Contract with Aiken County, South Carolina, a body politic and corporate and a political subdivision of the state of South Carolina (hereinafter called The Owner), in the form of contract specified,
- B. To furnish all necessary materials, equipment, machinery, tools, apparatus, means of transportation and labor necessary to complete the construction of the work in full and complete accordance with the shown, noted, described, and reasonably intended requirements of the Drawings, Specifications and Contract Documents to the full and entire satisfaction of The Owner, with a definite understanding that no money will be allowed for extra work except as set forth in the attached General Conditions and Contract Documents for the following prices:

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BID DOCUMENT
BANKSIA MUSEUM PLUMBING UPGRADES
(MUST BE FILLED IN COMPLETELY BEFORE BID IS SUBMITTED)

Provide all labor, equipment and materials for the completion of the work as described in the Plans and Specifications Guideline for plumbing upgrades at the Aiken County Historical Museum (Banksia), 433 Newberry St SW, Aiken, South Carolina 29801 for the following prices, including all applicable sales tax, as follows:

1) RESTROOM “A”: ADA (1st Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Demo Existing Pedestal Sink	LS		
2	Pedestal Style Sink	1 EA		
3	ADA Faucet	1 EA		
4	ADA Tilt Mirror	1 EA		
5	ADA 36” Grab Bar	1 EA		
6	Grout fill & tint holes in wall tile	LS		
7	Clean all tile (including grout)(±179 SF)	SF		
8	Misc Work: Lower existing towel dispenser; Demo existing medicine cabinet	LS		

RESTROOM “A” TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

2) RESTROOM “B”: (1st Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Demo Existing Pedestal Sink	LS		
2	Pedestal Style Sink	1 EA		
3	ADA Faucet	1 EA		
4	½” Diameter Schedule 40 PVC hot water line (±90 LF) with insulation & valves	LF		
5	Laminated top Baby Change Table & hinged shelf cover over tub	LS		
6	Cap existing water lines to tub	LS		
7	Grout fill holes with tinted grout in wall tile	LS		
8	Clean all tile (including grout) (±175 SF)	SF		

RESTROOM “B” TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

3) RESTROOM “C”: Staff Use Only (1st Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Demo Existing Wall Mounted Sink	LS		
2	Pedestal Style Sink	1 EA		
3	ADA Faucet	1 EA		
4	Grout fill holes with tinted grout in wall tile	LS		
5	Clean all tile (including grout) (±143 SF)	SF		

RESTROOM “C” TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

4) RESTROOM “D”: (1st Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Demo Existing Faucet	LS		
2	ADA Faucet	1 EA		

RESTROOM “D” TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

5) RESTROOM “E”: (1st Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Demo Existing Faucet	LS		
2	ADA Faucet	1 EA		

RESTROOM “E” TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

6) RESTROOM “F”: Staff Use Only (2nd Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Demo Existing Wall Mounted Sink	LS		
2	Cabinet with Sink	1 EA		
3	ADA Faucet	1 EA		
4	Cap water supply line to tub	LS		
5	Shelves (2) & hinged shelf cover over tub (1)	LS		
6	Strip wall paper (±185 SF), repair / paint walls (±370 SF)& ceiling (±74 SF)	SF		
7	Clean all floor tile (including grout)(±74 SF)	SF		

RESTROOM “F” TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

7) RESTROOM “G”: Storage Room (2nd Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Repair and paint ceiling and walls (including wall tile) (±373 SF)	SF		

RESTROOM “G” TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

8) RESTROOM “H”: Storage Room (2nd Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Remove existing sink and toilet	LS		
2	Cap all water supply lines including tub, sink & toilet; cap toilet waste line	LS		
3	Hinged shelf cover over tub (1)	LS		
4	Repair & paint walls; grout fill holes in wall tile, clean & paint wall tile (±216 SF)	SF		
5	Clean floor tile (including grout) (±45 SF)	SF		

RESTROOM “H” TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

9) RESTROOM "I": Storage Room (2nd Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Remove existing sink and toilet	LS		
2	Cap all water supply lines including tub, sink & toilet; cap toilet waste line	LS		
3	Shelves (2) & hinged shelf cover over tub (1)	LS		
4	Repair & paint walls; grout fill holes in wall tile, clean & paint wall tile (±216 SF)	SF		
5	Clean floor tile (including grout) (±45 SF)	SF		

RESTROOM "I" TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

10) RESTROOM "J": Museum Display (2nd Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Cap off all water supply lines (sink, tub & toilet) (All fixtures & faucets to remain in place)	LS		
2	Replace existing fixtures with salvaged items (If needed)	LS		
3	Install ceiling light fixture	LS		
4	Remove existing wooden shelving	LS		
5	Grout fill all wall & floor tile holes with tinted grout to match existing tile	LS		
6	Repair & paint ceiling & walls (±224 SF) (NOT WALL TILE)	SF		
7	Clean all wall & floor tile (including grout) (±224 SF)	SF		

RESTROOM "J" TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

11) KITCHEN: (1st Floor)

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Removal & Disposal Existing Refrigerator	LS		
2	Refrigerator w/ ice maker & 1/4" stainless steel braided water supply line (±15 LF) & shut off valve	LS		

KITCHEN TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

12) BASEMENT:

Item	Description	Units	Unit Cost (\$)	Cost (\$)
1	Removal & Disposal Existing 40 Gal Hot Water Heater	LS		
2	40 gal Electric Hot Water Heater & water line	LS		

HOT WATER HEATER TOTAL: _____
(Including all Allowances and Applicable Sales Tax)

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EXAMPLE ONLY

Time is of the essence of this CONSTRUCTION AGREEMENT, and the CONTRACTOR shall pay to the OWNER, not as a penalty, but as Liquidated Damages, the sum of **Five Hundred and 00/100 Dollars (\$500.00)** for each consecutive, calendar day that the CONTRACTOR shall be in default of completing the Work within the time limit named herein. Because of the difficulty of fixing damages suffered by the OWNER on account of such default, damages are herein agreed upon as stated.

3. The OWNER hereby agrees to pay the CONTRACTOR for the faithful performance of this CONSTRUCTION AGREEMENT, subject to additions and deductions as provided in the Drawings and Specifications, together with the Bid, Advertisements for Bids, Instructions to the Bidders, Special Provisions, General Conditions, and all Addenda hereto annexed, in lawful money of the United States, the sum of:

Dollars

(Dollars and Cents)

which sum shall also pay for all loss or damages arising out of the nature of the Work aforesaid, or from the action of the elements, or from unforeseen obstructions or difficulties encountered in the prosecuting of the Work, and for all expenses incurred by or in consequence of the Work, its suspension or discontinuance, and for well and faithfully completing the Work and the whole thereof, as herein provided, and for replacing defective Work, material, or equipment provided for a period of **one (1) years** after completion of all Work.

4. No later than 30 days after pay requests are promptly and properly submitted, as the Work progresses, the OWNER shall make partial payments to the CONTRACTOR on the value of labor and materials incorporated into the Work and of materials on hand at the Site of the Work, except cement and other materials subject to deterioration, during the preceding calendar month, less payments already made and less deductions for any unaccepted or defective Work, in accordance with terms set forth in the Specifications.

5. Upon submission by the CONTRACTOR of evidence satisfactory to the OWNER that all payrolls, material bills, and other costs of any kind incurred by the CONTRACTOR in connection with the construction of the Work have been paid in full, final payment on account of this CONSTRUCTION AGREEMENT shall be made within thirty (30) days after the completion by the CONTRACTOR of all Work covered by this CONSTRUCTION AGREEMENT and the acceptance of such Work by the OWNER.

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EXAMPLE ONLY

IN WITNESS WHEREOF, the parties hereto have caused this CONSTRUCTION AGREEMENT to be executed by their duly authorized officers as of the date first above written in four (4) counterparts, each of which shall, without proof or accounting for the other counterparts, be deemed an original agreement. It is the intention of the parties that this Construction Agreement is a sealed instrument regardless of whether or not any seal is actually attached hereto.

Signed, Sealed, and Delivered in the Presence of: **AIKEN COUNTY, SOUTH CAROLINA**

Witnesses:

By: _____
Ronnie Young
County Council Chairman

ATTEST:

COUNTY CLERK (Official Seal) (SEAL)

CONTRACTOR

Signed, Sealed and Delivered in the Presence of:

(Print or Type Name of CONTRACTOR)

Witnesses:

(As to the CONTRACTOR)

(Print or Type Name)

By: _____

(Print or Type Name)

Its: _____

(As to the CONTRACTOR)

(Print or Type Name)

ATTEST:
* _____ (SEAL)

(Print or Type Name)

Its: _____
(Official Seal)

APPROVED AS TO FORM AND CONTENT

Attorney for the OWNER

*** NOTE: SIGNING INSTRUCTIONS - THESE INSTRUCTIONS MUST BE FOLLOWED.**
If CONTRACTOR is a Corporation, the CONSTRUCTION AGREEMENT must be signed by the President or Vice-President, Attested by the Secretary, and the Corporate Seal affixed.
If CONTRACTOR is a Partnership, the CONSTRUCTION AGREEMENT must be signed in the Partnership's Name by one of the Partners, with indication that (s)he is a General Partner. Signatures must be legible with the printed or typed name under each appropriate signature.

PRECONSTRUCTION CONFERENCE

(Rev July 2013)

1.1 DESCRIPTION

To help clarify construction contract administration procedures, the County (Owner) will conduct a Preconstruction Conference prior to start of the work. Contractor(s) will designate personnel for attendance.

1.2 SUBMITTALS

- A. To the maximum extent practicable, advise the County Engineer at least 4 hours in advance of the Conference as to items to be added to the agenda.
- B. The Engineer will compile minutes of the Conference, and will furnish copies of the minutes to the Contractor. The Contractor may make and distribute such other copies as he wishes.

1.3 PRECONSTRUCTION CONFERENCE

- A. The Conference will be held after the Owner has issued the “Notice of Award”, but prior to actual start of the work.

- B. Attendance:

Provide attendance by authorized representatives of the Contractor and major subcontractors. For those persons designated by the Contractor, his subcontractors, and suppliers to attend the Preconstruction Conference, provide required authority to commit the entities they represent to solutions agreed upon in the Conference.

- C. Minimum agenda: Data will be distributed and discussed on:

1. Organizational arrangement of Contractor’s forces and personnel, and those of subcontractors, materials suppliers and the Engineer;
2. Establish channels and procedures for communication;
3. Construction schedule, including sequence of critical work;
4. Contract documents, including distribution of required copies of drawings and revisions;
5. Processing of Shop Drawings and other data submitted to the Engineer for review;
6. Processing of field decisions and Change Orders;
7. Rules and regulations governing performance of the Work; and
8. Procedures for safety, security, quality control, traffic control, etc.

Also during the Conference, the project start date will be determined. After the end of the Conference, a “Notice to Proceed” will be issued to the Contractor.

SPECIFICATIONS GUIDELINE

BANKSIA MUSEUM PLUMBING UPGRADES PROJECT

GENERAL REQUIREMENTS:

- Contractor shall visit the site and become familiar with the work to be accomplished, the existing conditions and the public functions, which must continue during this project.
- Contractor shall field verify all measurements.
- Selected Contractor shall obtain any permits and/or licenses required to perform this project at no additional cost to Owner.
- Contractor agrees to provide proof of Insurance, maintain same, and fully comply with OSHA and any related safety practices and/or regulations.
- Contractor shall provide all required submittals and Material Safety Data Sheets (MSDS).
- Contractor shall daily pick up and remove litter and construction debris.
- Contractor shall promptly repair or replace any accidental damage that occurs at no additional cost or liability to Owner.
- Following Contractor's own thorough inspection, he shall submit a written request for a final inspection to the Aiken County Engineer. Final inspection will be joint participation with Contractor and Owner representative. Contractor will then prepare a written list of deficiencies noted ("punch list"), and provide same to Aiken County Engineer promptly within three calendar days.
- Contractor agrees to correct any deficiencies noted promptly within ten (10) calendar days.
- Contractor agrees to provide a written minimum **one (1) year** labor and material warranty upon completion and acceptance by the Office of the Aiken County Engineer, and schedule a follow-up site inspection with Owner after one year from acceptance.
- This is a "turn-key" project.

DESCRIPTION OF WORK:

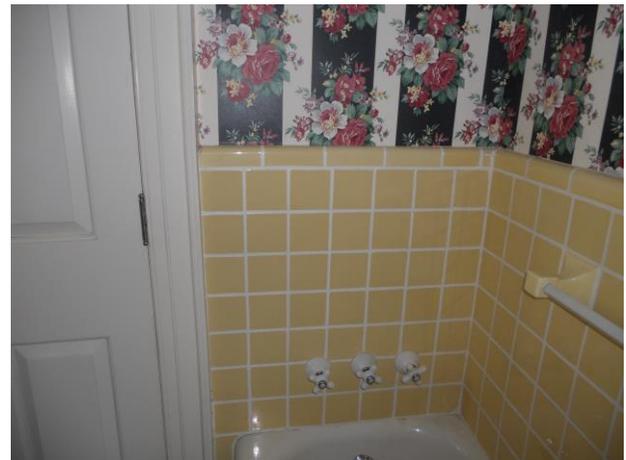
Restroom “A” (1st Floor) — ADA

- Remove existing sink and install new pedestal style sink with new ADA faucet.
- Remove existing wall medicine cabinet over sink.
- Install new ADA mirror over sink per current ADA Standard requirements.
- Install new ADA 36” long horizontal grab bar to rear wall behind toilet at a height per ADA Standard requirements.
- Lower existing towel dispenser to a height meeting current ADA Standard requirements.
- Fill all holes in wall tile with tinted grout to match existing wall tile.
- Clean all wall and floor tile, including grout.



Restroom “B” (1st Floor)—

- Remove existing sink and install new pedestal style sink with new ADA faucet.
- Plumb sink for hot water service: install a 1/2” diameter Schedule 40 PVC supply line to the existing 50 gal hot water heater located in basement (approximately 90 LF).
- Cap the water supply to the existing tub. Water supply to be non-functional to tub.
- Fill all holes in wall tile with tinted grout to match existing wall tile.
- Clean all wall and floor tile, including grout.
- Design and install a stained hinged shelf cover over existing tub and a laminated Baby Change Table top. Change table to have 4” standup backsplashes along all four edges and 1” wide, adjustable length, web nylon restraint belt with snap buckle. Exposed surfaces of change table to be laminated. All other surfaces to be stained and varnished. Finished height of Change Table must meet current ADA Standards. See Exhibit E for Conceptual Design.



Restroom “C” (1st Floor)—

- Remove existing sink and install new pedestal style sink with new ADA faucet.
- Fill all holes in wall tile with tinted grout to match existing wall tile (if needed).
- Clean all wall and floor tile, including grout.



Restroom “D” (1st Floor)—

- Remove existing faucet and replace with new ADA faucet. Existing sink to remain.



Restroom “E” (1st Floor)—

- Remove existing faucet and replace with new ADA faucet. Existing sink to remain.



Restroom “F” (2nd Floor) — Storage

- Cap the water supply to the existing tub. Water supply to be non-functional to tub.
- Remove wall paper.
- Repair and paint walls and ceiling.
- Remove existing sink and install new cabinet style vanity with sink and new ADA faucet.
- Remove existing metal towel bar.
- Clean floor tile including grout.
- Design and install new wall shelves and hinged shelf tub cover. See Exhibit F for Conceptual Design.



Restroom “G” (2nd Floor) — Storage

- Repair and paint walls and ceiling.
- Clean and paint wall tile.

NOTE: Existing Shelving to remain and wood stained surfaces are NOT to be painted.



Restroom “H” (2nd Floor) — Storage

- Remove existing sink and toilet. *NOTE: Period style fixtures may be salvaged for use in Restroom J (Museum Display) if needed.*
- Cap all water supply lines including tub, sink, and toilet. All water supply to be non-functional. Cap toilet waste line.
- Design and install new wall shelves and hinged shelf tub cover. See Exhibit F for Conceptual Design.
- Repair and paint walls.
- Clean and paint wall tile.
- Clean floor tile including grout.

NOTE: Existing shelves to remain. DO NOT PAINT existing shelves.



Restroom “I” (2nd Floor) — Storage

- Remove existing sink and toilet. Cap toilet waste line. *NOTE: Period style fixtures may be salvaged for use in Restroom J (Museum Display) if needed.*
- Cap all water supply lines including tub, sink, and toilet. All water supply to be non-functional.
- Repair and paint walls. Paint exposed surfaces of built-in wall cabinets.
- Clean and paint wall tile.
- Design and install new wall shelves and hinged shelf tub cover. See Exhibit F for Conceptual Design.
- Clean floor tile including grout.

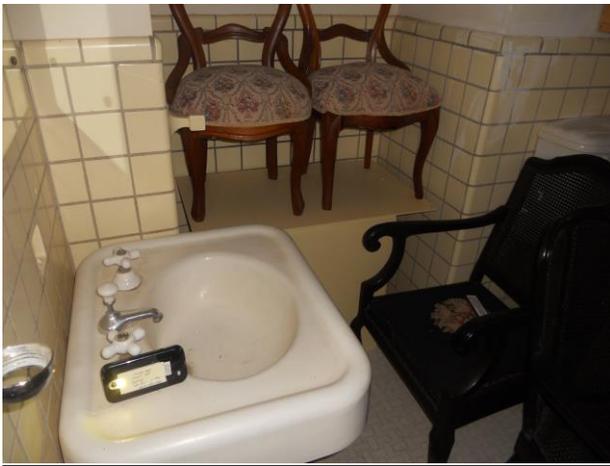


Restroom “J” (2nd Floor) — Museum Display

This Restroom will be restored to Original Style as a Museum Display.

1. All Period Style Fixtures to Remain. *Replace damaged fixtures with period style fixtures salvaged from Restrooms I or H if needed.*
2. Cut off water and cap all water supply lines. All Faucets to remain as non-functional.
3. Remove wooden shelving.
4. Install ceiling fixture. Move existing light junction box if necessary. Existing ceiling Fire Sprinkler system must not be damaged or moved.
5. Fill holes in wall tile with tinted grout to match existing tile and grout.
6. Clean all wall and floor tiles including grout.
7. Repair and paint ceiling and walls.
(DO NOT PAINT WALL TILE)

BY OWNER: Replace towel bars over tub & near sink.



Kitchen (1st Floor)—

- Install new refrigerator with ice maker.
- Install 1/4" stainless steel braided water supply line with shut off valve to ice maker.



Hot Water Heater (Basement) —

- Remove existing hot water heater and install new Whirlpool 40 GAL Electric Tall Hot Water Heater WH (140449), Model #: E2F40HD045V or approved equal
- Insulate exposed piping.



MATERIALS SPECIFICATIONS:

- Laminate (Baby Change Station): *TO BE SELECTED BY OWNER.*
- Wood Stain & Varnish (Shelving): *TO BE SELECTED BY OWNER.*
- Paint: *TO BE SELECTED BY OWNER*
- ADA Faucets (***NO SUBSTITUTIONS***):
 - American Standard Williamsburg Style, Two Handle 4” Centerset
Model Number 2904.22.002F
 - or
 - American Standard Williamsburg Style, Two Handle 12” Widespread
Model Number 2908.222.002F
- Pedestal Style Sinks (***NO SUBSTITUTIONS***):
 - Randolph Morris Bathroom Pedestal Sink
Item # RM3050
- Cabinet Style Sink Vanity (or Equal with Approval by Owner):
 - Lowes—Project Source White Integral Single Sink Bathroom Vanity with
Cultured Marble Top (Common: 19” width x 17” depth)
Item #: 132132 | Model #: C14118A-PS
- ADA Mirror (or Equal with Approval by Owner):
 - Bobrick B-293 2426 Tilt Mirror with Stainless Steel Frame
Fixed Tilt Angle, 24” width x 36” Height
- ADA Horizontal Grab Bar (Restroom “A”): 36” Long to match style of existing grab bar unless
approved by Owner
- Ceiling Light Fixture (Restroom J—Museum Display): *TO BE SELECTED BY OWNER*
- Refrigerator Freezer with Ice Maker:
 - Lowes—LG 23.8-cu ft Top Freezer Refrigerator with Single Ice Maker (Stainless Steel)
ENERGY STAR
Item #: 631321 | Model #: LTCS24223S
 - 1/4” Stainless Steel Braided Water Supply Line with Shut Off Valve
- Hot Water Heater (or Equal with Approval by Owner):
 - Lowes—Whirlpool 40 GAL Electric Tall Hot Water Heater WH (140449),
Model #: E2F40HD045V

SCHEDULE:

- Time of completion is **sixty (60) consecutive calendar days** from “Notice to Proceed,” which will be issued by the Aiken County Engineer following a Preconstruction Conference.
- Upon completion of work, selected Contractor will inspect and notify County Engineer in writing, requesting a final inspection.
- Contractor shall provide Owner with a copy of Manufacturer’s warranties and maintenance manuals for all new appliances, fixtures, etc.
- Warranty(ies) shall commence upon final approval of project by County Engineer.

END SPECIFICATIONS GUIDELINE