

GMCC: Kehoe Bathhouse Repairs

Specifications of Work

Demolition:

- Remove and save all plumbing fixtures to include urinals, toilets, sinks and shower components. (Fixtures to be re-used or replaced where necessary).
- Remove all baseboard and dispose of.
- Remove interior trim from windows and doors and dispose of.
- Remove all sheetrock and insulation from interior walls and ceiling down to framing lumber and dispose of.

Framing:

- Frame in a continuous vent in both girls and boys bathroom (12" x 100" approximate size) with screen installed to prevent insects from entering building but allow moisture to escape.
- Replace any rotted framing lumber on interior and exterior walls throughout entire building.
- Frame in two awning type windows in girls' bathroom and two in boys' bathroom to match as close as possible to existing windows.

Insulation:

- Remove all fiberglass insulation in ceiling.
- Remove all insulation in walls wherever the sheetrock has been removed.

Interior Walls:

- Install ½" water resistant/mold resistant sheetrock on ceiling and walls.
- Install FRP Panel over drywall in girls' bathroom, boys' bathroom and staff bathrooms from the floor to 48" high on all walls. (Does not include utility room).
- Tape and sand all flat joints and corners to a paint grade finish.

Paint:

- Two coats Sherwin Williams Bath Paint on interior walls and ceiling.
- All interior trim to be painted with two coats of Sherwin Williams Bath Paint.

Windows/Doors:

- Install two new awning type windows in girls' and boys' bathrooms. (obscured glass, screens and hardware included).

Plumbing

- Remove existing plumbing fixtures, only if needed (except showers and stalls).
- Replace all sinks and toilets with new fixtures, only if needed.

Floor:

- Floor will be prepped and re-surfaced with Dur-A-Quartz Epoxy floor system.
- Core base molding will be considered part of the flooring system and should be included in floor quote.
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All floors will be epoxied including staff bathrooms.

Note: Color to be chosen by customer.

Exterior:

Roof:

- Remove existing asphalt shingles.
- Remove all existing flashing.
- Install 24 gauge standing seam metal roof.

Note: New roof must include new drip flashing and a metal vented ridge cap.

Note: Color to be chosen by customer.

Note: Contractor is responsible for proper disposal of all roof related construction debris.

Siding:

- Repair or replace all rotted or damaged siding and trim boards with new.
- All siding that is replaced will be done with the same material and siding profile.
- Paint or stain exterior with two coats of the same color to match current siding and trim.

Interior Trim:

- Re-trim windows and doors with 1" x 4" PVC trim boards
- 1/8" Radius profile on all edges of trim boards.
- Paint interior trim with two coats acrylic enamel paint.

Note: Color chosen by customer.

Ventilation:

The work will entail the following:

1. Removing the existing exhaust system for this building (fans, ducts and exhaust grille).
2. Installing a new exhaust system that is more powerful and that should be running at least 20 hours per day, 7 days a week during building use to keep air circulating and removing very moist air from the air.

The new work is described below.

The new work shall be installed in the attic space. There will be 3 new in-line commercial exhaust fans, one for each bathroom/ shower area (boys, girls and staff). The staff shower area (assuming to be smaller than the other 2) will also be connected to an exhaust grille located in the main corridor. The exhaust fans will be located in the attic space. Ductwork shall be 10" round flexible duct running from the exhaust grille(s) to the designated exhaust fan and from there to an outside exhaust grille with backdraft damper. The exhaust grilles in the staff bathroom/shower and corridor shall be 8"x8" square plastic grilles. The connected flex ducts (7") shall connect back to one common duct (10") to feed one exhaust fan. The connection shall be through a 10" duct adapter only required for this fan.

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The exhaust fan #2 shall exhaust air from the boys bathroom/shower area. The exhaust fan #3 shall exhaust air from the girls bathroom/shower area.

The 3 exhaust fans shall each have a 10" flexible duct going to the attic area near the washer and dryer area

and terminate on the inside with a backdraft damper, and terminate into a 30"x30"x16" plenum attached to

an exterior 30x30 louver.

The total amount of cfm (sum of 3 fans) should be minimum 1530 cfm at 0.5" wg pressure.

Material: All material shall be new, with equivalent submittal/ cut sheet information required in these specifications and from an acceptable manufacturer approved by the design engineer.

1. In-Line Exhaust Fan (Quantity: 3)
 - a. Fantech model FR250 with 510 cfm at 0.5" wg pressure.
 - b. Purchase online at SupplyHouse.com. Approximate Cost = \$250.00 per fan.
2. 10" Backdraft Damper (Quantity: 3)
 - a. Fantech RSK10
 - b. Purchase online at SupplyHouse.com. Approximate Cost = \$25.00 per fan.
3. Balancing Damper (Quantity: 2; for staff / corridor ductwork)
 - a. Fantech IR10
 - b. Purchase online at SupplyHouse.com. Approximate Cost = \$110.00 per damper.
4. 10" Collar Ring (Quantity: 3)
 - a. Hart & Cooley SKU: 50314.
 - b. Purchase online at SupplyHouse.com. Approximate Cost = \$6.00 per fan.
5. 10" Round Aluminum Flexible Non-insulated Ductwork (Quantity: 3)
 - a. Duct Roll Length 10"x10 feet. Brand= Z-Flex; SKU # 1LTXXXX1010. Estimate 3 rolls per fan. (1) 10"x10' = \$25.00
 - b. Purchase online at SupplyHouse.com. Approximate Cost = \$75.00 per fan.
6. 12" x12" Plastic Egg Crate Room Exhaust Grille (Quantity: 2)
 - a. Create 12x12 Egg Crate Grille with 0.5" holes (with 510 cfm at 0.5" wg pressure).

- b. Need 12X12 square grille to 10" duct adapter.
 - c. Purchase online at SupplyHouse.com. Approximate Cost = \$250.00 per fan.
7. 12" x12" to 10" Round Duct Connector (Quantity: 2)
- a. Connect to 12x12 Egg Crate to adapt to 10". \$35 per unit
Approximate Cost = \$70.00.
8. 7" Round Aluminum Flexible Non-insulated Ductwork for Staff/Corridor (Quantity: 2)
- a. Duct Roll Length 7"x8 feet. Brand= Z-Flex; SKU # 1LTXX07. Estimate 2 rolls.
 - b. (1) 7"x8' = \$20.00
 - c. Purchase online at SupplyHouse.com. Approximate Cost = \$40.00 .
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9. 8"x8" Room Exhaust Grilles (Quantity: 2) – for staff shower area and corridor.
- a. MXE Ceiling Diffuser, connect to 7" duct. Brand: AirTec; SKU # 81916 Cost of grille: \$18.00
 - b. Purchase online at SupplyHouse.com. Approximate Cost = \$36.00 .
10. Auminum Exterior Louver as Exhaust Grille (Quantity:1) --- 30x30 . Combine all 3 fan exhaust ducts into (1) 30"x30"x16" indoor plenum to connect to 1 exterior louver.
- a. Brand: Ruskin; Model: ELF30V with bird screen.
 - b. Purchase at www.Ruskin.com Approximate Cost = \$300.00
11. Variable Speed Switch (Quantity: 3)
- a. One switch for each fan. Locate fan switches in Washer/Dryer room.
 - b. Fantech model WC. Switch has Variable speed with ON/OFF option. Manual, 5A each switch).
 - c. Purchase online at SupplyHouse.com. Approximate Cost = \$20.00 per fan.