

# OSRC RENOVATIONS

GMP AND SCOPE OF WORK - 1/23/2019

Cost and scope are based on the Master Plan, Site Plan and Exterior Elevations dated 1/21/19

Design	\$460,600
North Side Renovations	\$263,000
South Side Renovations	\$393,900
Outdoor Gym Enclosure	\$1,435,000
New Restroom Addition	\$438,000
New Corridor	\$135,500
New Pavilion - West	\$224,000
Site Work, Paving and Exterior Improvements	\$400,000
Contingency	\$125,000
TOTAL	\$3,875,000

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## SCOPE OF WORK

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### DESIGN -

- Preconstruction services
  - General contractor estimating and consulting
  - Architectural, structural and MEP design
  - Civil engineering
  - Professional liability insurance with extended reporting
- Additional design work due to increased scope of project

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### NORTH SIDE RENOVATIONS -

- Gymnasium
  - New welded vinyl sport floor and rubber base
  - Paint existing block walls, steel doors and frames
  - Allowance of \$5,500 to investigate and repair HVAC return noise when unit runs
- Restrooms
  - New ceramic tile floors
  - New ceramic tile walls
  - New plastic laminate entry doors
  - Remove block toilet partitions and replace with new phenolic toilet partitions
  - New ceiling grid and ceiling tile
  - Reuse existing plumbing fixtures and grab bars
  - New ADA compliant hand dryers
  - New ADA compliant motion sensor faucets
  - New ADA compliant flush valves for toilets and urinals
- Offices/Multipurpose/Hallways
  - New vinyl plank or carpet flooring
  - New rubber base
  - Allowance of \$16,000 for new wall finishes over existing CMU block to remain
  - New plastic laminate entry doors
  - New quartz countertops and full height ceramic tile backsplash in multipurpose room
  - Modify sink apron to be ADA compliant
  - Repair ceiling grid and replace stained tiles as needed

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## SOUTH SIDE RENOVATIONS -

- Gymnasium
  - Paint block walls, steel doors and frames
  - Paint existing HVAC duct
  - Remove gas heaters and patch roof
  - Remove east exit door and fill in with block
  - 2 manually operated overhead coiling security grilles at west doorways near restrooms
- Restrooms
  - New ceramic tile floors and walls
  - New plastic laminate entry doors
  - Remove block partitions and replace with new phenolic partitions
  - New fixtures and accessories
  - New ceiling grid and tile
  - New direct/indirect LED light fixtures
- Control Room/Lounge Area/Hallways
  - Enclose entrance porch to create hallway
  - Allowance of \$6,300 for new wall finishes over existing CMU block to remain
  - New offices and workstation space
  - New quartz countertops in control area
  - Relocate network equipment to new open equipment rack
  - Total of 68 cable pulls to locations in south side and outdoor gym enclosure
    - Control room, offices, workstations and wireless access points
  - New vinyl plank flooring and rubber base
  - New ceiling grid and ceiling tile
  - New direct/indirect LED light fixtures
  - Rework fire sprinkler heads for new layout
- Multipurpose Room
  - New vinyl plank flooring and rubber base
  - Paint existing CMU block walls
  - New quartz countertops and ceramic tile backsplash
  - Remove existing folding partition
  - Expand existing storage closet and divide into separate storage and electrical closets
  - New ceiling grid and tile
  - New storefront doors at entrance from corridor
  - Replace exterior storefront with Nanawall system
  - New direct/indirect LED light fixtures

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## OUTDOOR GYMNASIUM ENCLOSURE -

- Remove and replace existing topping slab to provide level building surface
- Enclose gym space with storefront and structural studs with masonry veneer system
- New 400 amp electrical service
- New HVAC to space – rooftop mounted unit(s) on restroom addition
- New fire sprinklers fed from existing standpipe
- New addressable fire alarm system with remote annunciator. Entire facility will be covered by new system.
- New 26' tall storefront entrance vestibule
  - Stone and tile veneer
  - Metal awning
  - Automatic sliding doors
  - Walk off carpet
- Access control system at 6 locations including the new entrance, existing north entrance, north control desk, and 3 doors in the south control/office area
- New direct/indirect LED light fixtures
- New vinyl plank flooring
- New ceiling grid and tile
- Dropped ceiling clouds
- Total of 68 cable pulls to locations in south side and outdoor gym enclosure
  - Control desk, fitness area, wireless access points
- Interior Features
  - Control desk with work stations, data drops and power
  - Two new community rooms
    - Operable wall partition
    - Sound system
    - Storage closets in east room
    - Upper and lower millwork with quartz countertop and sink in east room
    - Upper and lower millwork with quartz countertop in west room
  - New fitness area defined by pony wall with quartz cap, fitness flooring, and electrical and data for exercise equipment
  - Fireplace with stone surround and cabinets/bookshelves
  - Lounge area and digital bar

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#### NEW RESTROOM ADDITION -

- Foundation and dirt work
- Structural stud walls with masonry veneer system
- Steel ceiling joists with welded metal deck and TPO roof with walk panels
- R-panel parapet wall to conceal mechanical equipment
- Janitor's closet
  - Ladder and roof hatch for maintenance
  - Mop sink
  - Electrical panel for new space
- New men's restrooms with 2 urinals, 3 toilet stalls and 3 showers
- New women's restrooms with 5 toilet stalls and 3 showers
- Ceramic tile floors and walls
- Quartz countertops at lavatory area
- Phenolic toilet partitions
- Remove A/C unit that serves the south gym and replace with rooftop package unit
- Provide temporary A/C to south gym during construction of new restroom

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#### NEW CORRIDOR ADDITION -

- Foundation and dirt work
- CMU block construction with metal R-panel roof tied into existing building
- Storefront windows
- Relocate electrical meter
- New electrical service panels with shunt trip disconnect
- Closet with roll down shutter to conceal interior panels from public access
- New vinyl plank floor and rubber base
- New direct/indirect LED light fixtures
- New concrete porch at exit door and new sidewalk leading to pavilion to provide ADA compliant emergency exit

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#### NEW PAVILION WEST -

- Extend new metal pavilion structure out from existing multipurpose room
- Approximate dimensions: 70' x 50'
- Rework gas and fiber utilities as needed
- Fire sprinkler system with new dry valve in standpipe room
- Storage closet with masonry veneer
- Light fixtures and power outlets
- Stone wrap around metal building columns
- Concrete slab with decorative finish

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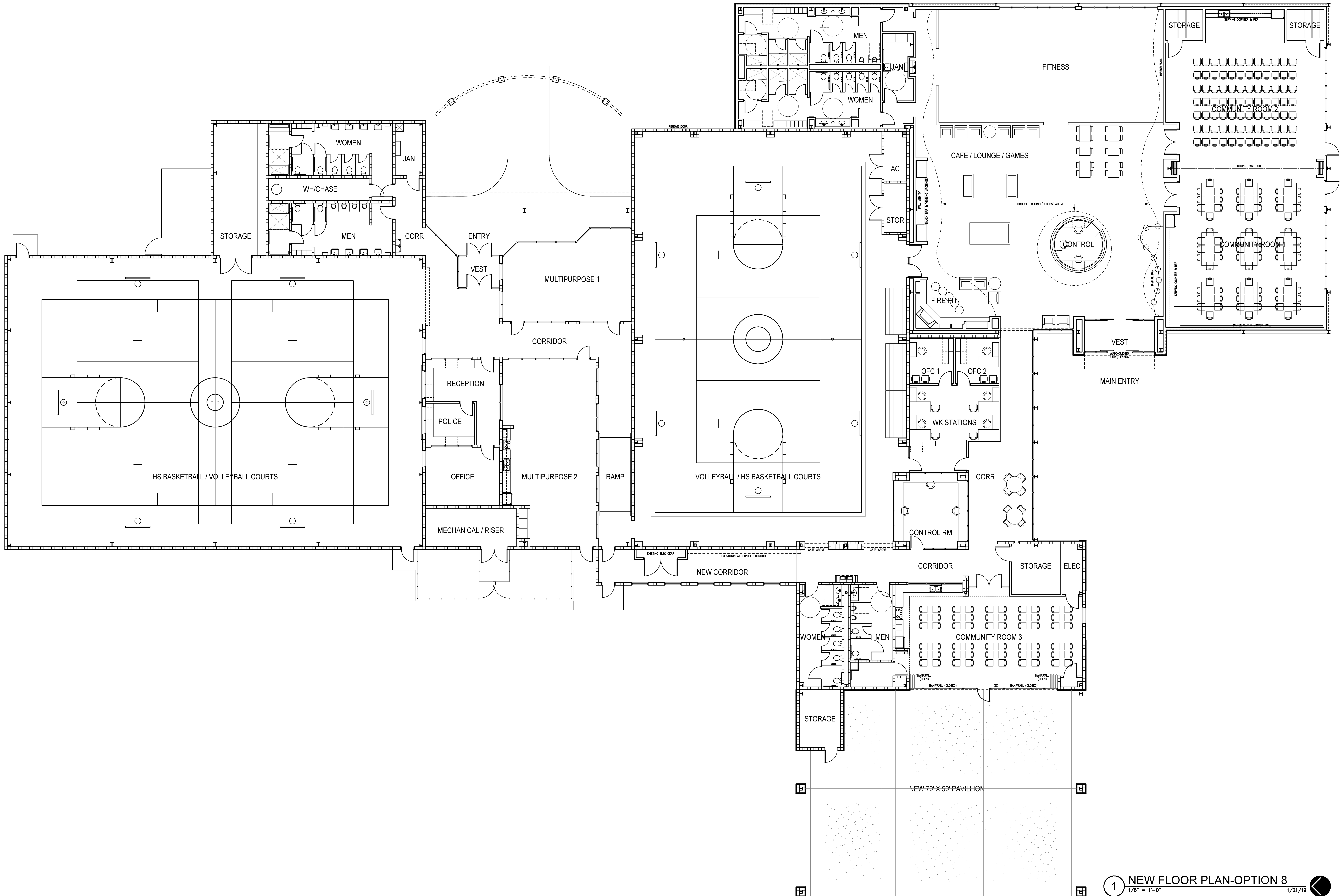
#### SITE WORK, PAVING AND EXTERIOR IMPROVEMENTS

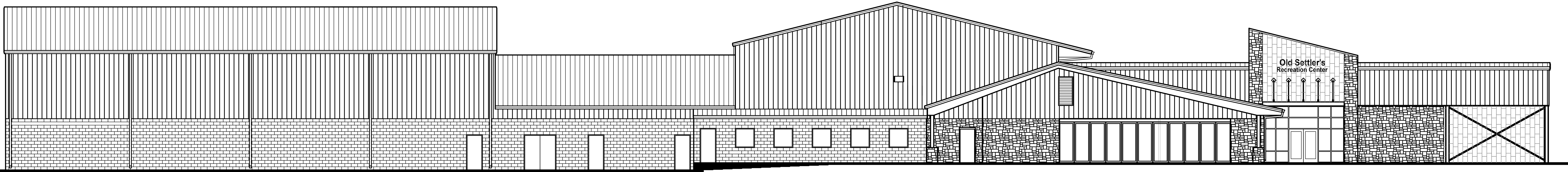
- New entry plaza paving with area for owner provided seating and sculpture
- New sidewalks
- Masonry veneer system on existing walls at south end of building, and wrapping around walls under new pavilion structure
- Paint block exterior of existing building
- Remove existing approach, parking area and regrade to remove slope
- New approach, fire lane and 18 parking spots as shown on site plan
- LED site lighting in south parking area and plaza
- Drainage system for entry plaza
- Landscaping – Allowance of \$70,000
  - Irrigation modifications as needed
  - Restoration of disturbed grass after construction
  - Trees, beds and plantings as required by design
- EXCLUSIONS: Owner to provide seating area and proposed sculpture

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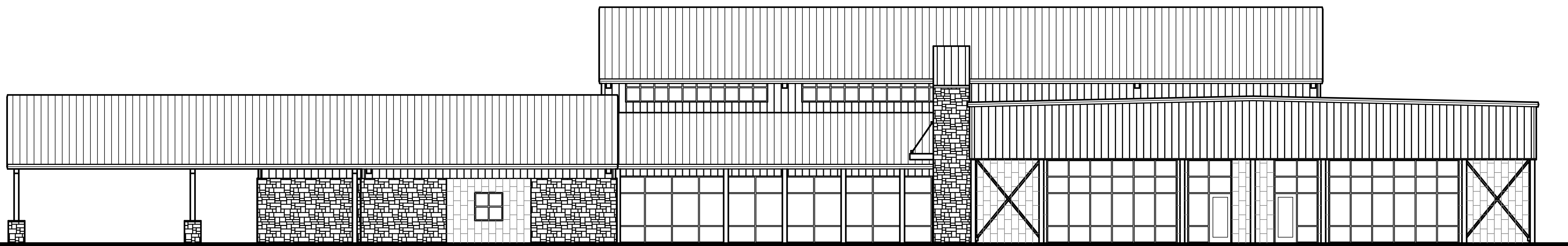
#### GENERAL EXCLUSIONS:

- Security cameras
- Wireless access points to be provided by owner
- Spectrum Pro:Idiom service and associated cabling
- Building permit fees
- Sales tax
- Improvements at the Barney and Me Boxing Gym
- Improvements at the Old Settler's Aquatic Center

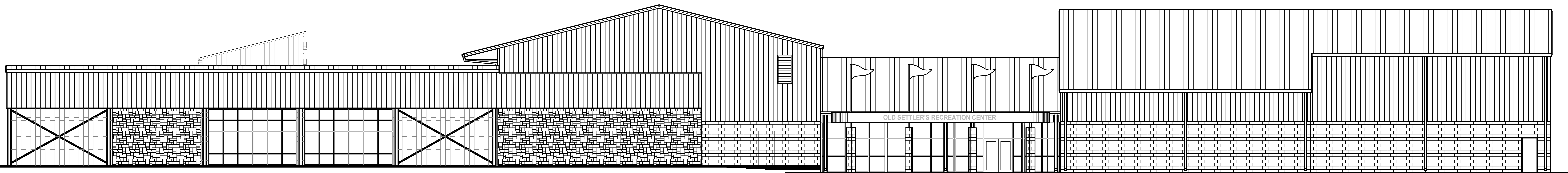




1 WEST ELEVATION  
1/8" = 1'-0" 1/21/19

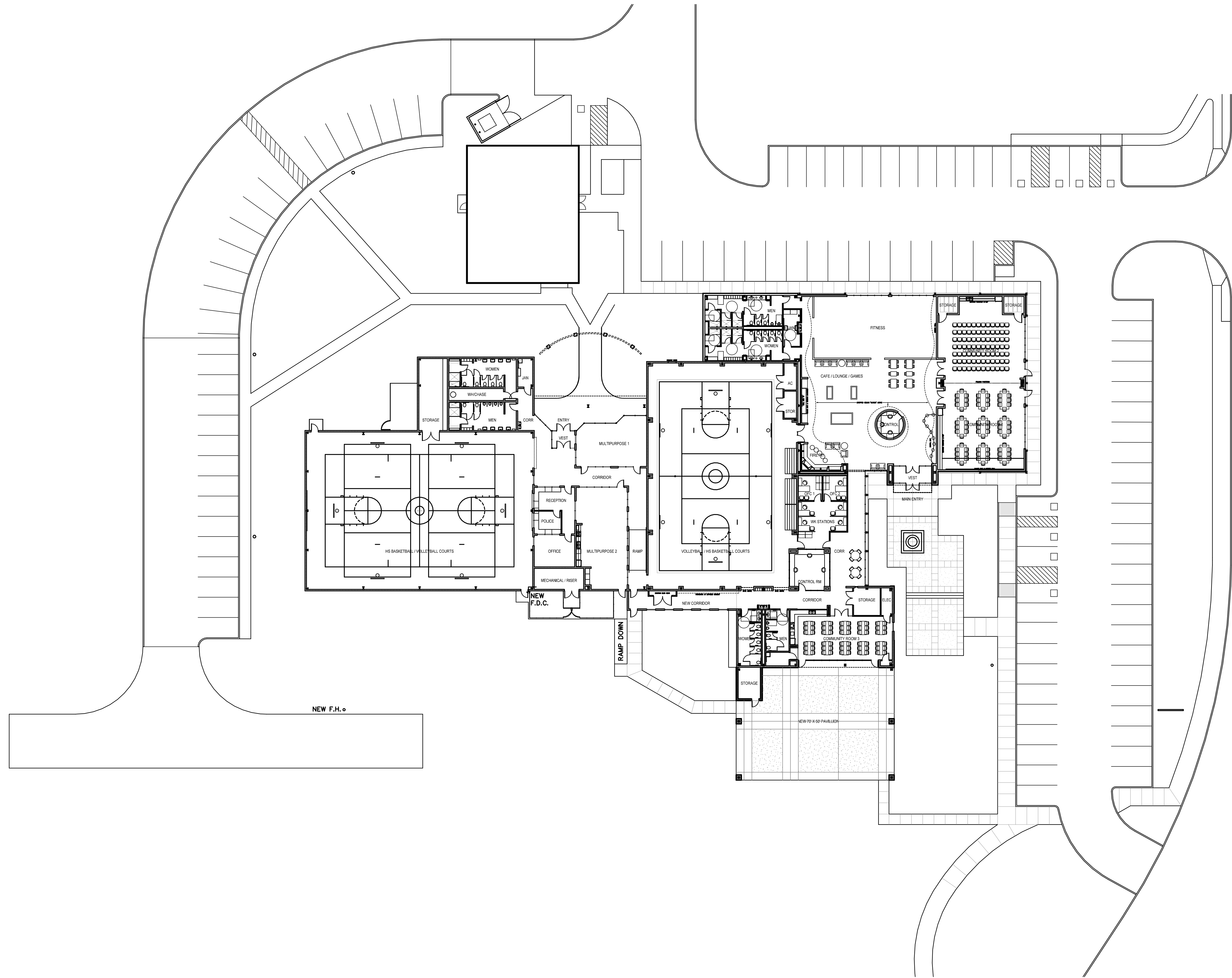


2 SOUTH ELEVATION  
1/8" = 1'-0" 1/21/19



3 EAST ELEVATION  
1/8" = 1'-0" 1/21/19





NEW F.H. ◦

