

Scope of Work (SOW) Roger Scott Pool Facilities Project

The Roger Scott Pool Facilities project in Pensacola, Florida, involves the construction of two new buildings to replace existing structures.

The primary objective of this project is to construct a new restroom building, compliant with current building codes and standards. An additive alternate item is the demolition of the existing ticketing building and shed, and construction of a new ticketing building. This SOW details the requirements for both the base bid and the additive alternate bid.

Special Conditions

The contractor is responsible for the complete construction of the new restroom in the base bid and ticketing buildings and demolition of the shed building in the alternate bid, including all associated site work. The work must comply with the Florida Building Code (FBC) 8th Edition, 2023, Florida Existing Building Code, the Florida Fire Prevention Code (FFPC) 8th Edition, 2023, the National Electrical Code (NEC) 2017, relevant NFPA standards and all other applicable codes and standards. The contractor must coordinate with all necessary utility companies for service connections and relocations and obtain all required permits and inspections and with inspection and permit costs along with any other costs associated with them. All work must be performed in accordance with the project plans and specifications provided by the engineer of record included in the bid package. The construction process will include all necessary inspections and approvals to ensure compliance with these standards.

All construction activities must adhere to the project schedule and be coordinated with the City of Pensacola to minimize disruption to the surrounding area. The contractor must ensure all work is completed to the highest standards of quality and safety, with regular inspections and testing as required by the project specifications and applicable codes.

Base Bid: Construction of the Restroom Building

The base bid includes the construction of a new restroom building located in the same general location as the demolished restroom building at the Roger Scott Pool Facilities. The new structure will include separate men's and women's restrooms, a mechanical/electrical room, and a janitor's closet. The building will be constructed with a total area of approximately 840 square feet, utilizing reinforced concrete slab foundations with continuous footings. The exterior walls will be constructed using insulated concrete masonry units (CMU) with an R-5.7ci insulation value.

The roof will be a standing seam metal roof with rigid insulation (R-25ci minimum) and metal fascia and soffit. The building will have an aluminum fascia and gutter and downspout system. The exterior site work includes the construction of concrete sidewalks and aprons around the building, as well as the restoration of the ground to match adjacent grass conditions. The existing chain link fence will be replaced or reinstalled as needed, and new concrete stoops and steps will be constructed as specified.

The interior partitions will be constructed with metal studs and gypsum board, with all partitions in the restroom building receiving a concrete curb base. The floor will be finished with tile as specified, and the ceiling will be an acoustic ceiling tile system. The restroom building will include all necessary interior finishes such as ceramic floor and wall tiles, painted walls, and ceilings. The interior will be finished with an EIFS system, providing a durable and aesthetically pleasing appearance. The project also includes the installation of plumbing fixtures such as toilets, urinals, lavatories, and janitorial sinks, as well as all necessary mechanical, electrical, and HVAC systems to ensure the building is fully functional and compliant with current building codes.

Electrical power will be supplied from the MCB-1A panel in the ticketing building to the MCB-3A panel in the restroom building. The MCB-3A panel will supply power to the MCB-3B panel. The electrical/maintenance room will house the breaker panels and provide power to circuits previously powered by the shed breaker panel. All electrical work must comply with NEC and other relevant codes and standards. The electrical work includes the installation of lighting, power outlets, and connections for mechanical equipment. Fire alarm systems and emergency lighting will also be installed to meet safety and building code requirements.

The HVAC system will be designed to provide adequate ventilation and temperature control, with exhaust fans and air conditioning units to maintain a comfortable environment within the restroom building.

Additive Alternate Bid: Shed Demolition and Construction of the Ticketing Building

The additive alternate bid involves demolition of the storage shed and existing office/ticketing booth structures, and construction of a new ticketing building.

Site work for the ticketing building will include earthwork and fine grading to prepare the site, as well as structural earthworks to ensure a stable foundation, with proper disposal of all debris.

The storage shed building is located on the south side of the site, currently serving as a break room for lifeguards and as a vending machine area. The shed building contains outside lighting and four pool lights and a wading pool filter pump. This shed needs to be demolished, and the functional electrical and mechanical pool pumps need to be relocated to the new ticketing building. The concrete pad and utility are to remain and be plugged with conduit by the contractor.

The ticketing building will be approximately 543 square feet and will include a ticketing booth, staff rest areas, a kitchenette, and a restroom for staff use. The structure will be built with a reinforced concrete slab foundation, cast-in-place concrete for continuous footings, and CMU walls.

The roof will be a standing seam metal roof with rigid insulation (R-25ci minimum) and metal fascia and soffit. The exterior site work includes the construction of new concrete sidewalks, aprons, and steps around the building, as well as the restoration of the ground to match adjacent grass conditions. The existing vinyl and chain link fences will be

replaced or reinstalled as needed. The project includes the installation of new signage and lighting as specified in the project documents.

The interior will include metal stud partitions with gypsum board, and the floor and ceiling finishes will match those specified for the restroom building. Interior finishes for the ticketing building will include ceramic floor tiles, painted walls, and ceilings, along with necessary fixtures and fittings for the kitchenette and restroom areas. The building exterior will also feature an EIFS system for durability and visual appeal.

Electrical power will be supplied from a new 400A service meter panel and disconnect located on the north wall of the ticketing building's electrical/maintenance room. This panel will be fed power from the existing utility pole on the north exterior of the site. Two new breaker panels (MCB-1A and MCB-1B) will be constructed inside the electrical/mechanical room, with MCB-1A supplying power to the ticketing booth and other building areas. The existing pool pumps and equipment will be reconnected to the new office panels MCB-1A or MCB-1B, with all equipment relocated to the west wall. The electrical work includes the installation of lighting, power outlets, and connections for mechanical equipment. The building will also be equipped with a fire alarm system and emergency lighting to comply with safety and building codes. The HVAC system will be designed to provide adequate ventilation and temperature control within the ticketing building with exhaust fans and air conditioning units to maintain a comfortable environment within the ticketing building.