

SCOPE OF WORK  
KELSEY AND LAKE SHORE PARKS  
RESTROOM CONSTRUCTION & RENOVATION  
TOWN OF LAKE PARK

**(PROVIDE ALL LABOR, EQUIPMENT AND MATERIALS PER PLANS & SPECIFICATIONS)**

- Prebid sight visit and attendance of mandatory prebid meeting.
  - Davis/ Bacon Requirements (wage rates, payroll submittals, on-sight signage, encourage section 3 participation, meeting with P.B. County Department of Economic Sustainability, final submittals, etc.).
  - Obtain insurance and bond as specified in the bid documents and submit to Town prior to signing contract.
  - Obtain Town of Lake Park permit and PBC Health Dept. permit for renovation (see schedule of bid items for allowance amount for permit fees).
  - All contractors working on the site must be registered to work in the Town.
  - Coordination with Tennis Center events and other scheduled events and activities at Kelsey & Lake Shore Parks.
  - Prepare project schedule.
  - Upgrade vehicle access corridor to new restroom building construction site in Kelsey Park
  - Identify irrigation system conflicts with new building & walkways and cap or remove.
  - Identify irrigation system to be reconstructed.
  - Provide and place temporary restroom facilities when existing restroom is placed out of service.
  - Locate and protect utilities.
  - Provide and place erosion control. Temporary remove, cap, reinstated nuisance sprinkler heads.
  - Remove and dispose of identified existing park benches and concrete slabs per Alternate.
  - Provide and install new park benches and trash receptacles including concrete slab related work per Alternate.
  - Plug abandoned sanitary lateral pre Alternate.
  - Coordination with Seacoast Utility Authority. SUA inspection fees to be paid by Town.
  - Cap and/or remove encountered abandoned utility pipes.
  - Construct new ADA compliant CBS restroom/storage building in Kelsey Park including soil fill to grade and slope, geotechnical testing and report, retention area grading, concrete walkways, handrail, irrigation system adjustments, water line and electric service and sanitary sewer connection and Floratam sod.
  - Restore access corridor
  - Renovate existing Lake Shore Park restroom incl. dormer removal and re-roofing
  - Re-roof Community Meeting building
  - **Warranty:** One year materials, one year workmanship (labor), unless otherwise specified.
  - Alternates as selected by owner:
  - Submittals:
    - Shop drawings for all products and materials.
    - Geotec test results and report per specifications
    - Material Safety Data Sheet (MSDS) on all materials prior to delivering to site.
- NOTE: 1. There is no requirement to have a construction trailer on-site.  
2. Work at both park restrooms can be performed at the same time.

Questions/Clarifications to these specifications will be discussed at the Pre-bid Meeting, and written requests for questions/clarifications will be received as indicated in the section entitled "INSTRUCTIONS TO BIDDERS", Paragraph 12

## **TECHNICAL SPECIFICATIONS**

Attached to this document are separate plans/drawings available as a compliment to the Scope of Work for this project. All required bid items are described in the Scope of Work, and may be further clarified in any Addenda issued. Bidders are required to attend the mandatory Pre-bid Meeting. Bidders are encouraged to visit the project site so that local conditions are known and considered.

### **References:**

Plan set titled "Kelsey Park Restroom Facility" consisting of 34 sheets prepared by CPZ Architects, Incorporated dated November 6, 2016.

Plan set titled "Lake Shore Park Restroom Facility" consisting of 18 sheets prepared by CPZ Architects, Incorporated dated November 6, 2016.

Bound contract manual which includes "TECHNICAL SPECIFICATIONS-MINIMAL REQUIREMENTS for MATERIALS, PRODUCTS & EQUIPMENT" pages Technical Specification 1 through 9.

Questions/Clarifications to these specifications will be discussed at the Pre-bid Meeting, and written requests for questions/clarifications will be received as indicated in the section entitled "INSTRUCTIONS TO BIDDERS", Paragraph 12
--

**TECHNICAL SPECIFICATIONS  
MINIMUM REQUIREMENTS  
FOR  
MATERIALS, PRODUCTS, EQUIPMENT**

ITEM: Backflow Prevention Device, Reference Kelsey Park sheets C5.00 & C6.00

- As approved by Seacoast Utility Authority

ITEM: Handrail, Reference Kelsey Park sheet C 4.00 & C6.00

- ADA compliant, Sch. 40 aluminum, welded seems, powder coated, welded bottom plate for bolt-down installation.

ITEM: Bench Reference Kelsey Park sheet SP-3

- Integral Welded cross-members of 1-5/16" tubular steel
- Vertical steel slats 1/4" X 1-1/2" solid steel
- Tubular steel rung 1-5/16"
- Hot dipped galvanized prior to powder coating per Manufacturers requirements. Black.
- All metal components prepared per Manufacturers requirements and electro-static coated with polyester power coat
- Ductile Iron end frame
- Integral holes for attachment to concrete slab

ITEM: Litter Receptacle Reference Kelsey Park sheet SP-3

- Solid steel vertical bar
- Square tubular rim & rings
- 36 gallon capacity plastic removable liner
- Convex with self-closing lid door
- Lid secured to frame w/vinyl coated cable
- Hot dipped galvanized prior to powder coating per Manufacturers requirements. Black.
- All metal components prepared per Manufacturers requirements and electro-static coated with polyester power coat
- Integral holes for attachment to concrete slab

ITEM: Upward Coiling Door Reference Kelsey Park sheet A-1, Lake Shore Sheets A-1, A-5

- Steel, 18 gauge, galvanized with powder coat, solid face when closed, chain hoist operation, locally manufacturers authorized service
- Miami-Dade County, Fl. approved (NOA) product

ITEM: Spanish "S" Concrete Tile Reference Kelsey Park sheet A-2, Lake Shore Sheets A-2

- Miami-Dade County, Fl. approved (NOA) product
- Integral color to match existing buildings
- Lifetime warranty on concrete product
- Thirty (30) year warranty on 20 year non-prorated roofing system.

ITEM: Tile Seal for Spanish "S" Concrete Tile Reference Kelsey Park sheet A-2, Lake Shore sheet A-2

- Miami-Dade County, Fl. approved (NOA) product
- Underlayment warranted for 30 years
- Integral component of thirty (30) year warranted and bondable roofing system

ITEM: Primer Paint for Concrete, Stucco, Cement Plaster Reference Kelsey Park sheet A-3

- 100% Acrylic Professional Grade high performance paint system component
- Volume Solids 41%, Weight Solids 55%, Weight/gal. 10.92 lb., WVP Perms 22.3 (US)
- Wet Coverage 5.3-8.0 mils, Dry Coverage 2.1-3.2 mils
- Passes ASTM D522 Method B Flexibility
- Passes ASTM D1308 Alkali Resistance
- Passes ASTM D3273/D3274 Mildew Resistance
- Compliant with the following 2014 standards: OTC, SCAQMD, CARB, CARB SCM2007, MPI, NGBS, LEED 09CI, 09NC, 09CS, H.

ITEM: First & Second Paint Coat for Concrete, Stucco, Cement Plaster Reference Kelsey Park sheet A-3, Lake Shore sheet A-4

- 100% Acrylic Professional Grade high performance paint system component
- Compatible with primer
- Volume Solids 38%, Weight Solids 49%, Weight/gal. 10.19 lb., WVP Perms 22.8 (US)
- Wet Coverage 4 mils, Dry Coverage 1.5 mils per coat

ITEM: Block Filler for CMU Block Reference Kelsey Park sheet A-3

- 100% Acrylic formulated for use on poured & precast concrete and concrete block
- Volume Solids 53%, Weight Solids 73%, VOC < 0.42 lb/gal.
- Wet Coverage 18-34 mils, Finish Dry Coverage 10-18 mils, Effective Application 50-88 s.f./gal.

ITEM: First & Second Paint Coat for CMU Block Reference Kelsey Park sheet A-3

- 100% Acrylic Professional Grade high performance paint system component
- Compatible with primer
- Volume Solids 38%, Weight Solids 49%, Weight/gal. 10.19 lb., WVP Perms 22.8 (US)
- Wet Coverage 4 mils, Dry Coverage 1.5 mils per coat

ITEM: Prime Coat for Metal Doors & Frames Reference Kelsey Park sheet A-3, Lake Shore sheet A-5

- 100% Acrylic Professional Industrial grade cross-linking acrylic primer, rust inhibiting paint system component
- Prime coat for water-based or solvent-based high performance topcoats
- Volume Solids 36%, Weight Solids 49%, Weight 10.23 lb./gal.
- Compliant with the following 2015 standards: OTC, SCAQMD, CARB, CARB SCM2007, MPI 107,134, NGBS, LEED 09CI, 09NC, 09CS, 09C.
- Wet Coverage 5.0-10.0 mils, to achieve Dry Coverage 1.8-3.6 mils



ITEM: First & Second Coats for Metal Doors & Frames Reference Kelsey Park sheet A-3, Lake Shore sheet A-4

- Full Gloss High Performance Acrylic paint system componet
- Chemical & Corrosion Resistant
- Volume Solids 38.5%, Weight Solids 51%, VOC <1.66 lb./gal.
- Wet Coverage 6.0-10.0 mils, to achieve Minimum Dry Coverage 2.5 mils per coat

ITEM: Stucco Mix Admixture Reference Kelsey Park sheet A-3

- Special liquid formulation specifically for cement mixes to improve resistance to wear and weathering
- Density 1.035 kg/l, Solids 28%, Dilution with water 1:3 by volume

ITEM: Glass Block Reference Kelsey Park sheet A-3

- Miami-Dade County, Fl. approved (NOA) product (large missile impact)
- 8" X 8" X 4" Wavy Undulation for Max. Light Transmission and Subtle Visual Distortion, Nondirectional faces, Five (5) Year Warranty

ITEM: Epoxy Floor Finish System Reference Kelsey Park sheet A-5, Lake Shore Sheet A-4

- Decorative Colored Quartz Seamless Floor system with Integral Coved Base
- 1/8" thick multi coat epoxy system consisting of quartz granules imbedded in clear epoxy matrix with top coat
- Chemical Resistant meeting ASTM C868, ASTM C267, ASTM D1308
- Microbial Resistant ASTM G21 Rating 1
- Compressive Strength ASTM C579: 11,000 psi
- Skid Resistant, LEED qualified, Green Seal Standard Compliant
- Installation performed by Professional Factory-Trained contractor

ITEM: Epoxy Floor System Top Coat Reference Kelsey Park sheet A-5, Lake Shore Sheet A-4

- Integral Two Component of Epoxy Floor Finish System
- Coefficient of Friction ASTM D2047: Dry 0.67
- ASTM D523 Gloss > 88
- Abrasion, Chemical, UV resistant
- Microbial Resistant ASTM G21 Rating 1

ITEM: Concrete Floor Sealer Reference Kelsey Park sheet A-5, Lake Shore Sheet A-4

- GSA Specification A-A-5542 approved
- Water-base Acrylic Sealer, Stain & Mar Resistant
- ADA skid resistant
- Microbial Resistant ASTM G21 Rating 1
- Water Absorption < 1%
- Two coat each at 250-300 s.f./gallon

ITEM: Toilet Partition System Reference Kelsey Park sheet A-5, Lake Shore Sheet A-4

- Twenty-Five (25) Year Warranty
- ICC, NFPA Class B ASTM E 84 classification for flame spread and smoke development
- Ultra-hard graffiti resistant surfaces

- Hose-down maintenance
- Solid Color Reinforced Composite Overhead Braced
- Doors & stiles ¾" thick, Panels ½" thick
- Through-bolted hardware, pin head Torx head
- Type 304 satin finish stainless steel hardware & mounting brackets
- Full height heavy duty type 304 satin finish stainless steel hardware for through-bolted panel-to-stile U-channel & angle brackets
- Type 304 satin finish stainless steel spring-loaded, self-closing hinge full height of panels and doors
- Type 304 satin finish stainless steel vandal-resistant door stop
- Type 304 satin finish stainless steel reinforced latch with through-bolted keeper

ITEM: Urinal Partition Reference Kelsey Park sheet A-5, Lake Shore Sheet A-4

- Same manufacture as Toilet Partition System
- ICC, NFPA Class B ASTM E 84 classification for flame spread and smoke development
- Ultra-hard graffiti resistant surfaces
- Hose-down maintenance
- Solid Color Reinforced Composite Overhead Braced
- Wall hung

ITEM: Grab Bars Reference Kelsey Park sheet A-5, Lake Shore Sheet A-4

- 18-8S. Type 304 18 gauge satin finish stainless steel, 1-1/2" OD, ADA compliant
- Concealed mounting flanges w/snap flange covers
- Minimum 250 lb. point load complying with accessible design for structural strength

ITEM: Toilet Paper Dispenser Reference Kelsey Park sheet A-5, Lake Shore sheet A-4

- To be provided by Town for Contractor to install

ITEM: Sanitary Napkin Disposal Reference Kelsey Park sheet A-5, Lake Shore sheet A-4

- Surface mounted 18-8 type 304 stainless steel cabinet
- Door: 18-8 type 304 22 gauge stainless steel secured to cabinet with stainless steel piano hinge tumbler locked keyed
- Disposal panels: 18-8 type 304 22 gauge stainless steel self-closing
- Removable liner
- International graphic symbol
- All exposed surfaces to be satin finish

ITEM: Soap Dispenser Reference Kelsey Park sheet A-5, Lake Shore sheet A-4

- To be provided by Town for Contractor to install

ITEM: Stainless Steel Mirror Kelsey Park sheet A-5, Lake Shore sheet A-4

- 17-1/2" X 23-1/2" 18-8 type 304 20 gauge polished stainless steel No. 8 mirror finish
- Frameless ¼" return w/ tempered Masonite backing

ITEM: Concealed Push Button Flush Valve Reference Kelsey Park sheet P-1, Lake Shore sheet P-1

- ADA compliant high efficiency 1.28 gal./flush
- Non-hold open push button, three seal packing
- 1-1/2" spud coupling
- High copper, low zinc brass casting, chrome plated exposed parts
- Compatible with toilet
- 3 year warranty

ITEM: Flush Valve Reference Lake Shore sheet P-1

- ADA compliant battery powered infrared sensor activated high efficiency 1.28 gal./flush
- 1-1/2" spud coupling
- High copper, low zinc brass casting, chrome plated exposed parts
- Compatible with toilet
- 3 year warranty

ITEM: Hardwired Lavatory Faucet Reference Kelsey Park sheet P-1, Lake Shore sheet P-1

- Sensor metering hand washing faucet, line powered battery backup, 0.5gpm
- Programmable volume and time
- Die cast body-brushed satin chrome plated
- Above deck serviceable componets
- Bi-stable magnetic solenoid, all electronics sealed
- 3 year warranty

ITEM: Hand Dryer Reference Kelsey Park sheet A-5, Lake Shore sheet A-4

- Infrared sensor activated surface mounted motor blower combination
- 16,000 linear ft/minute air velocity at 135 degree F
- 80 decibel or less operation
- Nichrome heating element
- Tamper proof one piece heavy duty rib reinforced die cast zinc alloy housing, plate chrome finish
- 120 volt operation
- 5 year warranty

ITEM: Stainless Steel Toilets Reference Kelsey Park sheet P-1, Lake Shore sheet P-1

- ADA compliant, on-floor with floor waste, front mount, commercial grade 16 gauge satin finish stainless steel, no daylight between fixture and wall and between fixture and floor
- High efficiency (1.28 gpm) toilet flush, elongated bowl, hinged seat (open front no cover)
- Wall concealed flush valve thru-wall connection flushometer

ITEM: Stainless Steel Toilets Reference Lake Shore sheet P-1

- ADA compliant, on-floor with floor waste, front mount, commercial grade 16 gauge satin finish stainless steel, no daylight between fixture and wall and between fixture and floor
- High efficiency (1.28 gpm) toilet flush, elongated bowl, hinged seat (open front no cover)
- Top exposed supply flushometer

ITEM: Stainless Steel Urinal Reference Kelsey Park sheet A-5, Lake Shore sheet A-4

- ADA compliant wall hung high efficiency (0.5 gal./flush)
- Commercial grade type 304 16 gauge stainless steel contoured bowl, type 304 18 gauge satin finish stainless steel all other exposed surfaces
- Concealed supply, off-floor wall outlet waste
- Compatible with concealed no-touch flushometer

ITEM: Stainless Steel Lavatory Reference Kelsey Park sheet A-5, Lake Shore sheet A-4

- ADA compliant wall hung type 304 16 gauge satin finish stainless steel
- Wall mounting to include concealed arm carrier
- Approx. bowl size: 14" X 12" x 5" deep
- Off-floor waste
- Chrome plated cast bronze strainer
- Compatible with no-touch faucet
- No indentation for soap dish

ITEM: Restroom Signage Reference Kelsey Park sheet A-6, Lake Shore sheet A-5

- Aluminum, ADA compliant, raised letters, braille & symbols, radius corners, two color

ITEM: Electric Water Cooler Reference Kelsey Park sheet P-1

- ADA compliant dual height wall mount with remote water chiller on mounting frame
- 14 gauge type 304 stainless steel on integral mounting plate, satin finish
- Front accessible cartridge and flow adjustment
- One piece bowls, rounded corners, vandal resistant

ITEM: Chilled Water Drinking Fountain Reference Lake Shore Park sheet P-1

- One-piece welded construction 304 schedule 10 stainless steel
- ADA compliant dual height free standing. 8 gph chilled water
- Stainless steel anti-squirt vandal resistant bubbler head
- 18 gauge electro-polished stainless steel receptor bowl w/stainless steel strainer
- Stainless steel mushroom style push bar, non-cartridge O-ring control valve
- Above grade access, powder coated white

ITEM: Doors/Frames Reference Kelsey Park sheet A-7, Lake Shore sheet A-5

- Type FF Galvanized Steel meeting NFPA 101, Section 7.2.1

ITEM: Door Hinges Reference Kelsey Park sheet A-7, Lake Shore sheet A-5

- Stainless steel, ball bearing, five knuckle, standard weight, stain finish

ITEM: Door Closure Reference Kelsey Park sheet A-7, Lake Shore sheet A-5

- ADA compliant accessibility cylinder, institutional grade, 30 year warranty
- Hold open steel arm, all-weather fluid, powder coated metal cover

ITEM: Door Latch Set Reference Kelsey Park sheet A-7, Lake Shore sheet A-5

- ADA compliant, ANSI Grade 1, Exceed ANSI A156.2 lock lever torque requirement
- Stainless steel face plate, zinc plated chassis and latch bolt
- 6 pin, Small Format Interchangeable Core (SFIC), 10 year warranty



ITEM: Exhaust Fan Kelsey Park sheet M-0

- Direct drive, in-line exhaust, Approvals: NFPA, UL
- Permanent lubricated sealed ball bearing, variable RPM electronically commutated motor
- 18 gauge galvanized steel housing
- Aluminum centrifugal wheel
- 1,300 CFM @ 0.5 static pressure (1/2 HP/1426 RPM)

ITEM: Exhaust Fan Lake Shore Park sheet M-0

- Direct drive, in-line exhaust, Approvals: NFPA, UL
- Permanent lubricated sealed ball bearing, variable RPM electronically commutated motor
- 18 gauge galvanized steel housing
- Aluminum centrifugal wheel
- 1,000 CFM @ 0.5 static pressure (1/4 HP)

ITEM: Ceiling Grille Reference Kelsey Park sheet M-0, Lake Shore sheet M-0

- Aluminum border, 1/2" X 1/2" X 1/2" aluminum high free area egg crate core
- Meet NFPA, ANSI/ASHRAE standards
- Compatible with ceiling and light fixtures

ITEM: Wall Pack LED Emergency Light Reference Kelsey Park sheet E-2

- 30 Watt 5000K 2240 Lumen LED, surface mount, 5 year warranty
- Tempered glass lens, die cast aluminum housing, one-piece silicone gasket
- bronze powder coat

ITEM: Flood Light Reference Lake Shore Park sheet E-1

- 30 Watt LED, 2900 Lumen, 3000K, die cast aluminum powder coated (bronze) housing
- Adjustable knuckle, UL wet location approved, seven year warranty.

ITEM: Wall Pack Emergency Light Reference Lake Shore Park sheet E-1

- LED, 12Watt, 2 direction, 3.6 V sealed nickel cadmium battery back-up, brown out circuit, overload/short circuit protection
- Surface mount, high impact injection molded thermoplastic housing
- UL, NFPA 101, damp location approved, 5 year warranty

ITEM: 4' LED Vapor Proof/Vandal Resistant Ceiling Light Reference Kelsey Park sheet E-2, Lake Shore sheet E-1

- 75 Watt 3500K LED, 120 volt, Architectural marine grade aluminum housing, powder coated white, ribbed white polycarbonate lens, LED night light feature, emergency battery, surface mounted, EPDM gasketed for wet application

ITEM: 2' LED Vapor Proof/Vandal Resistant Ceiling Light Reference Kelsey Park sheet E-2

- 37.5 Watt 3500K LED, 120 volt, Architectural marine grade aluminum housing, powder coated white, ribbed white polycarbonate lens, LED night light feature, emergency battery, surface mounted, EPDM gasketed for wet application, tamper proof screw fasteners

ITEM: 4' LED Vapor Proof Ceiling Light Reference Kelsey Park sheet E-2

- 81 Watt 3500K LED, 8000 Lumens, 120 volt, Institutional self-extinguishing reinforced polyester plastic housing
- High impact internal prismatic lens, seamless gasket, UL wet locations, 5 year warranty

ITEM: Occupancy Sensor w/Switch Pack Reference Kelsey Park sheet E-2, Lake Shore Sh. E-1

- Ultrasonic motions sensing light control, 120 volt, ceiling mount, daylight sensor, ultrasonic sensor adjust, time delay-10 minute default, LED indicator
- 120 volt, 20 amp switch pack\

ITEM: Mop Sink Reference Kelsey Park sheet P-1

- 24" x 24" x 12" square, one-piece cast terrazzo with 20 gauge stainless steel cap
- Brass drain body cast into sink

ITEM: Mop Sink Faucet Reference Kelsey Park sheet P-1

- Wall mount solid cast brass housing, vandal proof lever metal handles, ADA compliant
- Two valve, ceramic disc cartridge
- 6" spout with bucket hook and stop, support bracket
- 1/2" NPT supply connection, vacuum breaker

ITEM: Mop Sink Faucet Reference Lake Shore sheet E-1

- Wall mount solid cast brass housing, 7" spout with bucket hook
- Two valve, ceramic disc, 1/2" NPT supply connection, vacuum breaker

ITEM: Floor Drain Reference Kelsey Park sheet P-1

- Cast iron epoxy coated, trap primer, sediment bucket
- ADA compliant flush drain strainer, vandal resistant

ITEM: Clean Out Reference Kelsey Park sheet P-1

- Epoxy coated cast iron, heavy duty 5" round gasketed nickel bronze top
- Removable gas tight gasketed brass cleanout plug, vandal proof

ITEM: Trap Primer Reference Kelsey Park sheet P-1

- Brass body, all lead free parts, built-in vacuum breaker, multi branch, ASSE approved, local code compliant

ITEM: Trap Primer Reference Kelsey Park sheet P-1

- Satin chrome plated cast bronze P-trap w/ground joint connection, 1/2" primer tube
- Threaded wall tube w/ escutcheon

ITEM: Tankless Water Heater Reference Kelsey Park sheet, Lake Shore Sh. P-1, E-1

- Only on Demand commercial electric tankless hot water heater, 40+/- AMP. Temp range 100-140 degree F
- Temp. rise 38 degrees F @ 1.5 GPM

ITEM: Water Hammer Arrestor Reference Kelsey Park sheet P-1, Lake Shore P-1

- Commercial lead free copper housing with polypropylene piston
- EPDM O-ring seal, brass NPT connection, 150 psi working pressure

ITEM: Pressure Tank Reference Kelsey Park sheet P-1, Lake Shore Sheet P-1

- Steel tank, 10.3 gallon volume, heavy duty diaphragm, polypropylene liner
- Welded air valve, precharged

ITEM: Simpson Connector Reference Kelsey Park sheet S2.2

- See Plan Sheet S2.2, NOTES FOR TRUSS TIEDOWN SCHEDULE:

All anchors specified are Simpson Strong-tie (unless otherwise noted). "No substitutions" shall be made without prior written approval from the engineer of record. Any substitution requests shall be accompanied by manufacturer's specifications and cut sheets. For additional information and installation requirements see manufacturer's specifications.