

Scope of Work

Anderson Clinic Remodel

February 8, 2016

The remodeling plans for the Anderson clinic is to separate out the Rehab services from the clinic services.

Physical Therapy Area:

Rehab entrance and office area (room #1):

1. New outside entrance into rehab room one with a 3/0x6/8 store front glass door (D1) to match the existing main entrance. This will have an automatic opener that is operated by a wireless opener on the pedestal in sidewalk and one inside the bldg. Exit device hardware.
2. Create reception area in room one that will have a sliding glass window facing the East to register patients.
3. Create a place for customers to sit on the computer from the hall side to work on computer.
4. Create work surface facing north for two employees to work.
5. Install quad outlets (to match existing color) installed at each computer location along with data box roughed in with conduit extending above the ceiling with pull string in each run.
6. Build new wall to extend above the ceiling and install 3/0x6/8 metal jamb and wooden oak door (D2) in hallway with closer and lever handle entrance lock keyed to SC1 key. Door to have 8"x24" lite.
7. Install 3/0x6/8 metal jamb and LH solid oak door (D3) with lever handle entrance lock keyed to SC1 Key.
8. New flooring.
9. Install new Mitsubishi mini split unit to heat and cool waiting area.
10. Patch and paint

Treatment room (room #2)

1. Remove casework and install wall hung sink that was removed from the restroom (new room #10) in NE corner of room. Install privacy lock on door.
2. Patch and paint walls.
3. New flooring.

Hallway (room #3)

1. Build linen cabinet on north side of room 5: refer to millwork elevation drawings.
2. Build storage room with LH 3/0 x6/8 door with lever handle passage lock on north side of room 4. Install light fixture with switch.
3. Build wall to extend above ceiling and to accommodate 3/0x6/8 metal jamb and LH solid oak door jamb and door (D6) with closer, lever handle entrance lock keyed to SC1. Door to have 8"x24" lite.
4. Patch floor where needed.
5. Patch and paint

Rehab Gym (room #4)

1. Remove and fill in existing door
2. Cut wall and install new 3/0x6/8 metal jamb and solid oak door (D5) with lever handle entrance lock keyed to SC1.
3. Patch flooring.
4. Patch and paint

Clinic Area:

Room 5

1. Remove and fill in door on north side of room.
2. Cut new entrance and 3/0x6/8 metal jamb and LH door in to room from east side (D7) with lever handle entrance lock keyed to SC1.
3. Patch flooring
4. Patch and paint

Room 6

1. Create new break room to include new casework and plumbing. Floor will need to be saw cut for sewer line and patched back with concrete and new flooring. Refer to plumbing drawing for reference. Need to field verify plumbing location.
2. New wall with RH door (D8) out swing located to the south that includes lever handle privacy lock and closer. NOTE: THIS IS DIFFERENT THAN THE DRAWINGS.
3. New Data box with conduit extended above ceiling and outlets on both sides of the new wall.
4. Patch flooring.
5. Patch and paint

Room 7

1. Extend wall and install new metal jamb and RH door (D9) with closer and lever handle privacy lock. Install 8"x24" lite in door.
2. Remove eye wash station and cap plumbing lines as we do not have chemicals in this area and the eye wash station is not needed.
3. Patch floor
4. Patch and paint

Room 8, 9 & 10

1. Demo restroom to create new room number 10.
2. Demo casework and plumbing in rooms 8 & 9 and install new casework per millwork elevation drawings and reinstall existing plumbing fixtures.
3. Install quad outlets (to match existing color) installed at each computer location in rooms 8 & 9 along with data box roughed in with conduit extending above the ceiling with pull string in each run.
4. Leave the existing doors in rooms 8 & 9 and make new entrance into the rooms from the east with doors number D11 and D12.
5. Doors D11 and D12 will be 3/0x6/8 metal frame with LH solid oak doors.
6. Doors D11 and D12 to have lever handle privacy locks.
7. Create storage closet with door (D10) to include closer and lever handle storeroom lock keyed to SC1.
8. New flooring, new ceiling grid and tile in room 10. Flooring to be VCT to match existing in hallway.
9. New lighting in room 10 controlled by same light switch as corridor.
10. Patch and paint

Outside

1. Remove lettering on the brick on outside of the building.
2. Relocate outside water hydrant if in the way of the construction of new entrance to PT.
3. Demo concrete sidewalk south of new entrance to physical therapy.
4. Prep and pour new concrete 5 feet wide from the new PT door out to parking lot. The new side walk to be designed to have a ramp from the parking lot and smooth transition to existing sidewalk.
5. Install pedestal with wireless opener for new PT entrance door.
6. Make sure we do not damage lawn sprinkler system and that we still have sufficient watering on the east side of new entrance/sidewalk area.

Additional notes:

- Use the drawings provided by Corner Greer and point out any discrepancies from those documents and this scope of work so that they may be clarified before bid date.
- Supply and return HVAC registers need specked out and arranged to best accommodate new design of all areas.
- No flex duct over 6 feet long.
- Patch and Paint where walls are constructed or damaged during this project.
- Paint colors to match existing colors sheen and to be purchased from Spectrum Paint. Maintenance to provide a written list of paint colors.
- Stain for doors is golden oak Min-wax, sealed with 2 coats of lacquer.
- Verify the current height of the existing interior doors and the new doors will need to be the same height.
- Relocate light switches, lights and outlets for each area as needed.
- New outlets, light switches and covers to match the amperage rating and color as existing in building.
- All light switches and receptacles need breaker location identified with label on the cover plate.
- Doors handles to be commercial grade lever handle Schlage with SC1 keyway.
- FNH infection control guidelines to be followed, Contractor to provide own HEPA units with HEPA filters large enough to provide negative air to area, tents, walk off mats, etc.
- Debris to be removed during time of day established to minimize interference with pedestrian traffic.
- Some work may need to take place after hours or on clinic off days such as saw cutting floor and jackhammering of concrete so not to disrupt patient services.
- Any required additional fire extinguisher installed in cabinets and exit signs.
- Contractor responsible for all needed permits including the City of Anderson.
- Provide Lien waivers for final payment.
- List sub contractors with your bid documents.