

Attachment A

Scope of Work



**DEPARTMENT OF GENERAL SERVICES
SCOPE OF WORK (SOW)**

MPD 7th District Locker Room Renovations

Section A: General

The Department of General Services (DGS) is seeking a Contractor to provide all necessary construction services, supervision, permits, labor, supplies, equipment, and materials to perform locker room renovations at the MPD 7th District Headquarters located at 2455 Alabama Ave, SE, Washington DC, 20020.

Section B: Scope of Work (SOW)

The Contractor shall perform construction services in an occupied building that will include:

- Removal and replacement of lockers
- Removal and replacement of bathroom fixtures, partitions and accessories
- Removal and replacement of ceiling grid/tiles/lights/diffusers/grills
- Patching, priming and painting of all walls, doors, and trim
- Demolition and disposal of all existing items where new items are listed as 'Furnish and Install'
- Salvaging and reuse of all existing items where new items are not listed as 'Furnish and Install'
- Replacing in-kind for items that do not have a Finish Schedule
- Replacement of all HVAC filters (after completion of all work and clean up)

B.1 The construction for this project shall be coordinated with the DGS Project Manager and completed in the following phases:

- Phase 1 – Bathroom Fixtures & Finishes (One at a time)
- Phase 2 – Removal & Installation of lockers (Only those that can be done in one day)
- Phase 3 – Ceiling Work
- Phase 4 – Floor Work
- Phase 5 – Final Cleaning

B.2 The locker specifications are as follows:

Republic Police Locker

Type L-1 24"W x 33"D x 78"H with 16ga body

Built-in Bench Seat

Built-in Lockable Drawer, Coat Rod, Hat Shelf, Hooks, and Padlock Attachment

3"H Z-Base

Continuous Slope Top and Number Plate

Color: Powder Coat #61 Midnight Blue

Total Locker Qty: 435

Locker Qty Breakdown:

Men's Locker Room – Officer's Rm. 107 (Basement Level) – 284 Lockers

Men's Locker Room – Official's Rm. 106 (Basement Level) – 24 Lockers

Women's Locker Room – Rm.105 (Basement Level) – 36 Lockers

Women's Locker Room – Officer's Rm. 113 (Basement Level) – 43 Lockers

Women's Locker Room – Official's Rm. 115 (Basement Level) – 16 Lockers

Women's Locker Room – Officer's Rm. 003 (3rd Level) – 19 Lockers

Men's Locker Room – Lieutenant's Patrol Room (2nd Floor) – 7 Lockers

Women's Locker Room – Lieutenant's Safe Room (2nd Floor) – 6 Lockers



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B.3 Site Specific Scope:

Men's Locker Room – Officer's Rm. 107 and Official's Rm. 106 (Basement Level)

Demolition/Disposal & Salvage/Re-use:

- Demo and dispose of existing lockers
- Demo existing wood paneling wall between Men's and Women's locker room
- Demo existing wood floor benches
- Demo and dispose of drop ceiling grid and tile
- Demo and dispose of existing light fixtures
- Demo and dispose of existing HVAC diffusers and registers
- Salvage and re-use existing ceiling speakers
- Salvage and re-use existing sprinkler heads
- Salvage and re-use existing fire alarm devices

New Installations:

- Furnish and install new Republic Police lockers; Reference basis of design
- Furnish and install matching floor and wall tile for damaged tile that is exposed post installation of new lockers
- Furnish and install new drop ceiling grid and tile
 - New ACT installation must return all existing and new interrelated items (sprinkler heads, speakers, etc.) to practically the same places as they are presently found. Functionality is not to be impaired before, during or after construction.
 - Grid, lights and register layout to coincide and coordinate with new locker layout and walk aisles
- Furnish and install new 2' x 4' light fixtures
- Furnish and install new HVAC diffusers and registers
- Furnish and install new one (1) coat primer and two (2) coats finish paint on Walls – skim, patch, prep for paint to include and repair any holes created during demolitions; Color: Antique White - SW6119
- Furnish and install new one (1) coat primer and two (2) coats finish paint to doors & doors trim; Color: Battleship Gray - SW5452.
- F&I new metal doors and hardware in place of existing wood doors and hardware; install closures, hinges, protection devices, seals, gaskets, etc. as required. Submit door hardware and key schedule and confirm all hardware functions and keying with DGS before ordering. Hardware to be Schlage ND-Series with Sparta Lever, finish satin chrome
- Furnish and install occupancy sensor light switches at single gang switches and sensors throughout rooms as required; QTY: Field Verify and coordinate locations with lockers
- Furnish and install new full height mirrors at end of lockers; QTY 10.
- Post construction, provide steam and grout cleaning of all floor and wall tiles

Men's Locker Room – Shower & Bathroom (Basement Level)

Demolition/Disposal & Salvage/Re-use:

- Demo and dispose of existing bathroom and shower partitions/fixtures/countertops/accessories
- Salvage and reuse all existing items where new items are not listed as 'Furnish and Install' below
- Salvage and re-use existing sprinkler heads



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- Salvage and re-use existing fire alarm devices

New Installations:

- Furnish and install patching and then deep cleaning of existing terrazzo shower basins
- Furnish and install new shower partitions with doors; QTY 4
- Furnish and install new shower trim (handle and head); QTY 4
- Furnish and install new urinal screens; QTY 4
- Furnish and install new toilet partitions; QTY 4
- Furnish and install new toilets compatible with existing rough-in, support and locations; QTY 4
- Furnish and install new urinals compatible with existing rough-in, support and locations; QTY 5
- Furnish and install new toilet paper dispensers; QTY 4
- Furnish and install new toilet seat cover dispensers; QTY 4
- Furnish and install new hand dryer; QTY 1
- Furnish and install new paper towel holders; QTY 2
- Furnish and install new sink counter top; QTY 1
- Furnish and install new sinks; QTY 3
- Furnish and install new sink faucets; QTY 3
- Furnish and install new hand soap dispensers; QTY 2
- Furnish and install new sink mirror; QTY 1
- Furnish and install new full length mirror; QTY 1
- Furnish and install new silicone waterproof caulking (clear) in entire bathroom and shower area; remove existing caulk and clean substrates as necessary prior to new installations
- Furnish and install new plumbing clean-out for urinals; patch wall and install 14" x 14" metal access panel for access
- Furnish and install new plumbing clean-out for toilets; patch wall and install 14" x 14" metal access panel for access
- Furnish and install duct cleaning of bathroom exhaust and Preventative Maintenance of roof top fan

Women's Locker Room - Rm.105 (Basement Level)

Demolition/Disposal & Salvage/Re-use:

- Demo existing wood paneling wall between Men's and Women's locker room
- Demo existing wood floor benches
- Demo and dispose of existing lockers
- Demo and dispose of drop ceiling grid and tile
- Demo and dispose of existing light fixtures
- Demo and dispose of existing HVAC diffusers and registers
- Salvage and re-use existing ceiling speakers
- Salvage and re-use existing sprinkler heads
- Salvage and re-use existing fire alarm devices

New Installations:

- Furnish and install new 3 5/8" metal stud (20 ga - 16" o.c.) drywall (Greenboard) partition with sound insulation (R13 Fiberglas) between Men's and Women's locker room; apply one (1) coat primer and two (2) coats finish paint and vinyl cove base each side. NOTE: Hold drywall off floor 1/2" so wicking does not occur.



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- Furnish and install new Republic Police lockers; Reference basis of design
- Furnish and install matching floor and wall tile for damaged tile that is exposed post installation of new lockers
- Furnish and install new drop ceiling grid and tile
 - New ACT installation must return all existing interrelated items (sprinkler heads, HVAC grills and returns, speakers, etc.) to practically the same places as they are presently found. Functionality is not to be impaired.
 - Grid layout to coincide with new locker layout and walk aisles
- Furnish and install new light fixtures
- Furnish and install new HVAC diffusers and registers
- Furnish and install new one (1) coat primer and two (2) coats finish paint on Walls – skim & patch prep for paint to include any holes created by demolition; Color: Antique White - SW6119
- Furnish and install new one (1) coat primer and two (2) coats finish paint to doors & doors trim; Color: Battleship Gray - SW5452.
- F&I new metal doors and hardware in place of existing wood doors and hardware; install closures, hinges, protection devices, seals, gaskets, etc. as required. Submit door hardware and key schedule and confirm all hardware functions and keying with DGS before ordering. Hardware to be Schlage ND-Series with Sparta Lever, finish satin chrome
- Furnish and install occupancy sensor light switches at single gang switches and sensors throughout rooms as required; QTY: Field Verify and coordinate locations with lockers
- Furnish and install new full height mirrors at end of lockers; QTY 10
- Post construction, provide steam and grout cleaning of all floor and wall tiles

Women's Locker Room – Officer's Rm. 113 and Official's Rm. 115 (Basement Level)/Officer's Rm. 003 (3rd Level)

Demolition/Disposal & Salvage/Re-use:

- Demo existing VCT floor
- Demo existing 2-seat table and chairs
- Demo existing wood floor benches
- Demo and dispose of existing lockers
- Demo and dispose of drop ceiling grid and tile
- Demo and dispose of existing light fixtures
- Demo and dispose of existing HVAC diffusers and registers
- Salvage and re-use existing ceiling speakers
- Salvage and re-use existing sprinkler heads
- Salvage and re-use existing fire alarm devices

New Installations:

- Furnish and install new 2" x 2" floor tile to match existing tile; NOTE: Where VCT was removed.
- Furnish and install new Republic Police lockers; Reference basis of design
- Furnish and install matching floor and wall tile for damaged tile that is exposed post installation of new lockers
- Furnish and install new drop ceiling grid and tile
 - New ACT installation must return all existing interrelated items (sprinkler heads, HVAC grills and returns, speakers, etc.) to practically the same places as they are presently found. Functionality is not to be impaired.



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- Grid layout to coincide with new locker layout and walk aisles
- Furnish and install new light fixtures
- Furnish and install new HVAC diffusers and registers
- Furnish and install new one (1) coat primer and two (2) coats finish paint on Walls – skim & patch prep for paint to include any holes created by demolition; Color: Antique White - SW6119
- Furnish and install new one (1) coat primer and two (2) coats finish paint to doors & doors trim; Color: Battleship Gray - SW5452.
- F&I new metal doors and hardware in place of existing wood doors and hardware; install closures, hinges, protection devices, seals, gaskets, etc. as required. Submit door hardware and key schedule and confirm all hardware functions and keying with DGS before ordering. Hardware to be Schlage ND-Series with Sparta Lever, finish satin chrome
- Furnish and install occupancy sensor light switches at single gang switches and sensors throughout rooms as required; QTY: Field Verify and coordinate locations with lockers
- Furnish and install new full height mirrors at end of lockers; QTY 10
- Post construction, provide steam and grout cleaning of all floor and wall tiles

Women's Locker Room 113/115/Women's 3rd Locker Room - Shower & Bathroom (Basement Level)

Demolition/Disposal & Salvage/Re-use:

- Demo and dispose of existing bathroom and shower partitions/fixtures/countertops/accessories
- Salvage and reuse all existing items where new items are not listed as 'Furnish and Install' below
- Salvage and re-use existing fire alarm devices

New Installations:

- Furnish and install patching and then deep cleaning of existing terrazzo shower basins
- Furnish and install new shower partitions with doors; QTY 4
- Furnish and install new shower trim (handle and head); QTY 4
- Furnish and install new toilet partitions; QTY 2
- Furnish and install new toilets compatible with existing rough-in locations; QTY 4
- Furnish and install new toilet paper dispensers; QTY 2
- Furnish and install new toilet seat cover dispensers; QTY 2
- Furnish and install new hand dryer; QTY 1
- Furnish and install new paper towel holders; QTY 2
- Furnish and install new sink counter top; QTY 1
- Furnish and install new sinks; QTY 2
- Furnish and install new sink faucets; QTY 2
- Furnish and install new hand soap dispensers; QTY 2
- Furnish and install new sink mirror; QTY 1
- Furnish and install new full length mirror; QTY 1
- Furnish and install new waterproof caulking of entire bathroom and shower area
- Furnish and install new clean-out for toilets; patch wall tile after completion
- Furnish and install duct cleaning of bathroom exhaust and Preventative Maintenance of roof top fan



DEPARTMENT OF GENERAL SERVICES SCOPE OF WORK (SOW)

Men's Locker Room – Lieutenant's Patrol Room (2nd Floor)

Demolition/Disposal & Salvage/Re-use:

- Demo and dispose of existing lockers
- Demo and dispose of existing light fixtures
- Demo and dispose of existing HVAC diffusers and registers
- Salvage and re-use existing ceiling speakers
- Salvage and re-use existing sprinkler heads
- Salvage and re-use existing fire alarm devices

New Installations:

- Furnish and install new Republic Police lockers; Reference basis of design
- Furnish and install matching floor and wall tile for damaged tile that is exposed post installation of new lockers
- Furnish and install skim & patch and one (1) coat primer and two (2) coats finish paint on hard ceiling
- Furnish and install new light fixtures
- Furnish and install new HVAC diffusers and registers
- Furnish and install new one (1) coat primer and two (2) coats finish paint on Walls – skim & patch prep for paint to include any holes created by demolition; Color: Antique White - SW6119
- Furnish and install new one (1) coat primer and two (2) coats finish paint to doors & doors trim; Color: Battleship Gray - SW5452.
- F&I new metal doors and hardware in place of existing wood doors and hardware; install closures, hinges, protection devices, seals, gaskets, etc. as required. Submit door hardware and key schedule and confirm all hardware functions and keying with DGS before ordering. Hardware to be Schlage ND-Series with Sparta Lever, finish satin chrome
- Furnish and install occupancy sensor light switches at single gang switches and sensors throughout rooms as required; QTY: Field Verify and coordinate locations with lockers
- Furnish and install new full height mirror; QTY 10. Location TBD
- Post construction, provide steam and grout cleaning of all floor and wall tiles
- Post construction, provide cleaning and waxing of VCT flooring

Women's Locker Room – Lieutenant's Safe Room (2nd Floor)

Demolition/Disposal & Salvage/Re-use:

- Relocate existing Safe and Administration lockers prior to performing Demo and new Installations; See Officer Cole prior to starting the work.
- Demo and dispose of existing lockers
- Demo and dispose of drop ceiling grid and tile
- Demo and dispose of existing light fixtures
- Demo and dispose of existing HVAC diffusers and registers
- Salvage and re-use existing ceiling speakers
- Salvage and re-use existing sprinkler heads
- Salvage and re-use existing fire alarm devices



DEPARTMENT OF GENERAL SERVICES SCOPE OF WORK (SOW)

New Installations:

- Furnish and install new 3 5/8" metal stud (20 ga - 16" o.c.) drywall partition with sound insulation (R13 Fiberglas) between Locker and Safe Room; apply one (1) coat primer and two (2) coats finish paint and vinyl cove base. NOTE: Hold drywall off floor 1/2"
- Furnish and install new door/frame/hardware in center of new partition wall; door/frame/hardware to match existing door leading into Admin/Safe Room.
- Furnish and install new Republic Police lockers; Reference basis of design
- Furnish and install matching VCT floor tile for damaged tile that is exposed post installation of new lockers
- Furnish and install new drop ceiling grid and tile
 - New ACT installation must return all existing interrelated items (sprinkler heads, HVAC grills and returns, speakers, etc.) to practically the same places as they are presently found. Functionality is not to be impaired.
 - Grid layout to coincide with new locker layout and walk aisles
- Furnish and install new light fixtures
- Furnish and install new HVAC diffusers and registers
- Furnish and install new one (1) coat primer and two (2) coats finish paint on Walls – skim & patch prep for paint to include any holes created by demolition; Color: Antique White - SW6119
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- Furnish and install occupancy sensor light switches at single gang switches and sensors throughout rooms as required; QTY: Field Verify and coordinate locations with lockers
- Furnish and install new mirror; QTY 1. Location TBD
- Post construction, provide cleaning and waxing of VCT flooring

Upon completion of the work, the Contractor shall provide a final cleaning of all spaces where renovations occurred. The final cleaning shall include, but not be limited to: waxing/sealing of VCT flooring, cleaning of ducts/registers/grills of HVAC system, steam and grout cleaning of all floor/wall tiles, ducts (supply/return/exhaust), roof top exhaust fan. As such, the Contractor shall dedicate such personnel and other resources as necessary to ensure that the Project is completed on-time and in a diligent, skilled, and professional manner.

- END OF SCOPE OF WORK (SOW) -