

## **Scope Narrative**

### **Clinton Community SD – Community Pavilion & Concession Stand Project**

The narrative below incorporates all planned scope to complete this project.

#### **01 – Architecture & Engineering**

- Architecture & design fees through construction
- Electrical engineering design & construction fees
- Mechanical engineering design & construction fees
- Structural engineering design & construction fees
- Civil engineering design & construction fees
- Full Geotechnical report
- Permits

#### **02 – Demolition/Existing Conditions**

- Disassemble and relocate existing batting cage to district approved location by softball field
- Demo existing batting cage area to prepare for new building

#### **03 – Concrete**

- Approx. 40' x 100' Concrete slab on grade
- 500 SF of epoxy floor in concessions and storage area
- 500 SF of sealed concrete floors in restrooms and utility room

#### **04 – Masonry**

- Approx. 400 SF of architectural brick installed to match existing high-school
- CMU construction for base building (40' x 25' building)

#### **05 – Metals**

- Aluminum wrap on beams and posts in canopy space to match color selection by district
- (1) 8' x 1' SS exterior shelf for hand off window
- (2) 4' x 1' SS exterior shelves
- Metal stud framing for interior walls
- Beams for canopy construction

## **06 – Woods, Plastics, & Composites**

- LP/JM siding for exterior of building

## **07 – Thermal & Moisture Protection**

- Thermal and moisture protection for all exterior walls
- Flashing and coping for roof
- Standing seam metal roof (24 gauge or better)

## **08 – Openings**

- Steel lintel for hand off window
- (6) 36" x 84" Exterior, fade resistant, metal doors with frames and hardware
- (1) 72" x 96" Exterior, fade resistant, metal double door and hardware for storage area
- (1) 8' x 3' hand off window with two manual slider openers.

## **09 – Finishes**

- 1000 SF of FRP installed in concession area
- Prime and paint in restroom spaces
- 1000 SF of new grid and ACT tile

## **10 – Specialties**

- (1) 2 comp sink (Regency 72" 16-gauge stainless steel sink or better)
- (1) wall mounted commercial hand sink (Regency 17"x17" wall mounted with 4" centers or better)
- (1) deck mounted manual faucet (Chicago Faucets 420 series - 420-ABCP)
- (1) deck mounted pre-rinse faucet with 4" fixed centers including head (Chicago Faucets 510 series - 510-G613L15XKCAB)
- (4) restroom metered faucets (Chicago faucet 3501 series - 3501-E2805ABCP)
- (1) ¾ horsepower garbage disposal
- ADA pipe covers
- (2) ADA standard floor mounted toilets with manual flush valves
- (2) standard floor mounted toilets with manual flush valves
- (2) standard wall mounted urinals with manual flush valves
- (4) standard toilet paper dispensers
- (2) standard sets of ADA grab bars
- (1) 30 gal electric water heater
- (6) 24" x 48" x 74" restaurant grade adjustable storage racks
- (2) electric hand dryers for restrooms (Dyson will be rejected)
- (1) frost-free hose bib

## **11 – Equipment**

- Upright fridge with freezer (26 cu. ft. capacity)
- (1) Glass 2-door drink cooler (48” or larger)
- 40” TV with mount for menu display
- Stand-alone upright freezer (20 cu. ft. capacity)

## **12 – Furnishings**

- 40 LF of metal casework. 50/50 Mix of open shelving and doored with locking capabilities
- 40 LF Stainless countertops
- Custom logos on side of building
- (6) round metal picnic tables (Uline H-2127NB)
- (4) round metal ADA picnic tables (Uline H-2672NB)

## **22 – Plumbing**

- Underground drain waste and vent lines.
- Above ground drain waste and vent lines.
- Floor drains and cleanouts in restrooms, concessions, and utility room
- Domestic cold water, hot water
- Install of all plumbing fixtures and equipment listed in 0010 and on plans
- Natural gas piping for gas grill. Grill hookup to be outside with shut off valve to be located in at grill pad and in kitchen area.

## **23 – HVAC**

- Furnish and install (2) Stand-alone electric heaters for restrooms (Modine)
- Furnish and install (3) exhaust fans for restrooms and concessions area
- Furnish and install (1) 12,000 BTU Mini split/heat pump unit for concessions area (Mitsubishi)

## **26 – Electrical**

- Electrical service to the building
- Furnish and install Electrical panel
- Furnish and install (2) – restroom heaters
- Furnish and install (1) – mini split system in concession area
- Furnish and install (13) – exhaust fans
- Furnish and install (1) – 30gal electric water heater
- Furnish and install (18) – duplex outlets for equipment
- Furnish and install (2) – electric hand dryers (Dyson will be rejected)

- Electrical services for Interior and exterior lighting
- Furnish and install:
  - (8) 2x2 flat panels in concessions with switch
  - (10) 2x2 flat panels for restrooms with switches
  - (2) wall mounted over sink fixture in restrooms
  - (3) exterior motion sensor building lights
  - (4) ceiling mounted lights for under pavilion
- Electrical services for 5 exterior cameras (4 standard & 1 birds' eye 360)
- Data outlet in concessions for digital screen and security system
- Electrical services for score boards & multi-speaker sound system
- Low voltage control wiring for beamed internet service

### **31 – Earthwork**

- Site clearing
- Trenching for new utilities
- Excavation and backfill for concrete slab and utilities
- Earthwork associated with new batting cage at district approved location

### **32 – Exterior Improvements**

- Restoration as needed (seed and straw in disturbed areas)
- Install new 75' x 30' batting cage at district approved location by baseball field (new cage and materials provided by district)

### **33 – Utilities**

- Tie into existing electrical service at storage shed
- Tie into existing plumbing and sewer utilities either on school property or at the road nearest the site per city/utility requirements

### **Assumptions**

- Assumes optimal soil condition that does not require any additional work prior to construction
- Assumes a typical cost and lead time for utility information and requirements from local utilities
- Assumes typical lead times on building materials and equipment