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## Daycare – Scope of Work

Date: October 29, 2026
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Note – Extent of work should be verified in field. A mandatory walk through will be scheduled for bidder eligibility, refer to RFP for date and time.

## Exterior Work

General Exterior Work

- Replace all exterior lights with similar mid grade commercial fixtures *(Photo Ref E / G)*
  - (14) wall sconces
  - (6) above door flood light
- Replace all downspouts and add splash pads *(Photo Ref C)*
  - (16) 10' downspouts
  - (2) 14' downspouts at play shed
- Replace all column trim at all 6 columns at the breezeway *(Photo Ref H)*
- Clean and pressure wash all gutters *(Photo Ref R)*

East Wing Exterior

- Replace wall mounted metal frame and canvas canopy at main entry door w similar product. *(Photo Ref A)*
- Replace approximately 320 SF of existing wood siding at entrance with Hardi-board shingle siding, or equivalent. Prime and paint new materials. Refer to photo for extent. *(Photo Ref A)*
- Remove NE pair of metal doors with a wood frame and replace with vinyl window to match existing. Trim out window to match existing. Fill below window with Hardi-board shingle siding, or equivalent. Prime and paint new materials. *(Similar to Photo Ref B)*
- At NW pair of doors, provide new concrete landing and ramp over existing sidewalk. Provide 7.5' x 6.5' concrete landing (adjacent to existing landing) and 4' of ramp at 1:12 slope (over existing sidewalk). Ramp to be 6.5' wide to match existing sidewalk. Include new wooden guardrail at new landing and ramp to match existing guardrails. *(Photo Ref B)*

West Wing Exterior

- Sand blast and paint all existing metal railings *(Photo Ref D)*
    - Two long railings, one at front and one at rear
    - Two short railings at side exist
- Replace chain link gate with similar chain link gate *(Photo Ref O)*
- Replace window screens (assume 6). Field measure required.
- Replace gutter over main entry canopy
- Pressure wash roof.
- Remove and dispose of concrete stairs at NW corner of building. Replace with a 5' x 5' wooden deck with 2 steps. Provide a 5' wide sidewalk from the bottom of steps to the existing sidewalk, approximately 18'. Railing will need to be removed and reinstalled. Existing railings may be reused. Repair trim at door where railing has pulled away from building. *(Photo Ref Q)*
- Paint exposed soffit and wrap (and paint) exposed horizontal beams at entry canopy and breezeway. *(Photo Ref F / J)*

Play Area Work

- Pressure wash play shed gables.
- Repair sidewalk at SW corner of play yard; sloped to create trip hazard. Replace up to 8' of sidewalk. *(Photo Ref N)*
- Repair sidewalk at SE corner of play yard; sloped to create trip hazard. Replace up to 8' of sidewalk. *(Photo Ref K)*
- Provide approximately 30'x60' of loose fill rubber surfacing in main play area with a 4x4 pressure treated wood barrier, laid flush with ground *(Photo Ref S).* Material should be 5" deep. Will require removal and disposal of existing loose rubber surfacing, existing 4x4 boarder, some grass, and soil down to the depth indicated.
- Provide approximately 20'x20' of loose fill rubber surfacing in toddler play area with a 4x4 pressure treated wood barrier, laid flush with ground *(Photo Ref T).* Material should be 3" deep. Will require removal of existing grass and soil down to the depth indicated.
- Remove existing wooden fence between play areas and provide rubber coated chain link fence with 3 gate location (2 existing locations and additional gate into toddler area). Existing fences equal approximately 11 linear feet with two (2) 5' wide gates. *(Photo Ref L / M)*
    - Add sidewalk extension to new toddler gate location, approximately 5' x 3'.
- Provide age 2-12 play structure. For bidding purposes consider an allowance of $53,000. Exact structure to be determined with client.
- Provide shade structure in toddler play area. For bidding purposes consider an allowance of $18,000. Exact structure to be determined with client.

## Interior Work

General Interior Work

- Paint all interior walls. Verify extents during site visit. *(Photo Ref EE)*

- Provide estimate for wall patch / repair based on site visit. *(Photo Ref EE)*
- Replace all interior light fixtures with LED fixtures of a similar style *(Photo Ref AA / BB):*
    - (97) 2x4 recessed lights in grid
    - (8) 2x4 surface mounted lights in kitchen and storage room
    - (2) wall sconces at east building fireplace
    - (2) can lights in infant room
- Replace interior plumbing fixtures and countertops as indicated *(Photo Ref FF / GG / HH / JJ / KK / MM / NN):*
    - (8) Standard size toilets
    - (3) Child size toilets
    - (2) Single basin kitchen sinks and faucets
    - (2) Replace urinals with tall, floor mounted urinals
    - (1) Double basin kitchen sink and faucet
    - (5) Vanity sinks and faucets
    - (5) Wall mount bathroom sinks and faucets
    - (1) Faucet at food prep sink in kitchen
    - (36) Angle stops
    - (1) 3' plastic laminate countertop with apron and backsplash (sink listed above)
    - (1) 3' plastic laminate countertop with apron and backsplash (sink listed above)
    - (1) 11' plastic laminate countertop with apron and backsplash (sink listed above)
    - (2) 6' plastic laminate countertop with apron and backsplash (sinks listed above)
    - (1) 36" new upper and lower cabinets with backsplash in west building staff room (sink listed above)
- Replace up to 50 electrical outlets with tamper proof outlets.
- Replace up to 25 toggle light switches
- Replace selected exterior door hardware with mid-grade commercial hardware (plan for 12; must include panic hardware, weatherstripping, sweeps, Schlage locks with interchangeable cores, and closers) *(Photo Ref OO / PP / QQ)*
- Replace selected 36" x 80" interior doors and hardware mid-grade commercial hardware (plan for 11 solid core wood doors with latches, hinges, door stops, and up to 3 with Schlage locks with interchangeable cores) *(Photo Ref RR)*

<u>East Wing Interior</u>

- Demo all flooring and provide new mid-grade commercial grade VCT (Vinyl Composition Tile) and 4" rubber base for approximately 7,000 SF. Provide client with standard color selections *(Photo Ref DD)*
    - Provide 6" rubber base in bathrooms
- Replace all 2x4 acoustical ceiling tiles for approximately 7,000 SF. To be Armstrong Fine Fissured tile or equivalent. Existing grid to remain. Provide 10% surplus for stock. *(Photo Ref AA / BB)*
- Provide AC unit / mini split / other to kitchen to provide cooling - add to existing system
- Replace caulk at top of stainless steel backsplash in kitchen. *(Photo Ref LL)*
- Add missing toilet partition door to match existing. *(Photo Ref HH)*

- Remove existing makeshift 12”x20” access panel in single user bathroom and provide new 12”x20” metal access panel. *(Photo Ref GG)*

West Wing Interior

- Demo all flooring and provide new mid-grade commercial grade VCT (Vinyl Composition Tile) and 4” rubber base for approximately 2,500 SF. Provide client with standard color selections *(Photo Ref DD)*
    - Provide 6” rubber base in bathrooms
- Replace all 2x4 acoustical ceiling tiles for approximately 2,500 SF. To be Armstrong Fine Fissured tile or equivalent. Existing grid to remain. Provide 10% surplus for stock. *(Photo Ref AA / BB)*
- Remove 12’-6” linear feet of full height temporary wall and replace with wood framed wall with painted sheetrock and rubber base. Add 2 electrical outlets.
- Remove 8’-0” linear feet of full height temporary wall and door and replace with wood framed wall with painted sheetrock and rubber base. Install and paint door and frame (door noted under interior door replacement). *(Photo Ref SS)*
- Remove 6’-6” linear feet of full height temporary wall and door and replace with wood framed wall with painted sheetrock with door and base. Install and paint door and frame (door noted under interior door replacement). *(Photo Ref TT)*
- Replace bathroom exhaust fans – 4 locations. *(Photo Ref CC)*
- Add 2 electrical outlets to entry vestibule.
- Add 4 electrical outlets to staff room (one on each wall).

Fiber and Security Upgrades Work

- Provide a 2” electrical conduit from the East Wing to the West for fiber lines and provide cameras in West Wing

## Alternates

1. Provide under floor insulation for both buildings. Insulation to be R-30. Include removal and disposal of all old insulation.
2. Full window replacement for all exterior windows in both buildings. Remove and dispose of existing. New windows to be vinyl sliders. Repair any flashing damaged during removal.
3. Remove NW pair of metal doors with a wood frame and replace with “Exit Only” door and sidelight to fill opening. Frame may remain. Paint all new materials.
4. Provide and install 20 half height lockers in the staff room in the east wing. Standard color selections.

Attachments:
Existing Photo Reference