



SCOPE OF WORK

Design and Construction Document phase:

- Starting from the architectural drawings, develop all remaining necessary construction documents, including, but not limited to, mechanical, electrical, plumbing, civil, fire protection, and structural plans.
- Ensure the above documents meet the requirements of the USDA architect and Gilpin County Building Department's list of permit issues.

Pre-construction phase:

- A guaranteed maximum price (GMP) should be determined and ensured to be within available district funding.
- The district is open to design changes from the existing architectural design if a different design provides a similar or improved function and is more cost effective.

Construction Phase:

- During construction, the district offices and training room must remain usable and always have one restroom.
- If desirable, the contractor can use the north end of the 3rd floor as a construction offices.

Key project construction tasks:

- Modify the existing building to install a vertical ADA wheelchair lift
- Modify 2 bathrooms to meet ADA requirements
- Modify multiple doorways throughout the existing building to meet ADA requirements
- Install fire protection system throughout existing building and addition
- Fill the lower level window in the north wall
- Fill double doors on top floor on west wall
- Cut 2 new doors in north wall to access addition
- Remove the existing concrete wall and excavate for addition and cistern
- Install plumbing for fire hydrant connected to cistern and floor drains
- Install foundation with floor drains and integrated 30,000+ gallon cistern
- Erect premanufactured steel addition
- Ensure attachments to the existing structure are satisfactory to State Historic Preservation
- Install metal stairs and walkways
- Install electrical and lighting per MEP plan
- Install minimal freshwater plumbing and air per MEP plan
- Install heating and ventilation per MEP plan
- Install garage doors with vertical lift and side mount operators
- Exterior front concrete per final plans, including bollards to protect bay doors
- Rear concrete per the final plan, including new propane line
- Place 4-6 feet of rip rap around on north and west side of new and south side of existing building

- Seal all interior concrete