

## **Countryway Men's and Women's Restroom Renovations Scope of Work**

The Westchase Community Association is requesting bids on the renovation of the men's and women's bathrooms at the Countryway Pool. Below is the list of requirements.

(Specific colors and brands will be decided by Westchase if not provided). All Handicap and ADA laws will be followed and applied. All vendors will be properly insured and licensed, along with having workman's comp insurance. Westchase will be listed as additional insured.

All plumbing and electrical work shall comply with the Florida Building Code (7<sup>th</sup> edition) for Commercial Facilities which includes accessibility upgrades and the Florida Department of Health. (Commercial Swimming pools) – this changes to 8<sup>th</sup> edition at the end of 2023.

<https://www.floridahealth.gov/environmental-health/swimming-pools/index.html>  
[Florida Building Codes - ICC Digital Codes \(iccsafe.org\)](http://www.iccsafe.org)

### **Current Description of Men's Bathroom**

256 sq ft floor space

2048 cu sq ft wall space

There are two urinals, one sink, two toilet stalls with one being an ADA stall with toilet, sink and changing table; the changing table can be reutilized. If there is room to move the changing table separate from the ADA stall, this is preferred.

### **Current Description of Women's Bathroom**

300 sq ft floor space

2600 cu sq ft wall space

There are two sinks, three stalls with toilets, one of which is an ADA stall with toilet, sink and changing table; the changing table can be reutilized. If there is room to move the changing table separate from the ADA stall, this is preferred.

### **Plumbing**

\* All toilets will be posi-flush style and elongated bowl (White or Bone in color), either Kohler or American Standard (all matching); Gallons per flush (GPF) should be 1.28 GPF.

\* Installation of waterless urinals is preferred if plumbing will allow, drain lines must accommodate this style for proper operation.

\* Faucets will be electric Delta touch-less with adjustable time duration.

\* Sinks will be matching to toilets (White or Bone) (preferably not self-hanging).

### **Flooring**

\* Flooring will be a dimpled epoxy or slip resistant finish for ease of cleaning and durability, this finish will also float up the sidewall by 4".

### **Equipment**

\* Sanitary napkin dispensers will be stainless steel

\* A combination recessed stainless steel paper towel dispenser and 12-gallon trash receptacle will be placed in each main bathroom.

\* Each ADA bathroom will include a smaller wall mounted and recessed (if possible) stainless steel paper towel dispenser and trash receptacle.

- \* Hand dryers will be of a high velocity, motion powered and electrical preferably stainless steel or black. Consider Motion activated XLERTATOR as option. The power for electric will feed from the wall.

- \* Preference of a/c not d/c current supply for faucets and soap dispensers. stay away from surface mounted power supply to the extent possible.

- \* Each stall will include a stainless steel vertical double roll toilet paper dispenser per below

- \* The Women's bathroom will include a stainless-steel sanitary napkin dispenser.

- \* Both bathrooms will require the entry doors to be sanded and painted to match the decor and also include a foot operated door stop.

- \* The women's bathroom entry door to the activity center will be sanded and painted to match the decor, and the handles will be replaced or relocated to correct the current placement which is crooked.

- \* The men's bathroom entry door to the activity center will be sanded and painted to match the decor.

### **Electrical**

- \* Both bathrooms will be supplied the proper electrical runs to complete the project. 120V, 220V, 12v, 24v whichever is needed

- \* Stay away from surface mounted power supply to the extent possible.

- \* All bathrooms will be upgraded to LED lighting, Yellow or Daylight, no utility lighting. Lumens needs to light up the entire footprint evenly. Specifically, per Fla Admin Code R.61C-1.004, bathrooms shall provide at least 20-foot candles of light.

- \* Both bathrooms will need to include Emergency Lighting capability and Exit sign (if necessary, by the Fire Department)

### **Walls**

- \* Walls will be tiled to cover the block and look more modern. Tile style and color will be determined later, but a decorative stripe may be included. If it is not cost prohibitive for complete tile walls, above the tile at the 7' mark a sand finish will be applied up to the ceiling to cover the block. The intent is to present a spa type feel as much as possible. Both options are open for discussion. The color will be determined along with floor and tile choices.

### **Counter-tops**

- \* Counters should be made of a durable Corian material. The under mount should be Formica to contain the electrical for the soap dispenser and the faucet as well as the feed container for the soap dispenser.

### **Stalls**

- \* Stalls will accommodate each toilet, including handicap along with a separate changing area,

- \* Stalls will be powder-coated metal and secured properly to the floor with an overhead aluminum headrail to keep the top supported and braced. Pilasters go on both sides of a door. All partition doors hinge and close onto a pilaster. All pilasters will include floor hardware and stainless-steel shoe that is mounted at the floor to cover up the hardware associated with floor hardware.

- \* Stall doors in both men's and women's bathroom will swing in except the ADA doors, which will swing out.

- \* Stalls will have door hooks on the back for hanging of belongings while in use.

- \* Stalls will include a stainless steel vertical double toilet roll paper dispenser per above

- \*Stalls in the women's bathroom will include a stainless-steel sanitary napkin dispenser

- \*Men's urinals will be separated by screens of same powder-coated material as bathroom stalls

Any reuse of product if feasible is desired as long as it meets the overall future feel of the remodel.

**Misc**

- \* Handi-cap railing is to be reused.
- \* Child changing tables will be reused.
- \* Mirrors will be looked at to determine if they can be reused, if not then replaced, preferably with oval shape to give it more of a spa type feel.
- \* The women's bathroom will keep one bench and possibly have either lockers or cubbies installed along with hooks for hanging items.
- \* The men's bathroom will receive one bench from the existing women's bathroom for changing and will also have cubbies installed with hooks.

***ANY DEVIATION CAN ONLY BE DONE UPON MANAGEMENT APPROVAL AND SIGNED WORK OR CHANGE ORDER. NO VERBAL CHANGES WILL BE ACCEPTED.***