

**MEMORANDUM OF UNDERSTANDING BY BETWEEN  
CITY OF BURLINGAME AND CENTRAL COUNTY FIRE DEPARTMENT  
FOR REIMBURSEMENT FOR  
FIRE STATION 36 IMPROVEMENT PROJECT**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”) is made and entered into this \_\_\_\_\_ (“Effective Date”), by and between the City of Burlingame, a municipal corporation of the State of California (“City”), and the Central County Fire Department, a joint powers authority established in 2004 as authorized by Government Code Section 6503.5 (“CCFD”). The City and CCFD are individually a “Party” and collectively “Parties” to this MOU.

**RECITALS**

WHEREAS, the CCFD was authorized and established in 2004 by the City and the Town of Hillsborough (“Member Agencies”) pursuant to a joint powers agreement which was amended and restated on June 18, 2018 (the “Amended Joint Powers Agreement”); and

WHEREAS, the Amended Joint Powers Agreement intends to provide the Member Agencies with efficient and economical fire and emergency medical services, and to enhance the quality of services and manage, operate, and maintain joint facilities; and

WHEREAS, the Amended Joint Powers Agreement governs the obligations of CCFD and Member Agencies regarding maintenance and repair of certain facilities, including Fire Station 36 located within the City at 1399 Rollins Road, Burlingame, California 94010 at APN: 026122010 (“Fire Station 36”); and

WHEREAS, the Amended Joint Powers Agreement requires the Member Agencies to review and approve the CCFD budget annually; and

WHEREAS, the City and CCFD desire certain improvements to Fire Station 36, including but not limited to remodel of the restrooms to be all-gender, compliant with the Americans with Disabilities Act, and relocation and/or installation of fixtures (the “Project”) as shown on the draft plans attached hereto as **Exhibit A**; and

WHEREAS, the City desires to design and construct the Project and CCFD desires to reimburse City for the Project; and

WHEREAS, the Amended Joint Powers Agreement generally requires the Member Agencies to approve the CCFD budget annually, and at this time, in order to ensure timely completion of the Project, continued use of Fire Station 36, and compliance with local, state, and federal laws and regulations, the City desires to front the costs of the Project and to be reimbursed by CCFD after its completion.

**AGREEMENT**

**Section 1. Incorporation of Recitals.**

The above recitals, including the paragraph preceding the recitals, are hereby incorporated into this Agreement as if set forth herein in full.

## **Section 2. City and CCFD Obligations.**

City and CCFD agree to the following:

- A. Subject to the terms of this Agreement, City shall design, construct, and pay for the cost of the Project described and depicted in Exhibit A (“Project Plans”).
- B. City and CCFD shall coordinate to implement a Project construction schedule that accommodates both City and CCFD. CCFD understands and agrees that completion of the Project is subject to City staff and contractor availability.
- C. City shall provide CCFD with a final invoice describing all Project costs and expenses within 30 days of its completion (“Final Invoice”). CCFD shall reimburse the City for 58% of the total Project cost (“City Reimbursement”). The remaining 42% of the Project cost shall be borne by the City and shall be considered the City’s share of the Project cost. City and CCFD agree that these cost allocations and payment of the City Reimbursement are consistent with the obligations of the Member Agencies described in the Amended Joint Powers Agreement.
- D. CCFD shall remit the City Reimbursement in full to City within 90 days of receipt of the final invoice from City.
- E. The City and CCFD agree that the total estimated Project cost is \$330,000 based on the Project cost estimate attached hereto as **Exhibit B**. Therefore, the estimated City Reimbursement is approximately \$191,400. Both Parties acknowledge that the Project may cost more or less than this estimate and agree that the City Reimbursement shall, in any event, be 58% of the total cost of the Project.

## **Section 3. Term.**

This MOU shall commence on the Effective Date and shall remain in effect so long as not terminated by either Party pursuant to Section 7.

## **Section 4. Mutual Indemnification.**

Both City and CCFD shall indemnify, defend, protect, hold harmless, and release the other Party, its officers, agents, and employees, from and against any and all claims, loss, proceedings, damages, causes of action, liability, costs, or expense (including attorneys’ fees and witness costs) arising from or in connection with, or caused by any act, omission, or negligence of such indemnifying Party or its agents, employees, contractors, subcontractors, or invitees. This Section 4 survives termination of this MOU under Section 6.

## **Section 5. Insurance.**

Each Party recognizes and accepts the other Party is an insured, self-insured, or partially self-insured public entity, and each Party further warrants that through their respective programs of insurance or self-insurance, they have adequate coverage to protect against liabilities arising out

of performance of the terms, conditions, or obligations of this Agreement. Either Party may purchase commercial insurance to cover its exposure hereunder, in whole or in part.

#### **Section 6. Termination.**

This MOU may be terminated by either Party prior to commencement of construction of the Project. This MOU terminates automatically upon CCFD remittance of the City Reimbursement.

#### **Section 7. Applicable Laws/Venue.**

In the performance of the obligations required by this MOU, both Parties shall comply with all applicable Federal, State, County and City statutes, ordinances, regulations, directives, and laws. The interpretation and performance of this MOU shall be governed by the laws of the State of California. Any action or proceeding arising out of this Agreement shall be filed in the Superior Court of the County of San Mateo.

#### **Section 8. Ownership of Documents.**

All reports, data, and other documents prepared by the City pursuant to this MOU ("Reports and Other Documents") are the property of the City. Upon CCFD request, City shall provide copies of Reports and Other Documents to CCFD during the Term of this MOU.

#### **Section 9. Notice.**

All notices given pursuant to the terms of this MOU or under the laws of the State of California, shall be deemed to have been delivered when deposited in the United States mail, certified or registered, postage prepaid, addressed to City or CCFD at the respective addresses specified below or to such other place as City or CCFD may from time to time designate in a written notice to the other:

To City:  
Attn: City Manager  
City of Burlingame  
City Hall  
501 Primrose Road,  
Burlingame, CA 94010  
lgoldman@burlingame.org

To CCFD:  
Attn: Fire Chief  
CCFD Administration Office  
1399 Rollins Road  
Burlingame, CA 94010  
dpucci@ccfd.org

Nothing herein shall prevent service of notice by other reliable means which the Parties agree to use, except to the extent required by law, including but not limited to personal service, Express Mail, or other forms of reliable mail service other than the U.S. Postal Service, including electronic mail.

#### **Section 10. Complete MOU.**

There are no oral agreements between City and CCFD affecting this MOU, and this MOU supersedes and cancels any and all previous negotiations, arrangements, agreements, and understandings, if any, between City and CCFD with respect to the Project. There are no representations between City and CCFD other than those contained in this MOU, and all reliance with respect to any representation is based solely upon the terms of this MOU.

#### **Section 11. Amendment.**

This MOU may be amended by the City and CCFD only by a written agreement signed by both Parties.

#### **Section 12. Assignment.**

Neither the City nor CCFD shall assign its rights or obligations hereunder.

#### **Section 13. Severability.**

If any provisions of this MOU shall be determined to be illegal or unenforceable, such determination shall not affect any other provision of this MOU, and all such other provisions shall remain in full force and effect. In the event the entire MOU is unenforceable, then this MOU shall immediately terminate and the Parties agree to meet and confer in order to ensure that the City Reimbursement is paid to City in accordance with the intent of this MOU.

#### **Section 14. Attorney's Fees.**

In the event that any legal action or proceeding is commenced to enforce or interpret the provisions of this MOU or any rights arising out of this MOU, each Party in such legal action shall bear attorney's fees, including expert fees and the costs of enforcing any judgment.

#### **Section 15. Counterparts.**

This MOU may be executed in one or more counterparts, each of which shall be deemed an original but all of which shall constitute one and the same instrument. In addition, this MOU may contain more than one counterpart of the signature page and may be executed by the affixing of the signatures of each of the Parties to any one of such counterpart signature pages; and all of such counterpart signature pages shall read as though one, and they shall have the same force and effect as though all of the signers had signed a single signature page.

#### **Section 16. Authorization to Execute Agreements.**

The CCFD warrants that the execution of this MOU has been approved and authorized by the CCFD and that the person who executes this MOU has been authorized to perform said act. The City warrants that the execution of this MOU has been approved and authorized by the City, and that the person who executes this MOU has been authorized to perform said act.

**IN WITNESS WHEREOF**, the Parties hereto have executed this MOU:

**CCFD**

By: \_\_\_\_\_

Chair, Joint Powers Authority

APPROVED AS TO FORM:

By: \_\_\_\_\_

Jean Savaree  
Counsel for CCFD

**CITY OF BURLINGAME**

By: \_\_\_\_\_

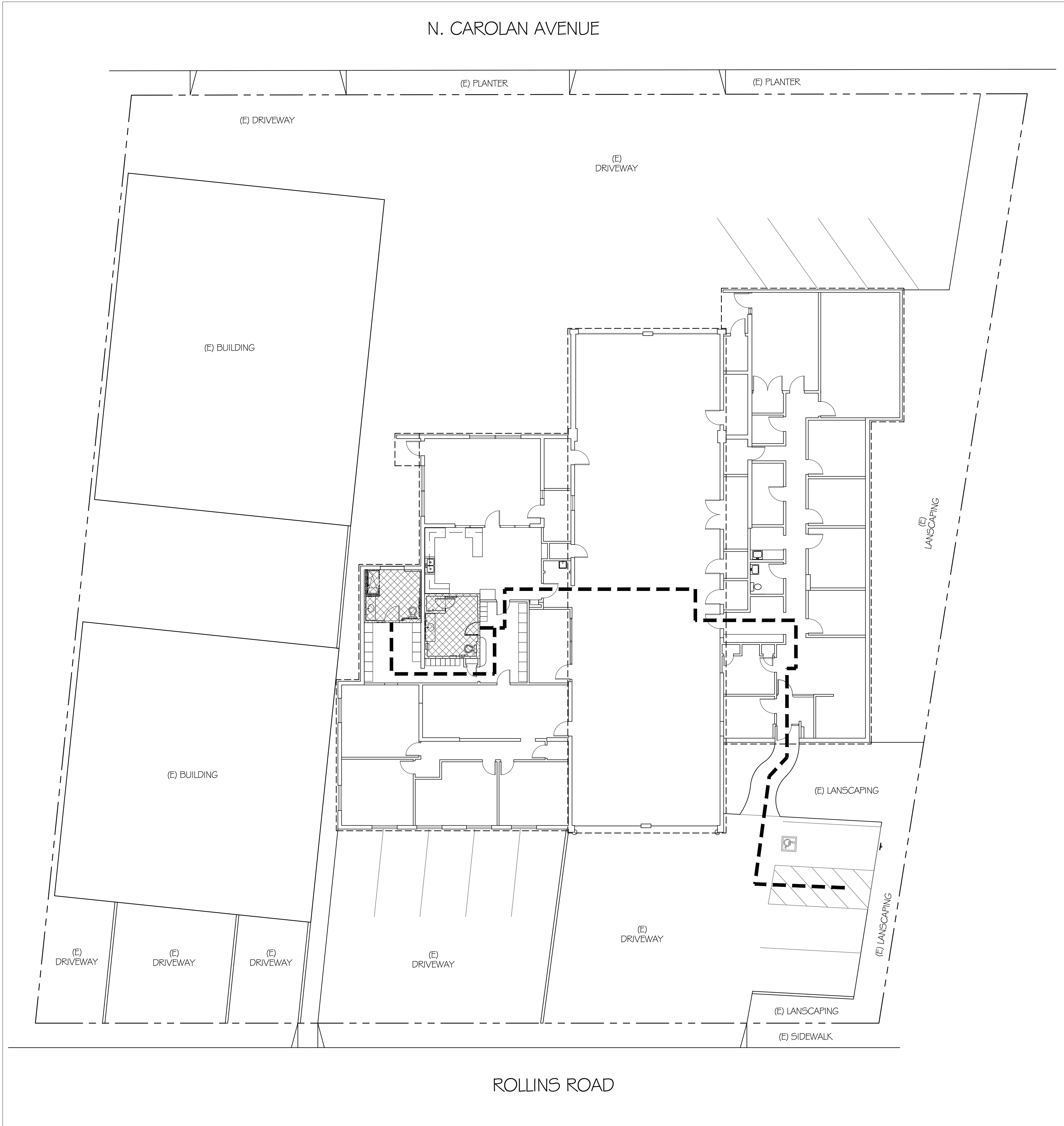
Lisa K. Goldman  
City Manager

APPROVED AS TO FORM:

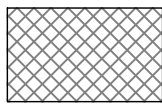
By: \_\_\_\_\_

Michael Guina  
City Attorney

## **EXHIBIT A – PROJECT PLANS**



SITE PLAN / LOCATOR PLAN  
SCALE: 3/32"= 1'-0"

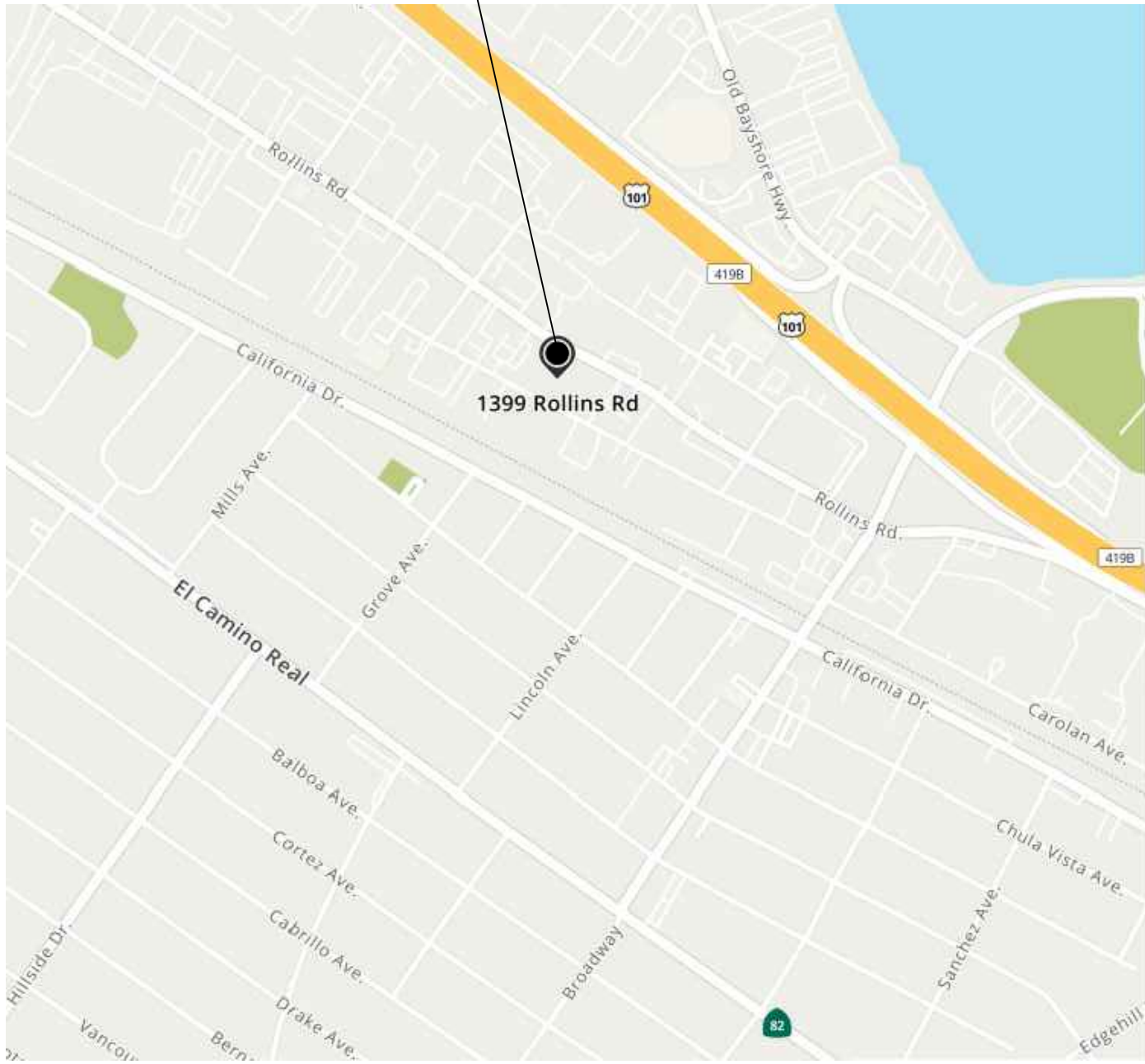


AREA OF WORK



INDICATES EXISTING ACCESSIBLE  
PATH OF TRAVEL

1399 ROLLINS  
ROAD, BURLINGAME,  
CA 94010



VICINITY MAP  
NOT TO SCALE



GENERAL INFORMATION

EXISTING BUILDING CONSTRUCTION: ASSUMED TYPE III-B, 1-STORY BUILDING, NOT SPRINKLERED  
OCCUPANCY OF BUILDING: B  
DESCRIPTION OF USE: B, NO CHANGE IN USE  
DESCRIPTION OF WORK: EXISTING MEN'S BATHROOM AND WOMEN'S BATHROOM SHALL BE REMODELED AND CONVERTED TO SINGLE-USER ALL-GENDER BATHROOMS, AND MEN'S BATHROOM SHALL BE UPGRADED TO BE FULLY ADA-COMPLIANT. WORK INVOLVES REMOVAL OF NON-BEARING WALL, MILLWORK, GYP. BD. SOFFIT, LIGHT FIXTURES, PLUMBING FIXTURES AND ACCESSORIES, AND FINISHES. IT ALSO INCLUDES BUILDING NEW NON-BEARING WALL AND GYP. BD. SOFFIT, PROVIDING NEW AND RELOCATING EXISTING PLUMBING FIXTURES, ACCESSORIES, LIGHT FIXTURES, AND FINISHES.

AREA OF WORK: APPROX. 276 SQ. FT.

INDEX:  
SHEET A-1.0 - TITLE SHEET  
SHEET A-2.0 - CONSTRUCTION PLANS & DETAILS  
SHEET A-3.0 - REFLECTED CEILING PLANS & DETAILS  
SHEET A-4.0 - FINISH PLANSCHEDULE AND INTERIOR ELEVATIONS

GENERAL NOTES:

- EXAMINATION OF SITE: CONTRACTOR SHALL THOROUGHLY EXAMINE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL FIELD VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA EXPENSE WILL BE ALLOWED FOR THE CONTRACTOR FOR EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS WORK.
- MEASUREMENTS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS; PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED AND SUCH OTHER WORK AS BEEN PROPERLY COMPLETED. SHOULD THERE BE ANY DISCREPANCIES, IMMEDIATELY REPORT IN WRITING TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.
- INFORMATION GIVEN HEREIN AND ON THE DRAWINGS WAS OBTAINED FROM DATA AVAILABLE ARCHITECT AT THE TIME OF DESIGN, BUT ACCURACY CANNOT BE GUARANTEED. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR GUIDANCE. ACTUAL DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS ON THE SITE AND SHALL BE CHECKED BY THE CONTRACTOR.
- RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED RULES AND REGULATIONS OF THE LOCAL ENFORCING AGENCY AS FOLLOWS:
  - 2022 CALIFORNIA BUILDING CODE
  - 2022 CALIFORNIA PLUMBING CODE
  - 2022 CALIFORNIA MECHANICAL CODE
  - 2022 CALIFORNIA ELECTRICAL CODE
  - 2022 NFPA 101 LIFE SAFETY CODE
  - 2022 CALIFORNIA FIRE CODE
  - 2022 CALIFORNIA GREEN BUILDING CODE
  - 2022 BUILDING ENERGY EFFICIENCY STANDARDS AND ALL APPLICABLE STATE TITLE 24, AND ALL APPLICABLE LOCAL MUNICIPAL CODES & ORDINANCES.NOTHING ON THE DRAWINGS IS CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SUB TRADES, AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ARCHITECT OR ENGINEER FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- THE CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, ETC., AS REQUIRED, TO PROTECT THE PUBLIC WORK AREAS DURING CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, ETC., SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR AND TO THE SATISFACTION OF THE OWNER.
- COORDINATE WITH ALL TRADES INVOLVED AND COMPARE COMPOSITE DRAWINGS TO ENSURE CLEARANCES FOR LIGHT FIXTURES, DUCTS, CEILINGS, ETC. AS NECESSARY TO MAINTAIN THE FINISH CEILING HEIGHT ABOVE THE FINISHED FLOOR SLAB AND CLEARANCES REQUIRED FOR LIGHT FIXTURES. CLARIFY ANY CONFLICTS WITH ARCHITECT.
- CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.

FIRE/LIFE SAFETY NOTES:

- FIRE/LIFE SAFETY (FIRE ALARM) SYSTEM TO BE MODIFIED UNDER SEPARATE PERMIT IF REQUIRED.

FV ARCHITECTURE LLC

Address: 1655 Oakwood Drive,  
San Mateo, CA 94403  
Mobile: 415-370-3367  
Phone/Fax: 650-513-1307  
Email: francisco.valdes.arch@gmail.com

CONSULTANTS

CENTRAL COUNTY FIRE STATION 36  
BATHROOM REMODEL/ACCESSIBILITY UPGRADE  
1399 ROLLINS ROAD,  
BURLINGAME, CA 94010

OWNER

DEPARTMENT OF PUBLIC WORKS  
CITY OF BURLINGAME

MARK	DATE	DESCRIPTION
1	1-26-25	ISSUE FOR REVIEW
2	1-28-25	ISSUE FOR PERMIT
3	2-14-25	REVISED PER CLIENT COMMENTS

PROJECT NO: FVA-1399RR  
CAD DWG FILE: 1399 ROLLINS ROAD\_CD.DWG  
DRAWN BY: FV  
CHK'D BY: FV  
COPYRIGHT:

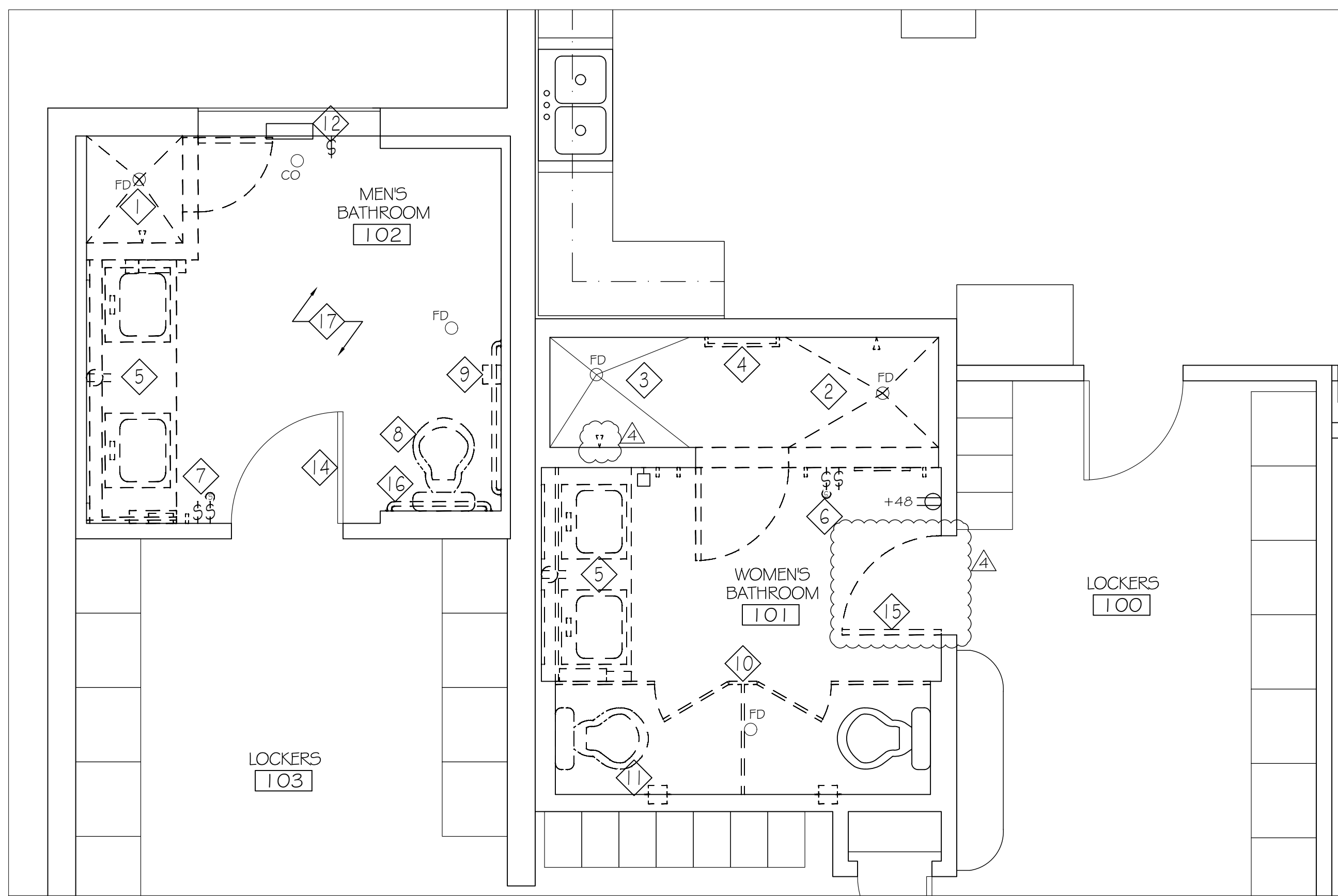
SHEET TITLE

TITLE SHEET

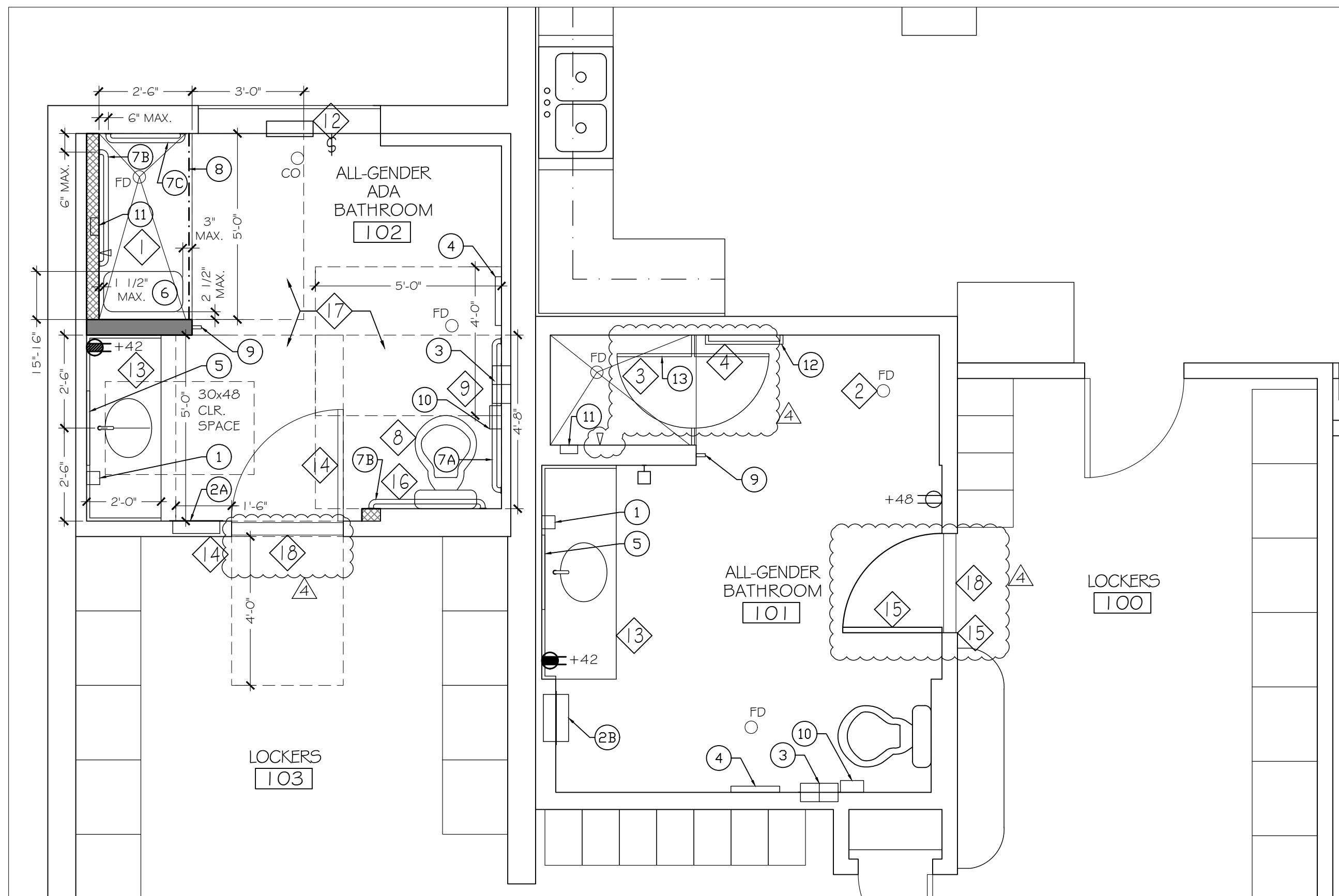
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SHEET 1 OF 4

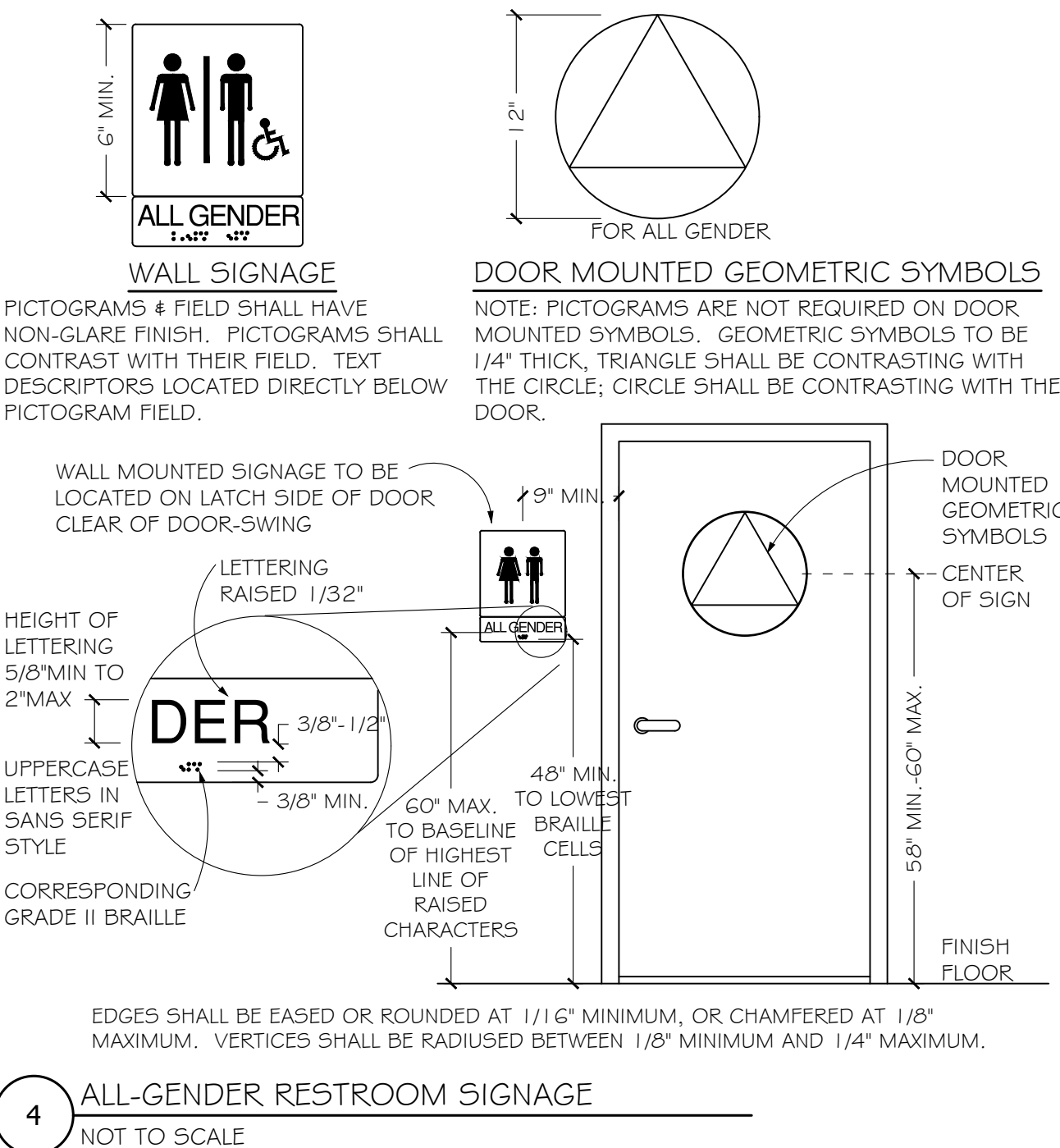




1 DEMOLITION (EXISTING) PLAN  
SCALE: 3/8" = 1'-0"

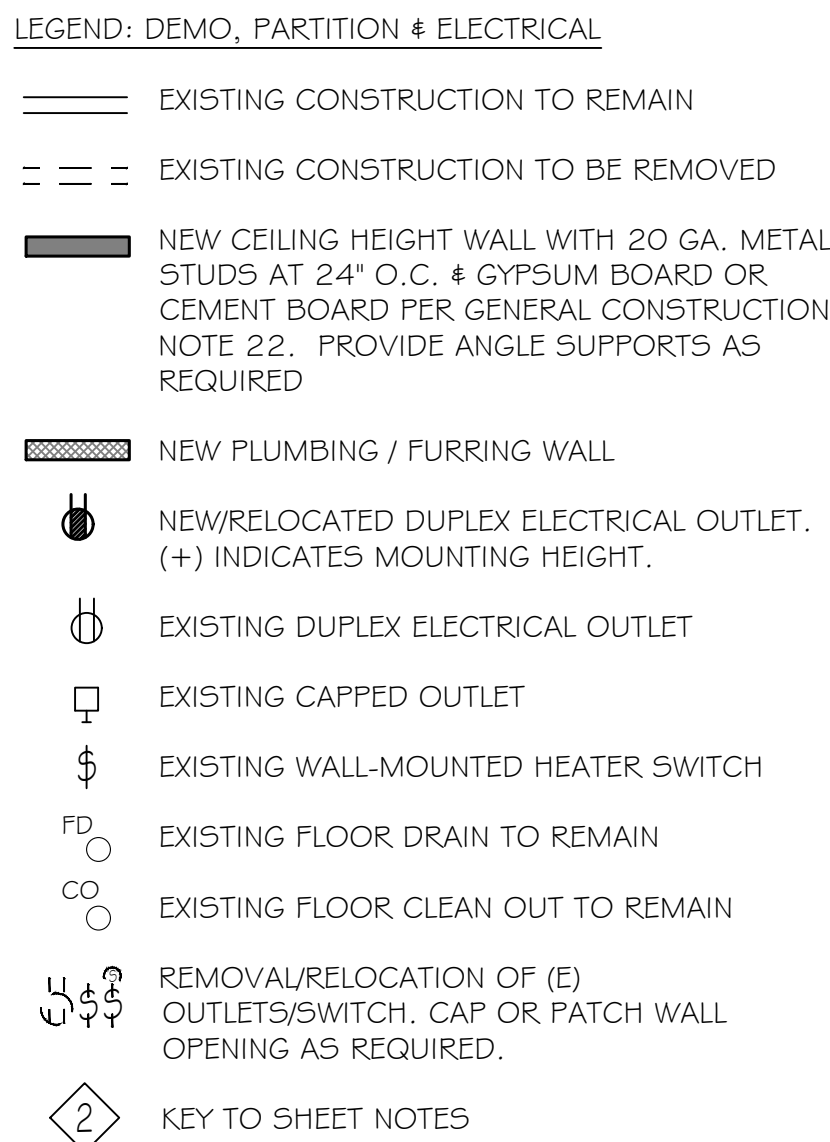


2 NEW PARTITION PLAN  
SCALE: 3/8" = 1'-0"



4 ALL-GENDER RESTROOM SIGNAGE  
NOT TO SCALE

5 ELEVATIONS: ACCESSIBLE FIXTURES  
NOT TO SCALE



TOILET ACCESSORIES SCHEDULE

- WALL-MOUNTED SOAP DISPENSER - BOBRICK B-211
- RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE  
A. BOBRICK B-3940  
B. BOBRICK B-3944
- TOILET TISSUE DISPENSER - BOBRICK B-6977
- TOILET SEAT COVER DISPENSER - BOBRICK B-221
- 24"W x 36"H MIRROR - BOBRICK B-1658 2436
- SHOWER SEAT - BOBRICK B-5193
- GRAB BARS - BOBRICK B-5806  
A. 48" LONG  
B. 36" LONG  
C. 24" LONG
- 60" LONG SHOWER CURTAIN ROD (BOBRICK B-207) WITH VINYL SHOWER CURTAIN (BOBRICK B-204-3)
- TOWEL HANGER/HOOK - BOBRICK B-76727
- SANITARY NAPKIN DISPOSAL - BOBRICK B-270
- SOAP DISH - BOBRICK B-4380
- TOWEL BAR - BOBRICK B-530
- SHOWER DOOR - CARDINAL SHOWER ENCLOSURES, TRUFT SERIES, ±6'-8" HIGH (TO BE CONFIRMED)

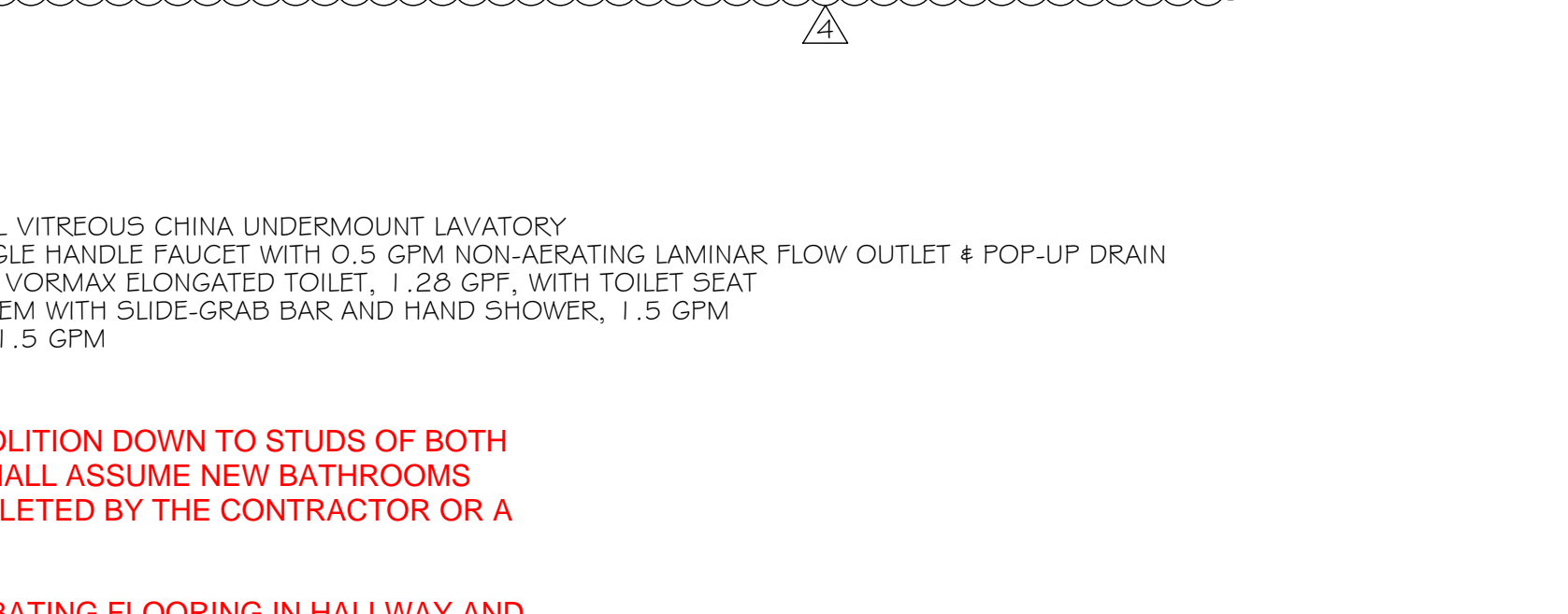
PLUMBING FIXTURE SPECIFICATIONS:

- LAVATORY - KOHLER "CANTON" MODEL K-2210-0 19-1/4" OVAL VITREOUS CHINA UNDERMOUNT LAVATORY
- FAUCET - CHICAGO FAUCETS MODEL 420-POE2605ABCP SINGLE HANDLE FAUCET WITH 0.5 GPM NON-AERATING LAMINAR FLOW OUTLET & POP-UP DRAIN
- WALL-HUNG WATER CLOSET - AMERICAN STANDARD GLENWALL VORMAX ELONGATED TOILET, 1.28 GPF, WITH TOILET SEAT
- ADA SHOWER - AMERICAN STANDARD FLOWWISE SHOWER SYSTEM WITH SLIDE-GRAB BAR AND HAND SHOWER, 1.5 GPM
- SHOWER - AMERICAN STANDARD FLOWWISE SHOWER SYSTEM, 1.5 GPM

- CITY NOTES:
- HAZARDOUS MATERIAL ABATEMENT AND FULL GUT DEMOLITION DOWN TO STUDS OF BOTH BATHROOMS SHALL BE A BID ALTERNATE. CONTRACTOR SHALL ASSUME NEW BATHROOMS CONSTRUCTION WILL BE AFTER DEMOLITION TO BE COMPLETED BY THE CONTRACTOR OR A SEPERATE CONTRACTOR HIRED BY THE CITY.
  - ADD LVP FLOORING IN HALLWAY AND LOCKER ROOMS. ABATING FLOORING IN HALLWAY AND LOCKER ROOMS SHALL BE INCLUDED IN THE ABATEMENT BID ALTERNATE. LOCKERS WILL BE REMOVED BY THE CITY PRIOR TO WORK.
  - INCLUDE PATCH WALLS AND PAINT IN THE HALLWAY AND LOCKER ROOMS.

CONSTRUCTION SHEET NOTES: DEMO/PARTITION & ELECTRICAL

- DEMOLISH EXISTING SHOWER ENCLOSURE INCLUDING WALLS, CURB, DOOR, SHOWER HEAD, SOAP HOLDER, AND RAISED FLOOR. MODIFY/RELOCATE PLUMBING FOR NEW SHOWERHEAD. SEE NEW PARTITION PLAN 2/A-2.0. AND DETAIL 3/A-2.0 FOR NEW SHOWER ENCLOSURE PLAN AND DETAILS. EXISTING FLOOR DRAIN SHALL REMAIN; MODIFY HEIGHT OF DRAIN ACCORDING TO NEW SHOWER FLOOR LEVEL. PROVIDE 1/2" HIGH THRESHOLD AT SHOWER STALL ENTRY PER GENERAL CONSTRUCTION NOTE 15/A-2.0.
- DEMOLISH EXISTING SHOWER ENCLOSURE INCLUDING WALLS, DOOR, SHOWER HEAD, SOAP HOLDER AND ACCESSORIES ATTACHED TO WALL. DEMOLISH EXISTING FLOOR FINISH AND PROVIDE LEVEL FLOOR, AS REQUIRED. PROVIDE NEW FLOOR AND WALL TILES. EXISTING FLOOR DRAIN SHALL REMAIN AND BE FLUSH WITH NEW FINISHED FLOOR.
- EXISTING SHOWER STALL SHALL REMAIN. REMOVE EXISTING AND PROVIDE NEW CEMENT BACKING BOARD, FLOORWALL TILES, SHOWER HEAD, CONTROLS AND SOAP HOLDER. PROVIDE NEW SHOWER DOOR PER SPECS. PROVIDE THRESHOLD AS REQUIRED TO PREVENT WATER FROM FLOWING OUT OF SHOWER STALL. PROVIDE REQUIRED SLOPE TO FLOOR DRAIN.
- REMOVE EXISTING TOWEL BAR AND PROVIDE NEW. SEE SPECS.
- DEMOLISH EXISTING LAVATORY COUNTER, FIXTURES AND WALL-MOUNTED BATHROOM ACCESSORIES AS SHOWN. PATCH/REPAIR WALL SURFACES AS REQUIRED. MODIFY/RELOCATE EXISTING PLUMBING FOR NEW LAVATORY PER PARTITION PLAN 2/A-2.0.
- REMOVE AND RELOCATE SWITCHES AS SHOWN IN NEW REFLECTED CEILING PLAN.
- REMOVE AND RELOCATE SWITCHES AS REQUIRED BY INSTALLATION OF NEW PAPER TOWEL/WASTE RECEPTACLE. SEE RELOCATED SWITCHES IN NEW REFLECTED CEILING PLAN.
- REMOVE EXISTING AND PROVIDE/INSTALL NEW ADA COMPLIANT WATER CLOSET TO COMPLY WITH REQUIREMENTS SHOWN IN DETAIL 5/A-2.0.
- REMOVE EXISTING TOILET TISSUE HOLDER AND PROVIDE NEW TOILET TISSUE HOLDER AND SANITARY NAPKIN DISPOSAL PER DETAIL 5/A-2.0.
- REMOVE EXISTING TOILET PARTITIONS AND MOUNTED ACCESSORIES. COORDINATE WITH OWNER REGARDING SALVAGING AND STORING FOR FUTURE REUSE.
- REMOVE EXISTING WATER CLOSET AND TISSUE HOLDER. PATCH/REPAIR WALL AS REQUIRED.
- EXISTING WALL HEATER AND SWITCH SHALL REMAIN - BE REPLACED WITH A SIMILAR SYSTEM.
- PROVIDE 24" DEEP SOLID SURFACE COUNTER WITH 4" SPLASH AND ADA APPROVED LAVATORY AND FAUCET PER DETAIL 6/A-2.0. SEE SPECS. PROVIDE METAL ANGLE SUPPORT BRACKETS AS REQUIRED.
- REMOVE EXISTING MEN'S DOOR SIGN AND PROVIDE NEW ALL-GENDER BATHROOM SIGN ON DOOR AND WALL PER DETAIL 4/A-2.0.
- REMOVE EXISTING WOMEN'S DOOR AND PROVIDE NEW INTERIOR SOLID CORE WOOD DOOR WITH ADA APPROVED LEVER HARDWARE AND LOCKSET. TO FIT INTO EXISTING FRAME AND TO MATCH EXISTING DOOR/HARDWARE AT ALL-GENDER ADA BATHROOM 102. REMOVE EXISTING FLOOR HINGECLOSER AND REPAIR FLOOR AS REQUIRED. PROVIDE NEW ALL-GENDER BATHROOM SIGN ON DOOR AND WALL PER DETAIL 4/A-2.0. PROVIDE ADA DIRECTIONAL SIGN ON WALL WITH ARROW POINTING TOWARDS ADA-COMPLIANT ALL-GENDER BATHROOM.
- REMOVE EXISTING 32" LONG REAR GRAB BAR AND PROVIDE/INSTALL NEW 36" LONG REAR GRAB BAR PER DETAIL 5/A-2.0. MATCH HEIGHT OF EXISTING SIDE GRAB BAR. PROVIDE NEW FURRING WALL AS SHOWN AS REQUIRED TO ACCOMMODATE NEW REAR GRAB BAR INSTALLATION.
- SURVEY EXISTING FLOOR THROUGHOUT BATHROOM TO VERIFY THAT NEW FINISHED FLOOR SHALL HAVE A MAXIMUM SLOPE OF 1:48 IN ANY DIRECTION. REPAIR FLOOR AS NECESSARY. PROVIDE REQUIRED SLOPES TOWARDS FLOOR DRAIN AS NECESSARY AT 1:48 MAXIMUM. SEE GENERAL CONSTRUCTION NOTE 14.
- PROVIDE NEW FLOOR THRESHOLD/TRANSITION PER GENERAL CONSTRUCTION NOTE 15.



3 ELEVATION: TYPICAL STANDARD ROLL-IN TYPE ACCESSIBLE SHOWER STALL  
SCALE: 1/2" = 1'-0"

SHOWER COMPARTMENT NOTES:

PER 2022 CBC SECTION 11B-608.5.2, IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS AND THE SHOWER SPRAY UNIT SHALL BE LOCATED ON THE BACK WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL 16 INCHES MINIMUM AND 27 INCHES MAXIMUM FROM THE SEAT WALL; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR.

PER 2022 CBC SECTION 11B-608.6, A SHOWER SPRAY UNIT WITH A HOSE 59" LONG MIN. THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD & AS A HANDHELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. THERMOSTATIC VALVE REQUIRED. SHOWER SPRAY UNIT SHALL DELIVER WATER THAT IS 120 DEGREES F MAXIMUM.

PER 2022 CBC SECTION 11B-608.3.2, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL OPPOSITE THE SEAT. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. GRAB BARS SHALL BE INSTALLED 6 INCHES (152 MM) MAXIMUM FROM ADJACENT WALLS.

PER 2022 CBC SECTION 11B-609.3, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS/SHOWER FITTINGS ABOVE SHALL BE PERMITTED TO BE 1 1/2 INCHES MINIMUM.

PER 2022 CBC SECTION 11B-608.7, THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2" HIGH (SEE CONSTRUCTION FLOOR PLAN GENERAL CONSTRUCTION NOTE 15 ON SHEET A-2.0).

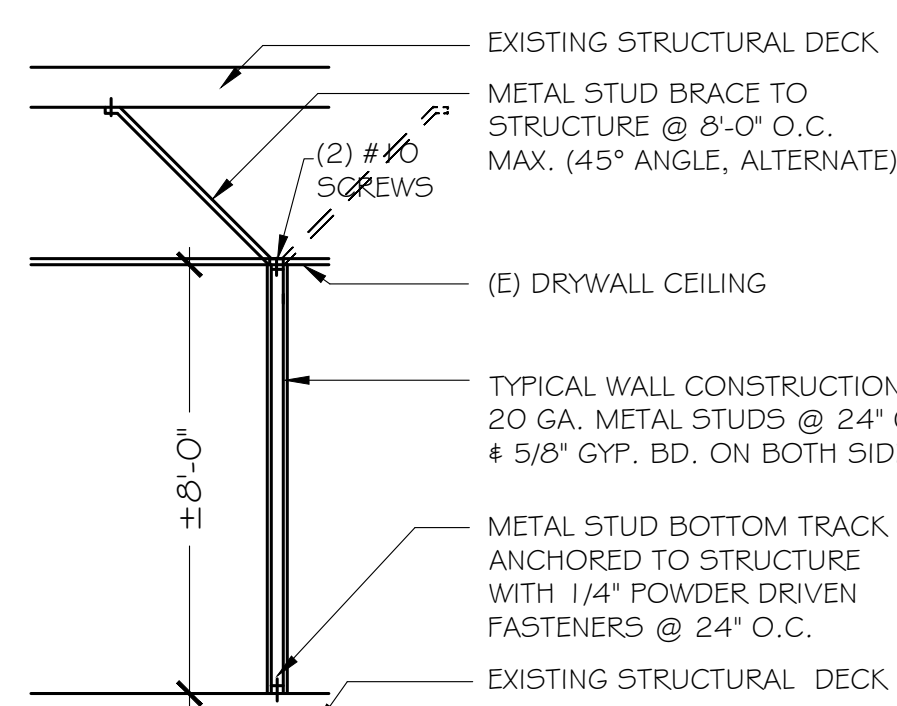
PER 2022 CBC SECTION 11B-608.9, FLOOR SURFACES OF SHOWERS SHALL HAVE A SLOPE OF 1:48 UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN. GRATE OPENINGS AT DRAIN SHALL BE 1/4" MAXIMUM AND FLUSH WITH FLOOR SURFACE.

PER 2022 CBC SECTION 11B-307.4, PROVIDE 60" MIN. VERTICAL CLEARANCE AT SHOWER CURTAIN ROD.

PER 2022 CBC SECTION 11B-610.3, THE SHOWER SEAT, WHEN FOLDED, SHALL EXTEND 6" MAXIMUM FROM THE MOUNTING WALL.

PER 2022 CBC SECTIONS 11B-609.9 & 11B-610.4, ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SHOWER SEAT OR GRAB BAR, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE.

NOTE: FLOOR-CEILING TRACKS, STUDS & JOINTS SHALL BE CEMCO STEEL FRAMING, ASTM C645, OR APPROVED EQUAL.



8 SECTION: CEILING HT. PARTITION  
NOT TO SCALE

GENERAL CONSTRUCTION NOTES: CONSTRUCTION FLOOR PLAN

- ALL DIMENSIONS SHOWN ARE CLEAR DIMENSIONS BETWEEN FINISHED WALL SURFACES, UNLESS OTHERWISE NOTED (EQ) TO CENTER LINE.
- PATCH & REPAIR ALL SURFACES WHERE REMOVAL OCCURS AS NECESSARY TO MATCH EXISTING ADJACENT SURFACE.
- EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CODE.
- OPERABLE PARTS OF ACCESSIBLE HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR.
- HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE.
- THE BOTTOM 10" OF THE DOOR SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- IF DOOR HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPENING POSITION OF 90 DEGREES TO 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOORS AND OPENINGS IN 1-HR CORRIDOR WALLS (E.G. EXISTING ELECTRICAL ROOM) SHALL BE PROTECTED BY TIGHT FITTING SMOKE & DRAFT ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20-MINUTE FIRE ASSEMBLY WITH SELF-GLASSING. MAX. EFFORT TO OPERATE FIRE RATED DOOR SHALL BE 15 LBS.
- PROVIDE ADA TACTILE EGRESS SIGNAGE AT BUILDING ENTRY/EXIT DOORS IF NOT ALREADY EXISTING, AND AT NEW EXIT ROUTE DOORS.
- ANY PENETRATION TO FIRE RESISTIVE ASSEMBLIES SHALL COMPLY WITH CHAPTER 7 OF 2022 C.B.C., INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
(a) ELECTRICAL CONDUCTORS SHALL BE IN RIGID STEEL CONDUIT OR ELECTRICAL METAL TUBING (EMT). ELECTRICAL COMPONENTS SHALL BE UL LISTED AND LABELED.  
(b) PROVIDE SMOKE/FIRE DAMPERS NOT LESS THAN CLASS II, 250 DEGREE FAHRENHEIT WITH APPROVED RECOGNIZED STANDARDS TO BE ACTUATED BY SMOKE DETECTION SYSTEM CONNECTED TO THE EXISTING BUILDING FIRE ALARM SYSTEM.  
(c) ALL INTERIOR PLUMBING PIPING TO BE COPPER.  
(d) SEAL ALL GAPS WITH APPROVED FIRE CAULKING.
- ALL NEW RECEPTACLES SHALL BE MOUNTED MINIMUM 15" A.F.F. (MEASURED FROM THE BOTTOM OF THE OUTLET BOX) PER ELECTRICAL CODE, UNLESS OTHERWISE NOTED. RECEPTACLES INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
- MAXIMUM FORCE TO PUSH OR PULL OPEN INTERIOR AND EXTERIOR DOORS (OTHER THAN FIRE DOORS) SHALL BE 5 LBF, AND 15 LBF FOR FIRE DOORS.
- PROVIDE WALL-MOUNTED PORTABLE FIRE EXTINGUISHERS (MIN. 2A-10BC RATING) WITHIN 75'-0" OF ANY POINT IN THE BUILDING. LOCATION SHALL BE APPROVED BY FIRE DEPARTMENT. ADDITIONAL MAY BE REQUIRED AS DETERMINED BY THE INSPECTOR. REPOSITION EXISTING WALL-MOUNTED PORTABLE FIRE EXTINGUISHERS TO ADA ACCESSIBLE HEIGHT AS NEEDED.
- FLOORING CONTRACTOR SHALL CHECK FOR ANY FLOOR LEVELING ISSUES, AND ALLOW FOR FLOATING, GRINDING, OR FILLING AS NECESSARY TO PROVIDE LEVELED SUB-FLOOR FOR NEW FLOORING INSTALLATION (1:48 MAX. SLOPE IN ANY DIRECTION).
- THRESHOLDS/TRANSITIONS, IF PROVIDED, SHALL BE 1/2" HIGH MAX. CHANGE IN LEVEL OF 1/4" MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH 1:2 MAX. SLOPE.
- VERTICAL CLEARANCE SHALL BE 60" HIGH MINIMUM. DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
- PROVIDE CONCEALED WALL BACKING SUPPORT/REINFORCEMENT FOR ALL WALL-MOUNTED ACCESSORIES, FIXTURES, ETC. AS REQUIRED PER CODE.
- HIGHEST OPERABLE PART OF ALL CONTROLS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR, AND WITHIN REACH RANGES SPECIFIED IN CBC 11B-308.
- PROVIDE NEW PAINT THROUGHOUT AREA OF WORK. SEE SPECS.
- REMOVE ALL EXISTING WALL AND FLOOR TILES IN EXISTING BATHROOMS AND SHOWER ENCLOSURES. PROVIDE NEW PORCELAIN FLOOR TILES & GLAZED CERAMIC WALL TILES (4-6 CM WANSICO) AT BATHROOMS. PROVIDE FLOORWALL TILES IN SHOWER ENCLOSURE. ENSURE THAT ALL FLOOR DRAINS AND FLOOR CLEANOUTS ARE FLUSH WITH NEW FINISHED FLOOR. PROVIDE SOLID SURFACE COUNTERTOPS AT BATHROOMS. SEE FINISH SPECS.
- NOT ALL EXISTING OUTLETS MAY HAVE BEEN INDICATED ON PLAN. VERIFY IN FIELD EXISTING OUTLETS INDICATED. EXISTING OUTLETS SHALL REMAIN U.O.N. PROVIDE NEW OUTLETS AS SHOWN, OR RELOCATE EXISTING IF WITHIN CLOSE PROXIMITY TO NEW OUTLET SHOWN. VERIFY WITH ARCHITECT AND OWNER PRIOR TO RELOCATING OUTLET.
- PROVIDE 5/8" WATER-RESISTANT GYP. BD. (I.E. GREENBOARD) FOR BATHROOM WALLS. PROVIDE WATERPROOF BOARDS (I.E. CEMENT BOARD) FOR SHOWER ENCLOSURES.
- COORDINATE WITH CLIENT REGARDING HAZARDOUS MATERIAL ABATEMENT INFORMATION AND PROCEDURES.

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OWNER

DEPARTMENT OF PUBLIC WORKS  
CITY OF BURLINGAME

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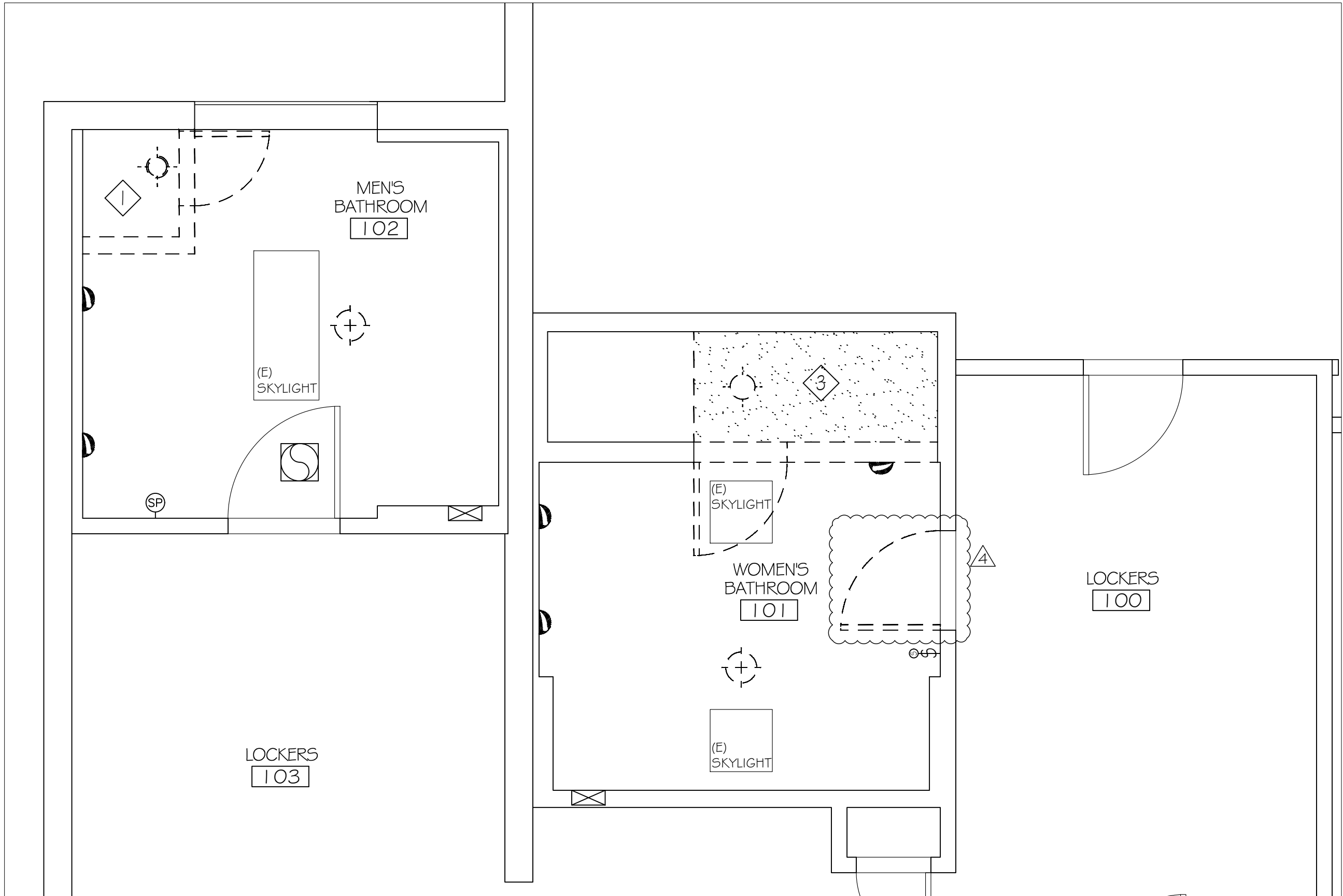
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CONSTRUCTION PLANS AND DETAILS

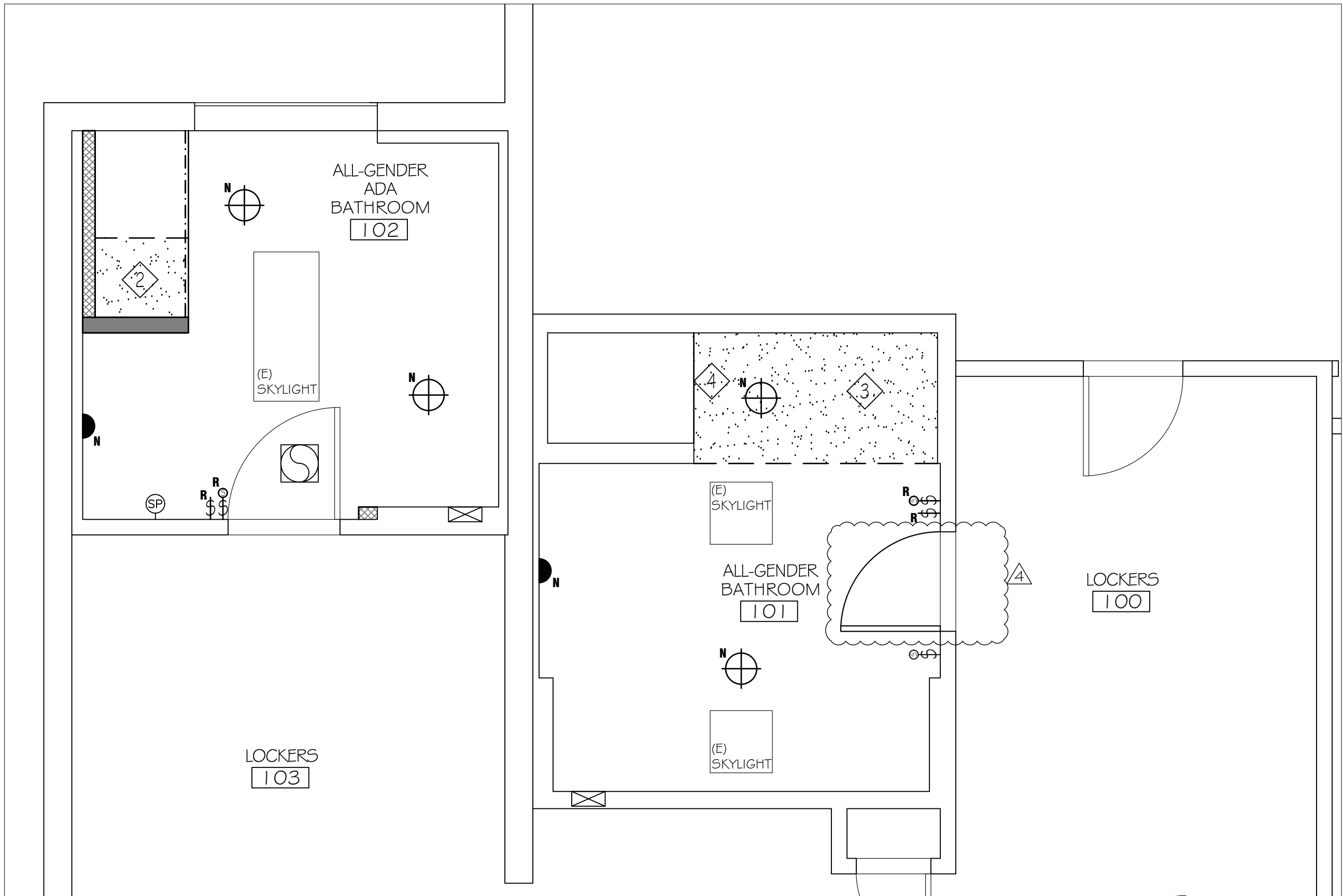
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SHEET 2 OF 4





1 DEMOLITION (EXISTING) REFLECTED CEILING PLAN  
SCALE: 3/8" = 1'-0"



2 NEW REFLECTED CEILING PLAN  
SCALE: 3/8" = 1'-0"

LEGEND: REFLECTED CEILING PLANS

- REMOVAL OF EXISTING CEILING-MOUNTED LIGHT FIXTURE IN SHOWER ENCLOSURE
- REMOVAL OF EXISTING DOWNLIGHT FIXTURE IN SHOWER ENCLOSURE
- NEW CEILING-MOUNTED LED LIGHT FIXTURE
- REMOVAL OF EXISTING WALL-MOUNTED VANITY LIGHT FIXTURE
- NEW WALL-MOUNTED VANITY LIGHT FIXTURE
- REMOVAL OF EXISTING CEILING-MOUNTED BATHROOM LIGHT FIXTURE
- EXISTING SENSOR LIGHT SWITCH
- RELOCATED SENSOR LIGHT SWITCH
- RELOCATED SWITCH
- EXISTING EXHAUST FAN TO REMAIN
- EXISTING HVAC SUPPLY AIR WALL FIXTURE
- EXISTING WALL-MOUNTED SPEAKER
- KEY TO SHEET NOTES

CONSTRUCTION SHEET NOTES: REFLECTED CEILING PLAN

- EXISTING ±8'-3" SOFFIT IN SHOWER ENCLOSURE SHALL REMAIN. REMOVE EXISTING TILES AND LIGHT FIXTURE. PATCH AND REPAIR, OR PROVIDE NEW GYP. BD. SHEATHING. PROVIDE NEW SEMI-GLOSS PAINT. SEE SPECS.
- PROVIDE NEW SHOWER ENCLOSURE SOFFIT TO MATCH, TIE IN AND ALIGN WITH EXISTING. PROVIDE NEW SEMI-GLOSS PAINT. SEE SPECS.
- DEMOLISH EXISTING SOFFIT AT PORTION OF SHOWER ENCLOSURE TO BE DEMOLISHED. PROVIDE NEW GYP. BD. CEILING TO MATCH, TIE IN AND ALIGN WITH EXISTING BATHROOM CEILING. PROVIDE NEW SEMI-GLOSS PAINT. SEE SPECS.
- PATCH AND REPAIR SIDE/EDGE OF PORTION OF EXISTING SHOWER ENCLOSURE SOFFIT TO REMAIN WITH NEW GYP. BD. PROVIDE NEW SEMI-GLOSS PAINT. SEE SPECS.

GENERAL CONSTRUCTION NOTES: REFLECTED CEILING

- PROVIDE FOR ALL LIGHT FIXTURES TO BE IN GOOD WORKING ORDER.
- PROVIDE EGRESS ILLUMINATION LEVEL NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE PER 2022 CBC 1008.2. EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL, PER 2022 CBC 1008.3.
- PROVIDE NEW OR RELOCATE EXISTING LIGHT SWITCHES AS SHOWN TO BE MOUNTED MIN. 3'-0" A.F.P. TO MAX. 4'-0" A.F.P. MEASURED FROM THE TOP OF THE OUTLET BOX. PROVIDE NEW OCCUPANCY SENSORS AS REQUIRED FOR PROPER LIGHTING CONTROL. REWIRE LIGHT FIXTURES THROUGHOUT AS REQUIRED FOR PROPER SWITCHING CONTROL. HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR, AND WITHIN REACH RANGES SPECIFIED IN CBC 11B-308.
- THE HVAC FIXTURE LOCATIONS SHOWN ARE EXISTING LOCATIONS FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY, ADJUST HVAC FIXTURE LOCATIONS AND REZONE HVAC AS NECESSARY TO COMPLY WITH CODE & REGULATIONS AND SHALL COMFORT BALANCE ENTIRE HVAC SYSTEM. CONTRACTOR SHALL ADJUST & RELOCATE THERMOSTATS WHERE APPROPRIATE AND CONFIRM LOCATION WITH LANDLORD & TENANT PRIOR TO INSTALLATION FOR ANY CONFLICT.
- FIRE EXTINGUISHERS, EXIT SIGNS, & EMERGENCY LIGHTING TO COMPLY WITH CURRENT CODE.
- CONTRACTOR TO PROVIDE ALL NECESSARY CEILING HORNS, STROBES, SIGNALING DEVICES, EXIT SIGNS, EMERGENCY LIGHTING, ETC. AS NEEDED AND APPLICABLE TO THE BUILDING PER FIRE/LIFE SAFETY REGULATIONS.
- EXISTING CEILING THROUGHOUT BOTH ALL-GENDER BATHROOMS 101 AND 102 SHALL BE REFINISHED / REPAINTED WITH SEMI-GLOSS PAINT PER FINISH SPECS ON SHEET A-4.0. PATCH AND REPAIR CEILING AS REQUIRED.
- COORDINATE WITH CLIENT REGARDING HAZARDOUS MATERIAL ABATEMENT INFORMATION AND PROCEDURES.

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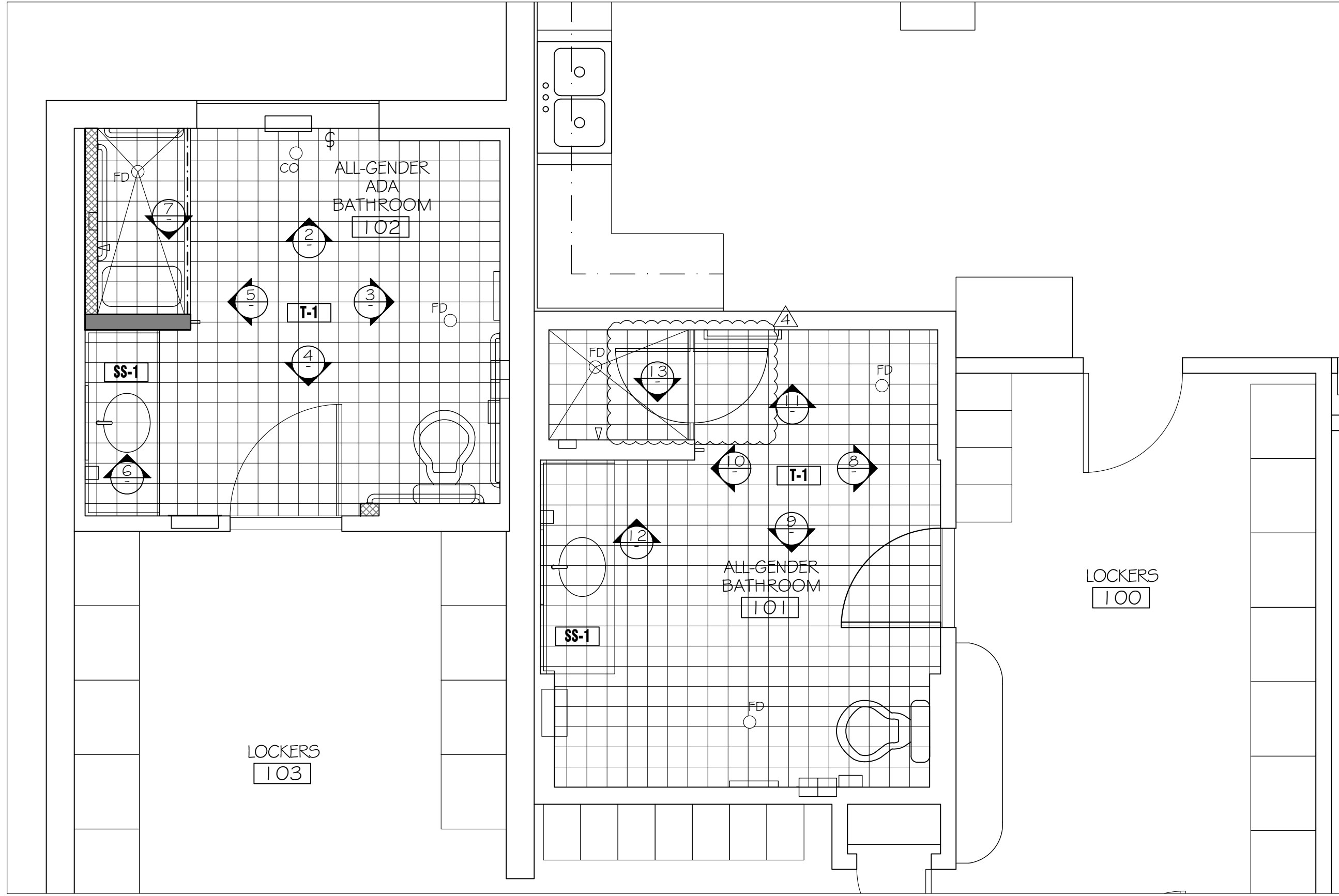
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REFLECTED CEILING PLANS  
AND DETAILS

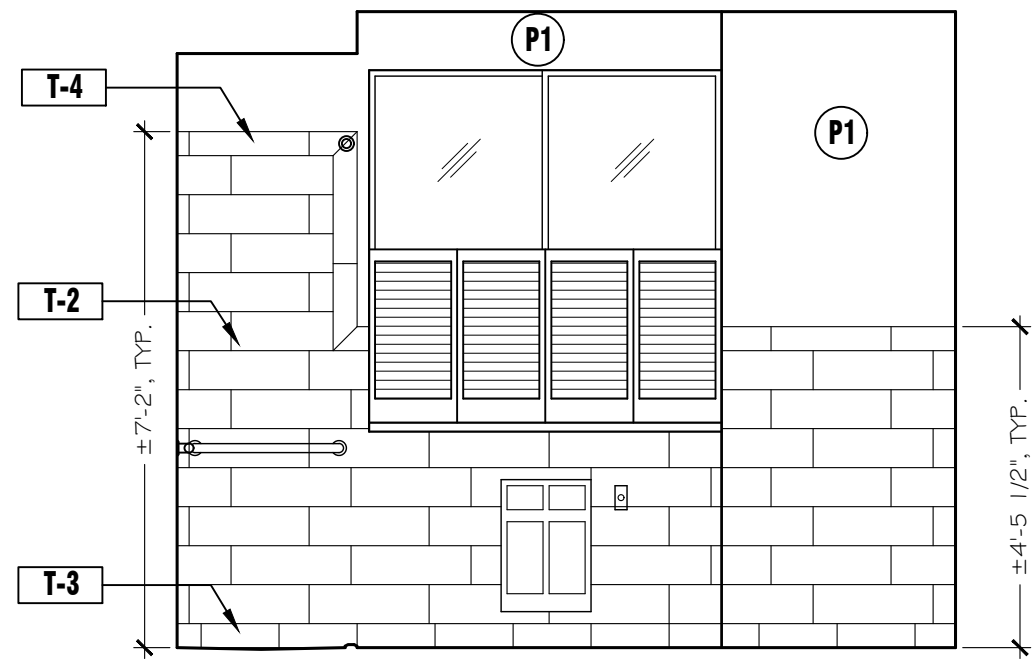
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SHEET 3 OF 4

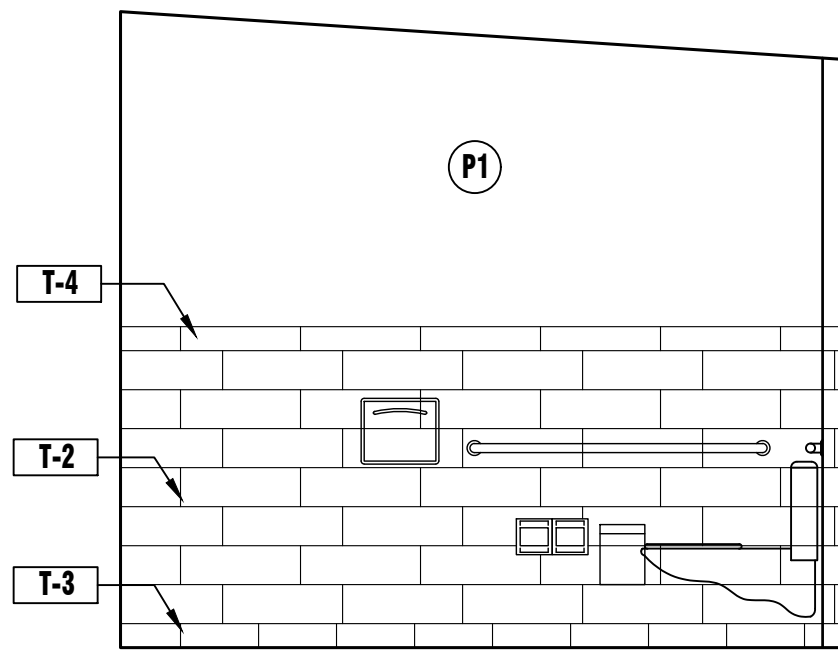


1 NEW FINISH PLAN  
SCALE: 3/8"=1'-0"

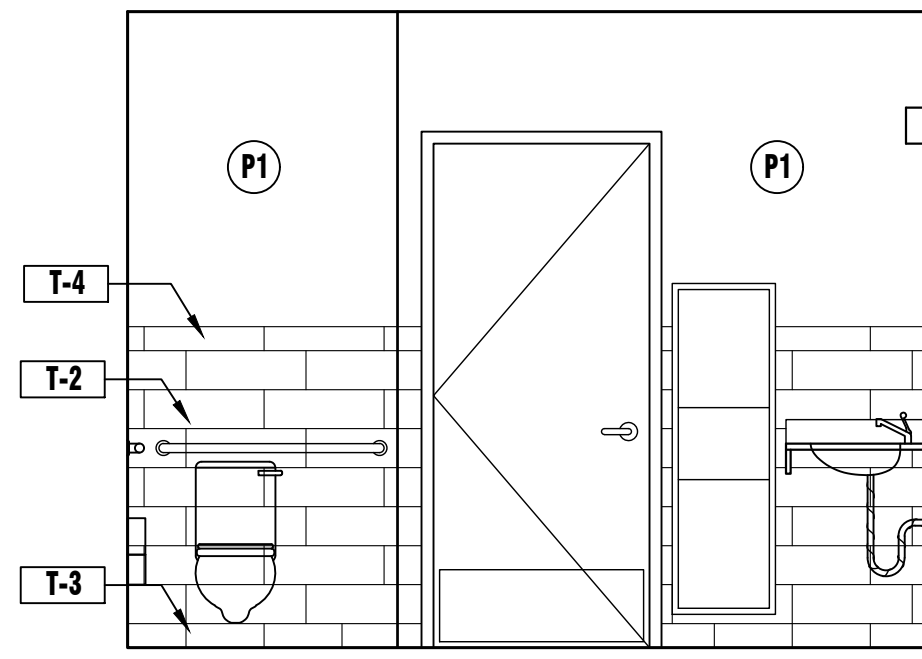
- FINISHES (ALL FINISHES/SIZES TO BE CONFIRMED):
- P1** PAINT - DUNN EDWARDS, MUSLIN, DEG227, SEMI-GLOSS FINISH (WALLS)
  - P2** PAINT - DUNN EDWARDS, WHISPER, DEW340, SEMI-GLOSS FINISH (CEILING AND TRIM)
  - T-1** DALTILE, VERANDA SOLIDS, ROCK P543, 6 1/2 x 6 1/2 (TO BE VERIFIED), FLOOR TILES, UNGLAZED/ANTI-SLIP FINISH (BATHROOM AND SHOWER FLOOR)
  - T-2** DALTILE, VERANDA SOLIDS, ROCK P543, 6 1/2 x 20 (TO BE VERIFIED), WALL TILES (BATHROOM AND SHOWER WALLS)
  - T-3** DALTILE, VERANDA SOLIDS, ROCK P543, 4 x 13 COVE BASE (TO BE VERIFIED), (BATHROOM AND SHOWER WALLS)
  - T-4** DALTILE, VERANDA SOLIDS, ROCK P543, 4 x 20 BULLNOSE (TO BE VERIFIED), (BATHROOM AND SHOWER WALLS)
  - SS-1** CORIAN, SOLID SURFACE, WILLOW (BATHROOM COUNTERTOP)



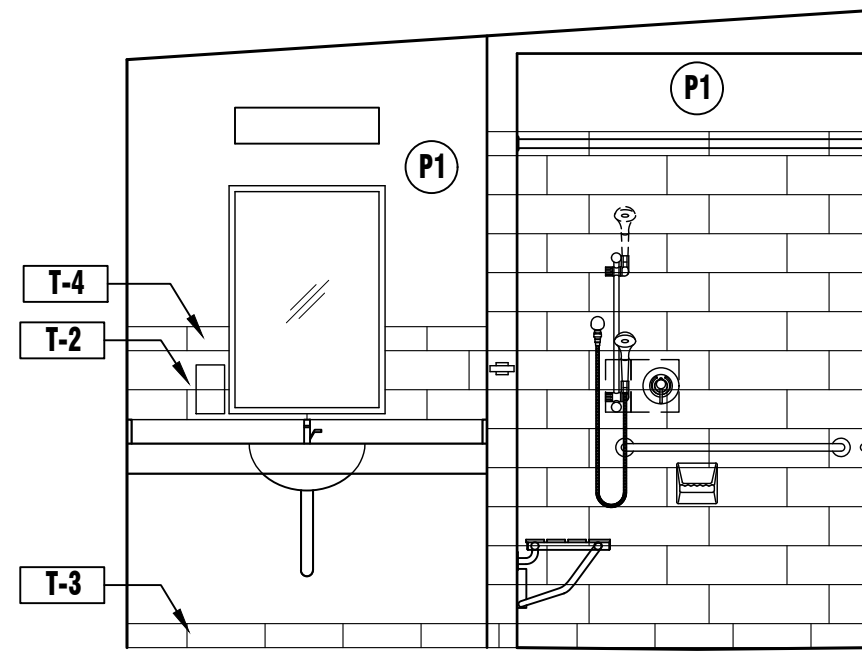
2 SOUTH ELEVATION  
SCALE: 3/8"=1'-0"



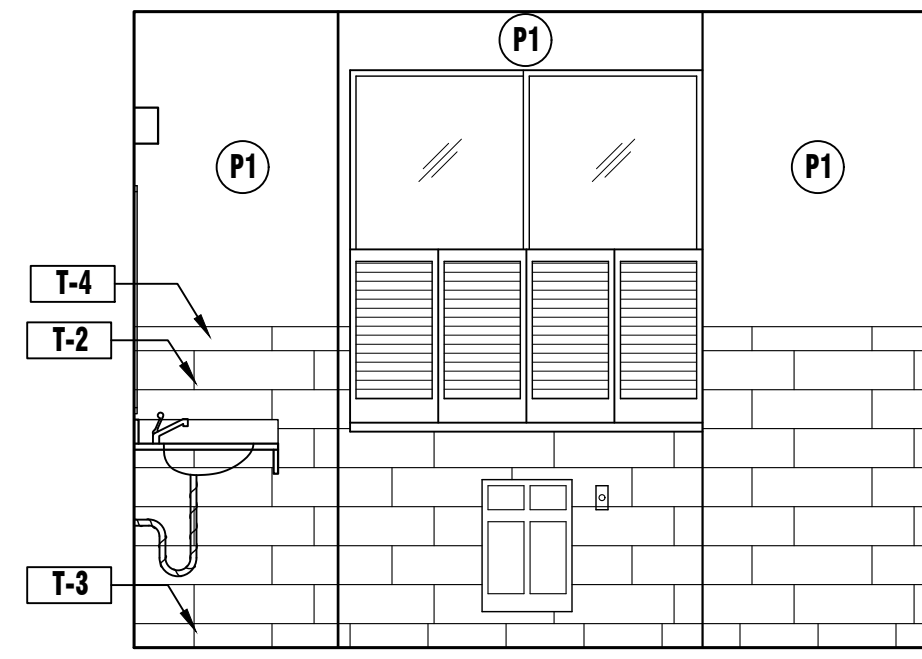
3 WEST ELEVATION  
SCALE: 3/8"=1'-0"



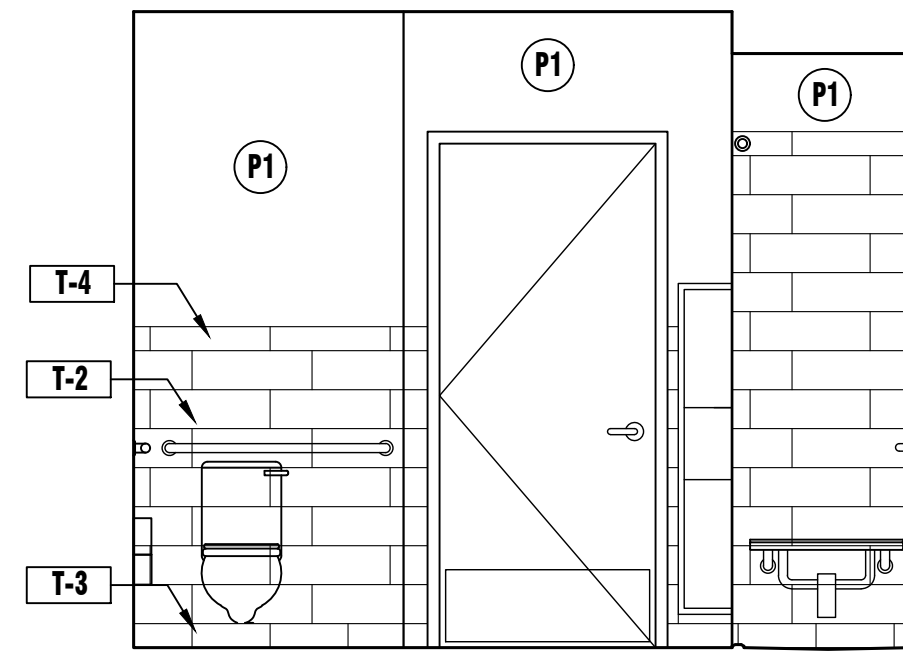
4 NORTH ELEVATION  
SCALE: 3/8"=1'-0"



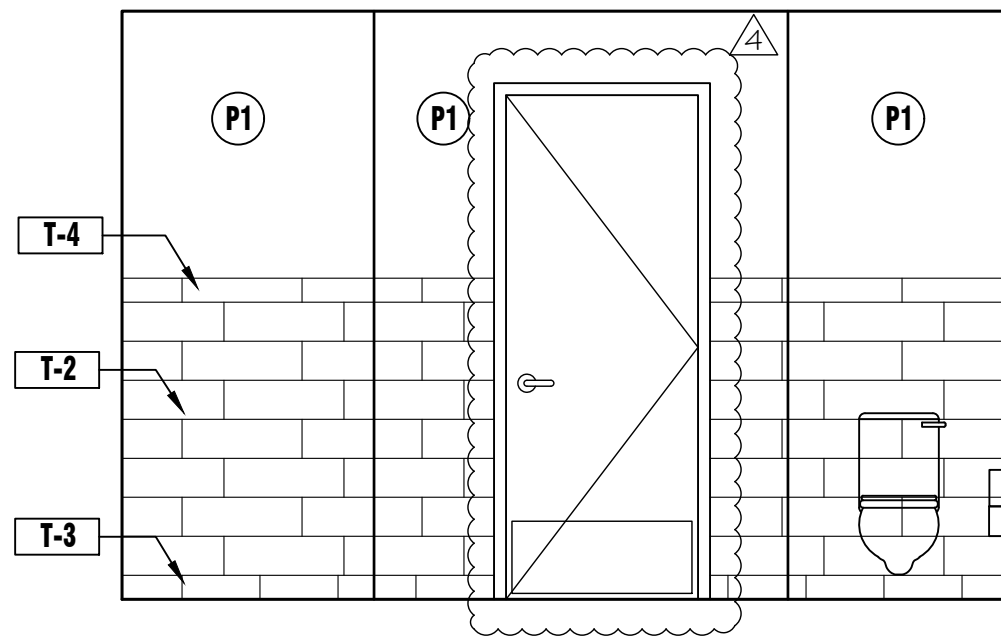
5 EAST ELEVATION  
SCALE: 3/8"=1'-0"



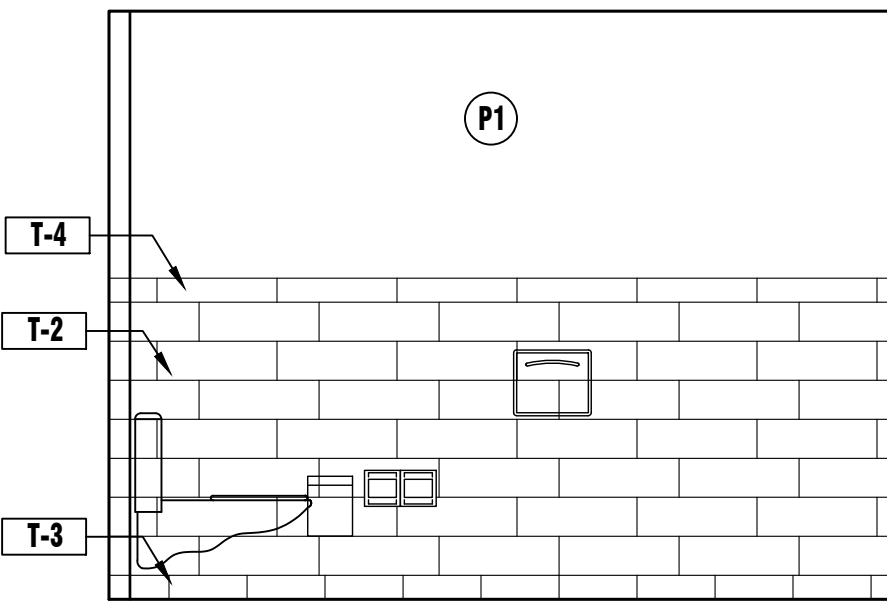
6 SOUTH ELEVATION  
SCALE: 3/8"=1'-0"



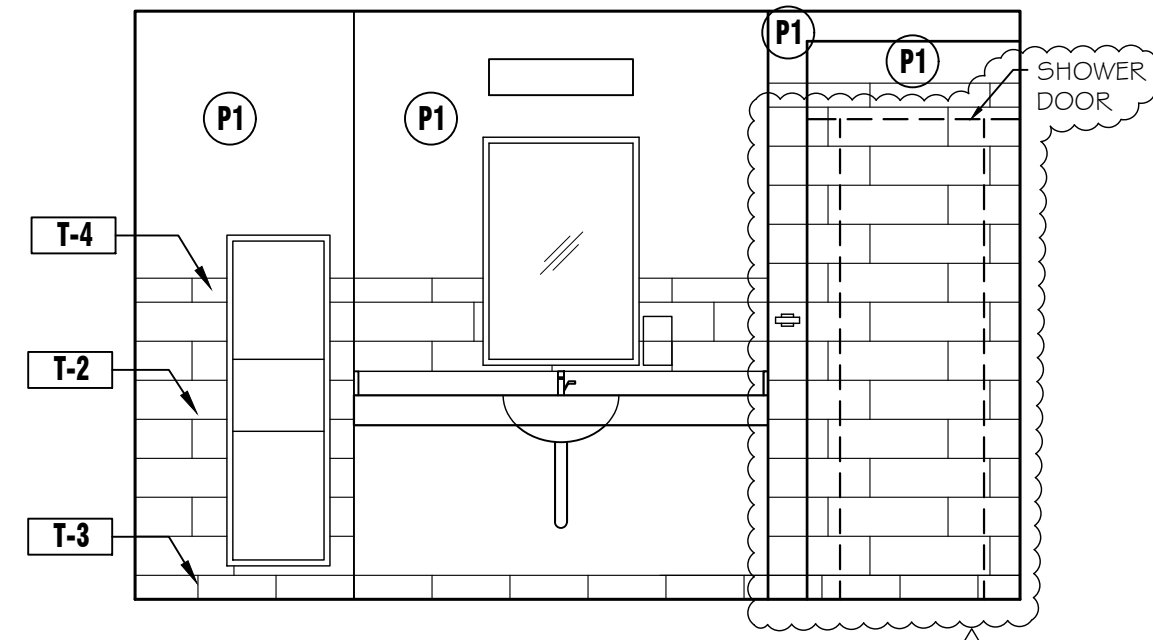
7 NORTH ELEVATION  
SCALE: 3/8"=1'-0"



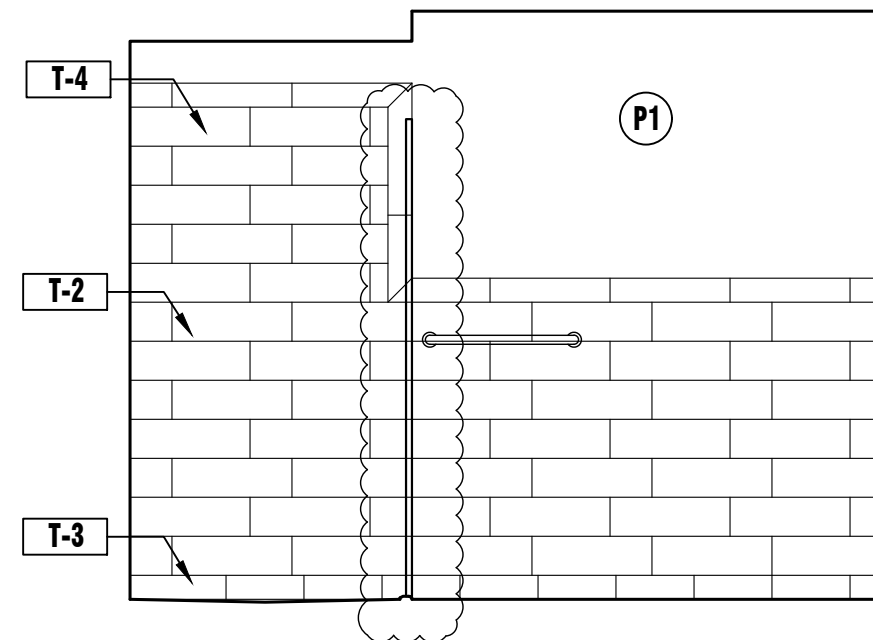
8 WEST ELEVATION  
SCALE: 3/8"=1'-0"



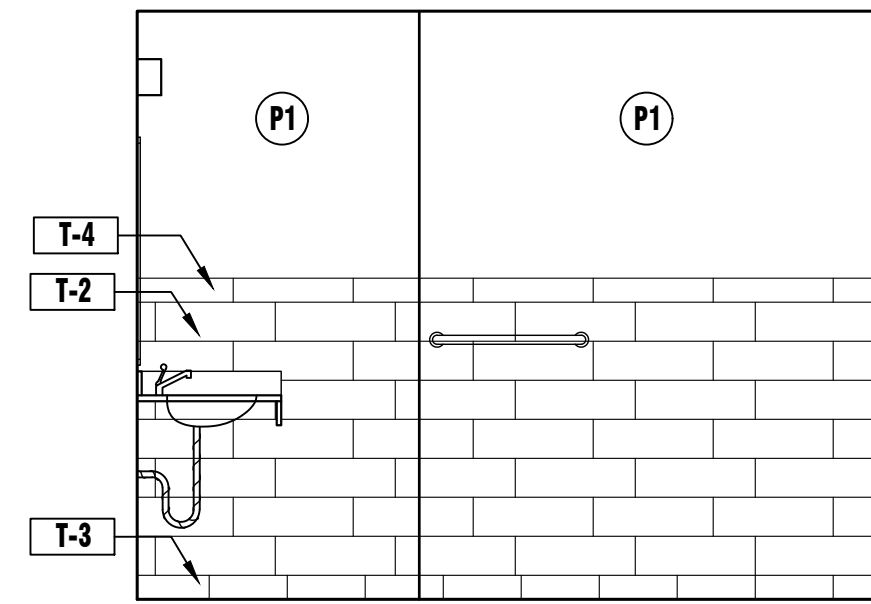
9 NORTH ELEVATION  
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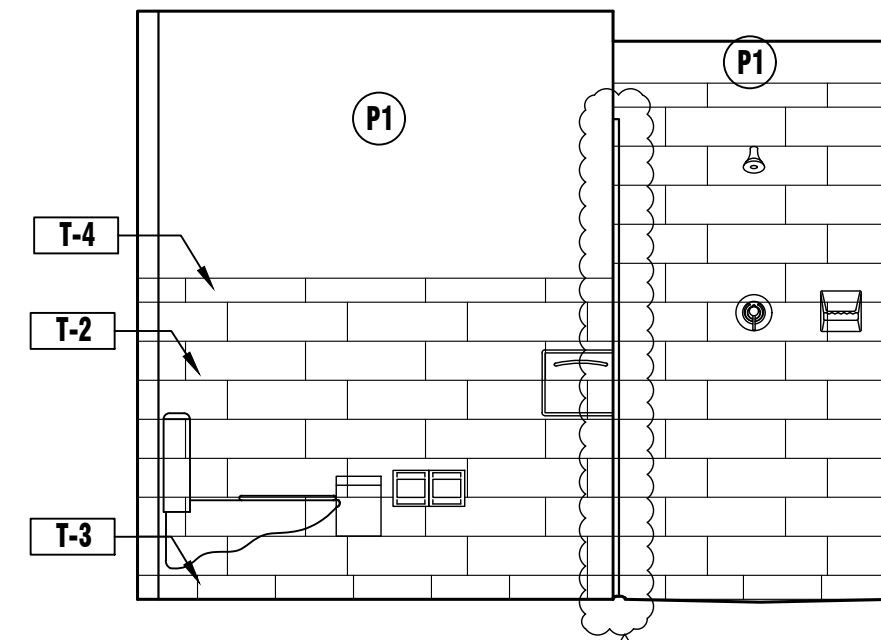
10 EAST ELEVATION  
SCALE: 3/8"=1'-0"



11 SOUTH ELEVATION  
SCALE: 3/8"=1'-0"



12 SOUTH ELEVATION  
SCALE: 3/8"=1'-0"



13 NORTH ELEVATION  
SCALE: 3/8"=1'-0"

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FINISH PLAN/SCHEDULE AND  
INTERIOR ELEVATIONS

A-4.0  
SHEET 4 OF 4

## SECTION 07 92 00

### JOINT SEALANTS

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Mildew-resistant joint sealants.

##### 1.2 RELATED SECTIONS

- A. Section 12 36 61.16 – Solid Surfacing Countertops

##### 1.3 SUBMITTALS

- A. Product Data: Submit manufacturer's product data and installation instructions. Include manufacturer's full range of color and finish options if additional selection is required.

##### 1.4 PROJECT CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:
  - 1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer.
  - 2. When joint substrates are wet.
  - 3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
  - 4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

##### 1.5 QUALITY ASSURANCE

- A. Comply with governing codes and regulations. Provide products of acceptable manufacturers which have been in satisfactory use in similar service for three years. Use experienced installers. Deliver, handle, and store materials in accordance with manufacturer's instructions.

#### PART 2 PRODUCTS

##### 2.1 MILDEW-RESISTANT JOINT SEALANTS

- A. Silicone, Mildew Resistant, Acid Curing, S, NS, 25, NT: Mildew-resistant, single-component, nonsag, plus 25 percent and minus 25 percent movement capability, nontraffic-use, acid-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 25, Use NT.
  - 1. Products: Subject to compliance with requirements, provide the following:
    - a. Dow Corning Corporation; 786-M White.
    - b. GE Construction Sealants; Momentive Performance Materials Inc.; SCS1700 Sanitary.
    - c. Tremco Incorporated; Tremsil 200.

##### 2.2 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates.
- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in



any way, and formulated to promote optimum adhesion of sealants to joint substrates.

- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions and the following requirements.
  - 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant.
  - 2. Clean porous joint substrate surfaces to produce a clean, sound substrate capable of developing optimum bond with joint sealants.
  - 3. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants.
- B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

### 3.3 INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.
- C. Install sealant backings of kind indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- E. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
  - 1. Place sealants so they directly contact and fully wet joint substrates.
  - 2. Completely fill recesses in each joint configuration.

3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint
1. Remove excess sealant from surfaces adjacent to joints.
  2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
- 3.4 CLEANING
- A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing by manufacturers of joint sealants and of products in which joints occur.
- 3.5 PROTECTION
- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out, remove, and repair damaged or deteriorated joint sealants immediately so installations with repaired areas are indistinguishable from original work.
- 3.6 JOINT-SEALANT APPLICATION
- A. Mildew-resistant interior joints in vertical surfaces and horizontal nontraffic surfaces.
1. Joint Locations:
    - a. Joints between plumbing fixtures and adjoining walls, floors, and counters.
    - b. Tile control and expansion joints as required.
    - c. Other joints as required.
  2. Joint Sealant: Silicone, mildew resistant, acid curing, S, NS, 25, NT.
  3. Joint-Sealant Color: As selected by City from manufacturer's full range of colors.

END OF SECTION

## SECTION 9 29 00

### GYPSUM BOARD

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Mold and Water-Resistant Gypsum Board.
- B. Tile Backing Panels.
- C. Trim Accessories.
- D. Joint Treatment Materials

##### 1.2 RELATED SECTIONS

- A. Section 09 91 23 – Interior Painting

##### 1.3 SUBMITTALS

- A. Product Data: For each type of product.

##### 1.4 QUALITY ASSURANCE

- A. Installer shall have experience with installation of gypsum board under similar conditions.

##### 1.5 DELIVERY, STORAGE AND HANDLING

- A. Store materials inside under cover and keep them dry and protected against damage from weather, condensation, direct sunlight, construction traffic and other potential causes of damage and per manufacturer recommendations. Stack product flat to prevent sagging.

##### 1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 or GA-216 requirements, whichever are more stringent.
- B. Do not install interior products until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
  - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
  - 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

##### 1.7 SEQUENCING

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

#### PART 2 PRODUCTS

##### 2.1 MANUFACTURER

- A. Acceptable Manufacturer:



1. United States Gypsum.
2. National Gypsum Company.
3. Georgia-Pacific.
4. Pabco Gypsum

## 2.2 GYPSUM PANEL PRODUCTS

- A. Gypsum board product not containing asbestos.
- B. Provide gypsum panel materials in accordance with recommendation of GA 216, and complies with requirement of ASTM C1396 and ASTM D 3273.
- C. Size: Unless indicated otherwise, provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.
- D. Mold and Water-Resistant Gypsum Board: 5/8 inch thickness, with moisture- and mold-resistant core and paper surfaces, suitable for tile installation, provide as required by local building code.

## 2.3 TILE BACKING PANELS

- A. Cementitious Backer Units: ANSI A118.9 and ASTM C 1288 or ASTM C 1325, with manufacturer's standard edges
  1. Acceptable Manufacturer:
    - a. C-Cure.
    - b. CertainTeed Corporation.
    - c. James Hardie Building Products, Inc.
    - d. United States Gypsum Company.
  2. Thickness: 1/2 inch.
  3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.

## 2.4 TRIM ACCESSORIES

- A. Interior Trim: ASTM C 1047.
  1. Material: Paper-faced galvanized-steel sheet.
  2. Shapes:
    - a. Cornerbead.
    - b. Bullnose bead.
    - c. Expansion (control) joint.

## 2.5 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475.
- B. Joint Tape:
  1. Interior Gypsum Wallboard: Paper.
  2. Tile Backing Panels: As recommended by panel manufacturer.
- C. Joint Compound for Interior Gypsum Wallboard: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Examine areas and substrates, with Installer present, and including welded hollow-

metal frames and framing, for compliance with requirements and other conditions affecting performance.

- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 APPLYING AND FINISHING PANELS, GENERAL

- A. Comply with ASTM C 840.
- B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
- C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than 1/16 inch (1.5 mm) of open space between panels. Do not force into place.
- D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.
- E. Form control and expansion joints with space between edges of adjoining gypsum panels.
- F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.
  - 1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than 8 sq. ft. in area.
  - 2. Fit gypsum panels around ducts, pipes, and conduits.
  - 3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow 1/4 to 3/8 inch (6 to 9 mm) wide joints to install sealant.
- G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4 to 1/2 inch (6 to 12 mm) wide spaces at these locations, and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.
- H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.
- I. Wood Framing: Install gypsum panels over wood framing, with floating internal corner construction. Do not attach gypsum panels across the flat grain of wide-dimension lumber, including floor joists and headers. Float gypsum panels over these members or provide control joints to counteract wood shrinkage.

### 3.3 APPLYING INTERIOR GYPSUM BOARD

- A. Install interior gypsum board in the following locations:
  - 1. Moisture and Mold-Resistant Type: At bathrooms.

B. Single-Layer Application:

1. On ceilings, apply gypsum panels before wall/partition board application to the greatest extent possible and at right angles to framing unless otherwise indicated.
2. On partitions/walls, apply gypsum panels vertically (parallel to framing), unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.
  - a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
  - b. At stairwells and other high walls, install panels horizontally, unless otherwise indicated or required by fire-resistance-rated assembly.
3. On furring members, apply gypsum panels vertically (parallel to framing) or horizontally (perpendicular to framing) with vertical joints offset at least one furring member. Locate edge joints of base layer over furring members.
4. Fastening Methods: Apply gypsum panels to supports with steel drill screws.

3.4 APPLYING TILE BACKING PANELS

- A. Water-Resistant Gypsum Backing Board: Comply with manufacturer's written installation instructions and install at locations indicated to receive tile. Install with 1/4 inch (6.4 mm) gap where panels abut other construction or penetrations.
- B. Cementitious Backer Units: ANSI A108.11, at shower walls and where indicated.
- C. Where tile backing panels abut other types of panels in same plane, shim surfaces to produce a uniform plane across panel surfaces.

3.5 INSTALLING TRIM ACCESSORIES

- A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
- B. Control Joints: Install control joints at locations according to ASTM C 840 or GA-216 and in specific locations approved by City for visual effect.
- C. Interior Trim: Install in the following locations:
  1. Cornerbead: Use at outside corners, unless otherwise indicated.
  2. Bullnose Bead: Use for matching existing outside corners at Fire Station #35.

3.6 FINISHING GYPSUM BOARD

- A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
- B. Prefill open joints, rounded or beveled edges, and damaged surface areas.
- C. Apply joint tape over gypsum board joints, except those with trim having flanges not intended for tape.
- D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840, GA-216 or GA-214:
  1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
  2. Level 2: Panels that are substrate for tile.
  3. Level 5: For all visible areas.



### 3.7 PROTECTION

- A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
- B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during the remainder of the construction period.
- C. Remove and replace panels that are wet, moisture damaged, and mold damaged.
  - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
  - 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION

CERAMIC TILING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Porcelain Tile.
- B. Stone threshold.
- C. Tile backing panels.
- D. Waterproof membrane.
- E. Metal edge strips.

1.2 RELATED SECTIONS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions apply to this Section.

1.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets for each type of product.
- B. Samples: Submit samples for each type of product for color selection/verification and appearance acceptance. For tiles, submit one full tile sample.
- C. Shop Drawings: Indicate tile layout, patterns and locations, junctions with dissimilar materials, control and expansion joints, thresholds, ceramic accessories, and setting details.

1.4 REFERENCES

- A. General: Definitions in the ANSI A108 series of tile installation standards and in ANSI A137.1 apply to Work of this Section unless otherwise specified.
- B. ANSI A108 Series: ANSI A108.01, ANSI A108.02, ANSI A108.1A, ANSI A108.1B, ANSI A108.1C, ANSI A108.4, ANSI A108.5, ANSI A108.6, ANSI A108.8, ANSI A108.9, ANSI A108.10, ANSI A108.11, ANSI A108.12, ANSI A108.13, ANSI A108.14, ANSI A108.15, ANSI A108.16, and ANSI A108.17, which are contained in its "Specifications for Installation of Ceramic Tile."

1.5 DELIVERY, STORAGE AND HANDLING

- A. Deliver and store packaged materials in original containers with seals unbroken and labels intact until time of use. Comply with requirements in ANSI A137.1 for labeling tile packages.
- B. Store tile and cementitious materials on elevated platforms, under cover, and in a dry location.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination can be avoided.
- D. Store liquid materials in unopened containers and protected from freezing.

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Do not install tile until construction in spaces is complete

and ambient temperature and humidity conditions are maintained at the levels indicated in referenced standards and manufacturer's written instructions.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Source Limitations for Tile: Obtain tile of each type and color or finish from single source or producer.
  - 1. Obtain tile of each type and color or finish from same production run and of consistent quality in appearance and physical properties for each contiguous area.
- B. Source Limitations for Setting and Grouting Materials: Obtain ingredients of a uniform quality for each mortar, adhesive, and grout component from single manufacturer and each aggregate from single source or producer.
  - 1. Obtain waterproof membrane and crack isolation membrane, except for sheet products, from manufacturer of setting and grouting materials.
- C. Source Limitations for Other Products: Obtain each of the following products specified in this Section from a single manufacturer:
  - 1. Stone thresholds.
  - 2. Waterproof membrane.
  - 3. Metal edge strips.

### 2.2 PRODUCTS, GENERAL

- A. ANSI Ceramic Tile Standard: Provide tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.
  - 1. Provide tile complying with Standard grade requirements.
- B. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI A108.02, ANSI standards referenced in other Part 2 articles, ANSI standards referenced by TCNA installation methods specified in tile installation schedules, and other requirements specified.
- C. Factory Blending: For tile exhibiting color variations within ranges, blend tile in factory and package so tile units taken from one package show same range in colors as those taken from other packages and match approved Samples.
- D. Mounting: For factory-mounted tile, provide back- or edge-mounted tile assemblies as standard with manufacturer unless otherwise indicated.
  - 1. Where tile is indicated for installation in wet areas, do not use back- or edge-mounted tile assemblies unless tile manufacturer specifies in writing that this type of mounting is suitable for installation indicated and has a record of successful in-service performance

### 2.3 TILE PRODUCTS

- A. Ceramic Tile T-1: Unglazed porcelain tile for floors.
  - 1. Manufacturer: Daltile.
  - 2. Product: Daltile Veranda Solids, Floor Tile.
  - 3. Certification: Tile certified by the Porcelain Tile Certification Agency.

4. Face Size Variation: Rectified.
  5. Face: Plain with square or cushion edges.
  6. Dynamic Coefficient of Friction: Not less than 0.42.
  7. Tile Size, Color, Glaze, and Pattern: 6 ½" x 6 ½", Rock P543.
  8. Grout Color: Iron 107.
  9. Cove Tile: Supply at tile floor edges to wall. Match field tile color.
- B. Ceramic Tile T-2: Unglazed porcelain tile for walls.
1. Manufacturer: Daltile.
  2. Product: Daltile Veranda Solids, Wall Tile.
  3. Certification: Tile certified by the Porcelain Tile Certification Agency.
  4. Face Size Variation: Rectified.
  5. Face: Plain with square or cushion edges.
  6. Dynamic Coefficient of Friction: Not less than 0.42.
  7. Tile Size, Color, Glaze, and Pattern: 6 ½" x 20", Rock P543.
  8. Grout Color: Iron 107.
- C. Ceramic Tile T-3: Unglazed porcelain tile for walls.
1. Manufacturer: Daltile.
  2. Product: Daltile Veranda Solids, Cove Base.
  3. Certification: Tile certified by the Porcelain Tile Certification Agency.
  4. Face Size Variation: Rectified.
  5. Face: Plain with square or cushion edges.
  6. Dynamic Coefficient of Friction: Not less than 0.42.
  7. Tile Size, Color, Glaze, and Pattern: 4" x 13", Rock P543.
  8. Grout Color: Iron 107.
- D. Ceramic Tile T-4: Unglazed porcelain tile for walls.
1. Manufacturer: Daltile.
  2. Product: Daltile Veranda Solids, Bullnose.
  3. Certification: Tile certified by the Porcelain Tile Certification Agency.
  4. Face Size Variation: Rectified.
  5. Face: Plain with square or cushion edges.
  6. Dynamic Coefficient of Friction: Not less than 0.42.
  7. Tile Size, Color, Glaze, and Pattern: 4" x 20", Rock P543.
  8. Grout Color: Iron 107.

## 2.4 THRESHOLDS

- A. General: Fabricate stone to sizes and profiles indicated or required to provide transition between adjacent floor finishes.
1. Bevel edges at 1:2 slope, with lower edge of bevel aligned with or up to 1/16 inch above adjacent floor surface. Finish bevel to match top surface of threshold. Limit height of threshold to 1/2 inch or less above adjacent floor surface.

## 2.5 WATERPROOF MEMBRANE

- A. General: Manufacturer's standard product, that complies with ANSI A118.10 and is recommended by the manufacturer for the application indicated. Include reinforcement and accessories recommended by manufacturer.
1. Chlorinated Polyethylene Sheet: Nonplasticized, chlorinated polyethylene faced on both sides with nonwoven polyester fabric; 0.030-inch nominal thickness.
  2. Basis-of-Design Product: Subject to compliance with requirements, provide



Nobleseal TS, Noble Company (The) or comparable product by the following:

- a. Schuter Systems.
- b. Laticrete International.

## 2.6 GROUT MATERIALS

- A. Water-Cleanable Epoxy Grout: ANSI A118.3, with a VOC content of 65 g/L or less.
  1. Manufacturers: Subject to compliance with requirements, provide products by the following:
  2. Product: Subject to compliance with requirements, provide Fusion Pro Single Component Grout, Custom Building Products, Seal Beach, CA or comparable product by one of the following:
    - a. MAPEI Corporation.
  3. Provide product capable of withstanding continuous and intermittent exposure to temperatures of up to 140 and 212 deg F, respectively, and certified by manufacturer for intended use.
- B. MIXING MORTARS AND GROUT
  1. Mix mortars and grouts to comply with referenced standards and mortar and grout manufacturers' written instructions.
  2. Add materials, water, and additives in accurate proportions.
  3. Obtain and use type of mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures to produce mortars and grouts of uniform quality with optimum performance characteristics for installations indicated.
- C. MISCELLANEOUS MATERIALS
  1. Product: Subject to compliance with requirements, provide Schluter Systems L.P.; Schiene EV4A or comparable product by one of the following:
    - a. Blanke Corporation.
    - b. Ceramic Tool Company, Inc.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
  1. Verify that substrates for setting tile are firm; dry; clean; free of coatings that are incompatible with tile-setting materials, including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.
  2. Verify that concrete substrates for tile floors installed with thinset mortar comply with surface finish requirements in ANSI A108.01 for installations indicated.
    - a. Verify that surfaces that received a steel trowel finish have been mechanically scarified.
    - b. Verify that protrusions, bumps, and ridges have been removed by sanding or grinding.
  3. Verify that installation of grounds, anchors, recessed frames, electrical and mechanical units of work, and similar items located in or behind tile has been completed.
  4. Verify that joints and cracks in tile substrates are coordinated with tile joint

locations; if not coordinated, adjust joint locations in consultation with City.

- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Fill cracks, holes, and depressions in concrete substrates for tile floors installed with adhesives or thinset mortar with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer.
- B. Where indicated, prepare substrates to receive waterproofing by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot toward drains.
- C. Blending: For tile exhibiting color variations, verify that tile has been factory blended and packaged so tile units taken from one package show same range of colors as those taken from other packages and match approved Samples. If not factory blended, either return to manufacturer or blend tiles at Project site before installing.

### 3.3 CERAMIC TILE INSTALLATION

- A. Comply with TCNA's "Handbook for Ceramic, Glass, and Stone Tile Installation" for TCNA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 series "Specifications for Installation of Ceramic Tile" that are referenced in TCNA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.
  - 1. For the following installations, follow procedures in the ANSI A108 series of tile installation standards for providing 95 percent mortar coverage:
    - a. Tile floors in wet areas.
    - b. Tile floors consisting of tiles 8 by 8 inches or larger.
- B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.
- C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.
- D. Provide manufacturer's standard trim shapes where necessary to eliminate exposed tile edges.
- E. Where accent tile differs in thickness from field tile, vary setting-bed thickness so that tiles are flush.
- F. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.
  - 1. For tile mounted in sheets, make joints between tile sheets same width as joints within tile sheets so joints between sheets are not apparent in finished work.
  - 2. Where adjoining tiles on floor, base, walls, or trim are specified or indicated to be same size, align joints.
  - 3. Where tiles are specified or indicated to be whole integer multiples of adjoining tiles on floor, base, walls, or trim, align joints unless otherwise

indicated.

- G. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:
  - 1. Porcelain Tile: 3/16 inch.
- H. Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.
- I. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.
  - 1. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.
- J. Stone Thresholds: Install stone thresholds in same type of setting bed as adjacent floor unless otherwise indicated.
  - 1. At locations where mortar bed (thickset) would otherwise be exposed above adjacent floor finishes, set thresholds in modified dry-set mortar (thinset).
  - 2. Do not extend cleavage membrane under thresholds set in modified dry-set mortar. Fill joints between such thresholds and adjoining tile set on cleavage membrane with elastomeric sealant.
- K. Metal Edge Strips: Install where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with top of tile.

#### 3.4 TILE BACKING PANEL INSTALLATION

- A. Install panels and treat joints according to ANSI A108.11 and manufacturer's written instructions for type of application indicated.

#### 3.5 WATERPROOFING INSTALLATION

- A. Install waterproofing to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform thickness that is bonded securely to substrate.
- B. Allow waterproofing to cure and verify by testing that it is watertight before installing tile or setting materials over it.

#### 3.6 ADJUSTING AND CLEANING

- A. Remove and replace tile that is damaged or that does not match adjoining tile. Provide new matching units, installed as specified and in a manner to eliminate evidence of replacement.
- B. Cleaning: On completion of placement and grouting, clean all ceramic tile surfaces so they are free of foreign matter.
  - 1. Remove grout residue from tile as soon as possible.
  - 2. Clean grout smears and haze from tile according to tile and grout manufacturer's written instructions but no sooner than 10 days after installation. Use only cleaners recommended by tile and grout manufacturers and only after determining that cleaners are safe to use by testing on samples of tile and other surfaces to be cleaned. Protect metal surfaces and plumbing fixtures from effects of cleaning. Flush surfaces with clean water before and after cleaning.

#### 3.7 PROTECTION

- A. Protect installed tile work with kraft paper or other heavy covering during construction period to prevent staining, damage, and wear. If recommended by tile manufacturer, apply coat of neutral protective cleaner to completed tile walls and floors.
- B. Prohibit foot and wheel traffic from tiled floors for at least seven days after grouting is completed.
- C. Before final inspection, remove protective coverings and rinse neutral protective cleaner from tile surfaces.

END OF SECTION



## SECTION 09 90 00

### PAINTS AND COATINGS

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Interior paint and coating systems including surface preparation.

##### 1.2 RELATED SECTIONS

- A. Section 09 29 00 - Gypsum Board.

##### 1.3 REFERENCES

- A. Material Safety Data Sheets / Environmental Data Sheets: Per manufacturer's MSDS/EDS for specific VOCs (calculated per 40 CFR 59.406). VOCs may vary by base and sheen.

##### 1.4 SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
  - 1. Include Printout of current "MPI Approved Products List" for each product category specified, with the proposed product highlighted.
  - 2. Indicate VOC content. Paints and coatings shall not exceed the VOC limits established per code.
- B. Verification Samples: For each finish product specified, submit samples that represent actual product, color, and sheen.
  - 1. Submit Samples on rigid backing, 8 inches square.
  - 2. Apply coats on Samples in steps to show each coat required for system.
  - 3. Label each coat of each Sample.
  - 4. Label each Sample for location and application area.

##### 1.5 EXTRA MATERIALS

- A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
  - 1. Paint: 5 percent, but not less than 1 gal. of each material and color applied.

##### 1.6 QUALITY ASSURANCE

- A. Single-Source Responsibility: Provide primers and undercoat paint produced by same manufacturer as finish coats.
- B. Installer Qualifications: A firm or individual experienced in applying paints and coatings similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance.
- C. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels unless indicated.

##### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label, and list of information.
- B. Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Store materials in tightly covered containers in an area that is within the acceptable temperature range, per manufacturer's instructions.
- D. Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

## 1.8 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Dunn-Edwards.

### 2.2 PAINT MATERIALS

- A. Paints and Coatings:
  - 1. Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
  - 2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color. Or follow manufacturer's product instructions for optimal color conformance.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
- C. Coating Application Accessories: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required, per manufacturer's specifications.
- D. Colors:
  - 1. Wall Paint: Dunn-Edwards, DE6227, "Muslin"
  - 2. Ceiling and Trim Paint: Dunn-Edwards, DEW340, "Whisper"
- E. Finish:
  - 1. Semi-Gloss: For restroom walls and ceiling, painted doors, and painted frames.
- F. VOC Content: Paints and coatings shall comply with VOC content limits of authorities having jurisdiction.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.

- B. Proceed with work only after conditions have been corrected and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.

### 3.2 SURFACE PREPARATION

- A. General: Surfaces shall be dry and in sound condition. Remove oil, dust, dirt, loose rust, peeling paint or other contamination to ensure good adhesion.
  - 1. Prior to attempting to remove mildew, it is recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions are advised.
  - 2. Remove items including but not limited to thermostats, electrical outlets, switch covers and similar items prior to painting. After completing painting operations in each space or area, reinstall items removed using workers skilled in the trades involved.
- B. Drywall - Interior: Must be clean and dry. All nail heads must be set and spackled. Joints must be taped and covered with a joint compound. Spackled nail heads and tape joints must be sanded smooth and all dust removed prior to painting.
- C. Wood: Must be clean and dry. Prime and paint as soon as possible. Knots and pitch streaks must be scraped, sanded, and spot primed before a full priming coat is applied. Patch all nail holes and imperfections with a wood filler or putty and sand smooth.

### 3.3 INSTALLATION

- A. Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendations.
- B. Do not apply to wet or damp surfaces.
- C. Apply coatings using methods recommended by manufacturer.
- D. Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- E. Apply coatings at spreading rate required to achieve the manufacturers recommended dry film thickness.
- F. Apply minimum one prime coat and two finish coats.
- G. Regardless of number of coats specified, apply as many coats as necessary for complete hide, and uniform appearance.

### 3.4 PROTECTION

- A. Protect finished coatings from damage until completion of project.
- B. Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

END OF SECTION

## SECTION 10 28 13

### TOILET ACCESSORIES

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Toilet/Bath Accessories:
  - 1. Soap dispensers.
  - 2. Combination towel dispenser and waste receptacle units.
  - 3. Toilet tissue dispenser.
  - 4. Toilet seat cover dispenser.
  - 5. Mirror.
  - 6. Shower Seat.
  - 7. Grab bars.
  - 8. Shower Curtain Rod.
  - 9. Shower Curtain.
  - 10. Robe Hook.
  - 11. Sanitary Napkin Disposal
  - 12. Soap Dish
  - 13. Towel Bar

##### 1.2 RELATED SECTIONS

- A. Section 09 29 00 – Gypsum Board.
- B. Section 09 30 13 – Ceramic Tiling.
- C. Section 10 28 19 – Shower Doors.

##### 1.3 COORDINATION

- A. Coordinate accessory locations with other work to prevent interference with clearances required for access by people with disabilities, and for proper installation, adjustment, operation, cleaning, and servicing of accessories.
- B. Deliver inserts and anchoring devices set into concrete or masonry as required to prevent delaying the Work.

##### 1.4 SUBMITTALS

- A. Product Data: Submit manufacturer's data sheets for each product specified.
  - 1. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.
  - 2. Include anchoring and mounting requirements, including requirements for cutouts in other work and substrate preparation.
- B. Schedule: Submit an accessory schedule, indicating the types, quantities, sizes, and installation locations by room of each accessory required. Use room numbers as indicated on the Drawings.

##### 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Minimum 2 year experience installing similar products.
- B. Manufacturer: As specified.
- C. Accessibility Requirements: Comply with requirements applicable in the jurisdiction of the project, including but not limited to ADA, 2022 CBC and ICC/ANSI A117.1



requirements as applicable.

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store and handle materials and products in strict compliance with manufacturer's instructions and recommendations. Protect from damage.
- B. Handling: Handle materials to avoid damage.

#### 1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

#### 1.8 SEQUENCING

- A. Ensure that products of this section are supplied to affected trades in time to prevent interruption of construction progress.

#### 1.9 WARRANTY

- A. Manufacturer's Warranty for Toilet Room and Bathroom Accessories: Manufacturer's standard warranty for materials, parts, and workmanship.

#### 1.10 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For accessories to include in maintenance manuals.

### PART 2 PRODUCTS

#### 2.1 MANUFACTURERS

- A. Manufacturer: as specified.

#### 2.2 SOAP DISPENSERS

- A. Soap Dispensers:
  - 1. Surface-Mounted Soap Dispenser:
    - a. Bobrick ClassicSeries Model B-2111.

#### 2.3 COMBINATION PAPER TOWEL DISPENSER AND WASTE RECEPTACLE UNITS

- A. Recessed Convertible Paper Towel Dispenser and Waste Receptacle:
  - 1. Bobrick ClassicSeries Model B-3940.
    - a. Capacity: 6 gallons.
  - 2. Bobrick ClassicSeries Model B-3944.
    - a. Capacity: 12 gallons.

#### 2.4 TOILET TISSUE DISPENSERS

- A. Recessed Dual-Roll Toilet Tissue Dispenser:
  - 1. Bobrick Model B-6977.

#### 2.5 TOILET SEAT COVER DISPENSERS

- A. Surface-Mounted Seat Cover Dispenser:
  - 1. Bobrick ClassicSeries Model B-221.

#### 2.6 MIRROR

- A. Mirror with Stainless Steel Channel Frame and Tempered Glass:

1. Bobrick Model B-1658 2436.

## 2.7 SHOWER SEAT

- A. Solid Phenolic Folding Shower/Dressing Area Seat.
  1. Bobrick Model B-5193.

## 2.8 GRAB BARS

- A. Stainless Steel Grab Bars: With snap flange covers.
  1. Satin Finish:
    - a. Bobrick Model B-5806 x 24.
      - 1) Length: 24 inches.
    - b. Bobrick Model B-5806 x 36.
      - 1) Length: 36 inches.
    - c. Bobrick Model B-5806 x 48.
      - 1) Length: 48 inches.

## 2.9 SHOWER CURTAIN ROD

- A. Heavy-Duty Shower Curtain Rod with Concealed Mounting.
  1. Satin Finish:
    - a. Bobrick B-207 x 60.
      - 1) Length: 60 inches.

## 2.10 SHOWER CURTAIN

- A. Vinyl Shower Curtain:
  1. Bobrick B-204-3
    - a. Size: 70" wide x 72" high.
    - b. Material: Opaque, matte white vinyl, 0.008" thick, with antibacterial agent.
    - c. Grommets: Corrosion-resistant at minimum 6" o.c. through top hem.
    - d. Shower Curtain Hooks: Chrome-plated or stainless-steel, spring wire curtain hooks with snap fasteners, sized to accommodate specified curtain rod. Provide one hook per curtain grommet.

## 2.11 ROBE HOOK

- A. Surface-mounted Double Robe Hook:
  1. Bobrick Model B-76727.
    - a. Finish: Satin-finish stainless steel.

## 2.12 SANITARY NAPKIN DISPOSAL

- A. Surface-mounted Sanitary Napkin Disposal:
  1. Bobrick ConturaSeries Model B-270.

## 2.13 SOAP DISH

- A. Recessed Heavy-Duty Soap Dish
  1. Bobrick Model B-4380.
    - a. Material and Finish: Stainless steel, No. 4 finish (satin).

## 2.14 TOWEL BAR

- A. Extra-Heavy-Duty Towel Bar with Concealed Mounting and Snap Flange.
  1. Bobrick Model B-530 x 24
    - a. Length: 24 inches
    - b. Material and Finish: Stainless steel, No. 4 finish (satin).

## PART 3 EXECUTION

### 3.1 INSTALLATION

- A. Install products in strict compliance with manufacturer's written instructions and recommendations, including the following:
  - 1. Verify blocking has been installed properly.
  - 2. Verify location does not interfere with door swings or use of fixtures.
  - 3. Comply with manufacturer's recommendations for backing and proper support.
  - 4. Use fasteners and anchors suitable for substrate and project conditions.
  - 5. Install units rigid, straight, plumb, and level, in accordance with manufacturer's installation instructions and approved shop drawings.
  - 6. Conceal evidence of drilling, cutting, and fitting to room finish.
  - 7. Test for proper operation.

### 3.2 CLEANING AND PROTECTION

- A. Clean and polish exposed surfaces of compartments, hardware, and fittings using methods acceptable to the manufacturer.
- B. Remove temporary labels and protective coatings.
- C. Touch-up, repair or replace damaged products until Substantial Completion.

END OF SECTION

## SECTION 10 28 19

### SHOWER DOORS

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Frameless shower doors and enclosures.

##### 1.2 RELATED SECTIONS

- A. Section 09 30 13 – Ceramic Tiling

##### 1.3 SUBMITTALS

- A. Product Data: Submit manufacturer's product data and installation instructions.
- B. Shop Drawings: Submit shop drawings indicating dimensions, details of construction, connections, and relationship with adjacent construction.

##### 1.4 PROJECT CONDITIONS

- A. Verify dimensions by field measurements before fabrication and indicate on Shop Drawings.

#### PART 2 PRODUCTS

##### 2.1 FRAMELESS ENCLOSURES

- A. Frameless glass panels with mounting and operating hardware of types and sizes required to support imposed loads.
  - 1. Product: Cardinal Shower Enclosures; Hoskin & Muir, Inc.
- B. Hardware and Trim: Manufacturer's standard units as indicated and as required for complete installation
  - 1. Materials:
    - a. Brass:
      - 1) Finish: Satin chrome.
- C. Swinging Doors: Hinged for 90 degrees swing in both directions. Self-centering when doors are within 15 degrees of closed position. Soft bulb seal or wipes; affixed to door to direct water back into enclosure and provide a tight water seal.
  - 1. Hinges: Side hinged.
  - 2. Door Pulls: Pull handle.
- D. Fixed Panels: Top-and-bottom mounts; match hinges in material and finish.
- E. Glazing: Safety glazing materials complying with 16 CFR 1201, Category II, with permanently etched identification acceptable to authorities having jurisdiction.
  - 1. Glass Nominal Thickness: 10 mm.
  - 2. Clear Glass: ASTM C 1048, Type I, Quality-Q3, Class I (clear), Kind FT.
  - 3. Protective, Self-Cleaning, Glass Coating: Clear float glass with a coating on first surface having both photocatalytic and hydrophilic properties that act to loosen dirt and to cause water to sheet evenly over the glass instead of beading.

- F. Fasteners: Manufacturer's standard stainless-steel or other noncorrosive fasteners.
- G. Sealant: Mildew-resistant, single-component, nonsag, neutral-curing silicone joint sealant; ASTM C 920, Type S, Grade NS, Class 25, for Use NT.

## PART 3 EXECUTION

### 3.1 INSTALLATION

- A. Prepare and install as recommended in manufacturer's written instructions unless more stringent requirements are contained in GANA's "Glazing Manual."
- B. Clean substrates, removing projections, filling voids, and sealing joints.
- C. Set units level, plumb, and true to line, without warp or rack of frames and panels, and anchor securely in place.
- D. Fasten components securely in place, with provisions for thermal movement. Install with concealed fasteners unless otherwise indicated.
- E. Install components to drain and return water to shower.
- F. Install doors to produce smooth operation and tight fit at contact points.
- G. Repair, refinish, or replace components damaged during installation.

### 3.2 ADJUSTING AND CLEANING

- A. Adjust operating parts and hardware for smooth, quiet operation and watertight closure. Lubricate hardware and moving parts.
- B. Remove nonpermanent labels, and clean surfaces immediately after installation.

END OF SECTION

SOLID SURFACING COUNTERTOPS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Solid surface material countertops.
- B. Solid surface material backsplashes.
- C. Solid surface material end splashes.
- D. Solid surface material apron fronts.

1.2 RELATED SECTIONS

- A. Section 07 92 00 – Joint Sealants
- B. Section 22 40 00 – Plumbing Fixtures

1.3 SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: Submit shop drawings indicating dimensions of materials and finishes, details of construction, connections, and relationship with adjacent construction.
- C. Samples: Submit two representative samples of each material specified indicating visual characteristics and finish. Include range samples if variation of finish is anticipated.
  - 1. Include manufacturer's full range of color and finish options if additional selection is required.

1.4 FIELD CONDITIONS

- A. Field Measurements: Verify dimensions of countertop by field measurements before countertop fabrication is complete.

1.5 COORDINATION

- A. Coordinate locations of fixtures/utilities that will penetrate countertops or backsplashes.

PART 2 PRODUCTS

2.1 SOLID SURFACE COUNTERTOP MATERIALS

- A. Solid Surface Material: Homogeneous-filled plastic resin complying with ICPA SS-1. Fabricate tops in one piece.
  - 1. Dupont Corian Solid Surface, color "Willow", for lavatory counter.

2.2 COUNTERTOP FABRICATION

- A. Fabricate countertops according to solid surface material manufacturer's written instructions and to the AWI/AWMAC/WI's "Architectural Woodwork Standards."
  - 1. Grade: Custom.

- B. Configuration:
  - 1. Front: Beveled.
  - 2. Backsplash: Straight, slightly eased at corner.
  - 3. End Splash: Matching backsplash.
- C. Countertops: 1/2-inch- thick, solid surface material.
- D. Backsplashes: 3/4-inch- thick, solid surface material.
- E. Fabricate tops with shop-applied edges and backsplashes unless otherwise indicated. Comply with solid surface material manufacturer's written instructions for adhesives, sealers, fabrication, and finishing
  - 1. Fabricate with loose backsplashes for field assembly.
- F. Joints: Fabricate countertops without joints.
- G. Cutouts and Holes:
  - 1. Counter-Mounted Plumbing Fixtures: Prepare countertops in shop for field cutting openings for counter-mounted fixtures. Mark tops for cutouts and drill holes at corners of cutout locations. Make corner holes of largest radius practical.

## 2.3 INSTALLATION MATERIALS

- A. Adhesive: Product recommended by solid surface material manufacturer.
  - 1. Adhesives shall have a VOC content of 50 g/L or less.
  - 2. Adhesive shall comply with the testing and product requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."
- B. Sealant for Countertops: Comply with applicable requirements in Section 079200 "Joint Sealants."

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates to receive solid surface material countertops and conditions under which countertops will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of countertops.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. Comply with AWI AWS fabrication and installation standard as applicable to the project.
- B. Install countertops level to a tolerance of 1/8 inch in 8 feet, 1/4 inch maximum. Do not exceed 1/64-inch difference between planes of adjacent units.
- C. Adequately anchor, fasten and support members to form secure, substantial and accurate work and to hold required dimensions.
- D. Provide blocking, attachment plates, anchors and fasteners of adequate size and



number to securely anchor each component in place, accurately located and aligned with other portions of the Work.

- E. Secure countertops to subtops with adhesive according to solid surface material manufacturer's written instructions. Align adjacent surfaces and, using adhesive in color to match countertop, form seams to comply with manufacturer's written instructions. Carefully dress joints smooth, remove surface scratches, and clean entire surface.
- F. Install backsplashes and end splashes by adhering to wall and countertops with adhesive. Mask areas of countertops and splashes adjacent to joints to prevent adhesive smears.
- G. Install aprons to backing and countertops with adhesive. Mask areas of countertops and splashes adjacent to joints to prevent adhesive smears. Fasten by screwing through backing. Pre-drill holes for screws as recommended by manufacturer.
- H. Complete cutouts not finished in shop. Mask areas of countertops adjacent to cutouts to prevent damage while cutting. Make cutouts to accurately fit items to be installed, and at right angles to finished surfaces unless beveling is required for clearance. Ease edges slightly to prevent snipping.
  - 1. Seal edges of cutouts in particleboard subtops by saturating with varnish
- J. Apply sealant to gaps at walls; comply with Section 079200 "Joint Sealants."

END OF SECTION

## **EXHIBIT B – PROJECT COST ESTIMATE**

Estimated Project Expenditures:

The following are the estimated project expenditures:

Architectural Design	\$14,297
Permitting	\$3,337
T&S West Construction Cost	\$194,211
Hazard Abatement Construction Cost	\$33,467
Construction Management and Inspection	\$20,000
Construction Contingencies 20%	\$49,536
Engineering Administration and Staff time	\$15,152
<b>Total</b>	<b>\$330,000</b>

**AGREEMENT FOR PROFESSIONAL SERVICES  
WITH FV ARCHITECTURE LLC  
FOR ARCHITECTURAL DESIGN SERVICES FOR  
THE CENTRAL COUNTY FIRE STATION 36 BATHROOM REMODEL AND  
ACCESSIBILITY UPGRADE PROJECT**

THIS AGREEMENT is entered into this 23<sup>rd</sup> day of December, 2024, by and between the City of Burlingame, State of California, herein called the "City", and **FV ARCHITECTURE LLC** engaged in providing **PROFESSIONAL ARCHITECTURAL DESIGN** services herein called the "Consultant".

**RECITALS**

- A. The City is considering for consultant to provide architectural design services to assist the City with the Central County Fire Station 36 Bathroom Remodel and Accessibility Upgrade Project.
- B. The City desires to engage a professional consultant to provide assistance with architectural design, bidding assistance, and construction assistance services because of Consultant's experience and qualifications to perform the desired work, described in Exhibit A.
- C. The Consultant represents and affirms that it is qualified and willing to perform the desired work pursuant to this Agreement.

**AGREEMENTS**

NOW, THEREFORE, THE PARTIES HERETO AGREE AS FOLLOWS:

- 1. Scope of Services. The Consultant shall provide professional architectural design services such as visit and survey site, prepare design plans for bathroom remodel, provide specifications and construction cost estimate, submit construction documents for building permit application and review, review and re-submit plans per plan review comments, assist with bidding process, review RFIs (requests for information), communicate and meet with City staff, and as detailed in "Scope of Services" of the attached Exhibit A of this agreement.
- 2. Time of Performance. The services of the Consultant are to commence upon the execution of this Agreement with completion of all work by December 31, 2025.

3. Compliance with Laws. The Consultant shall comply with all applicable laws, codes, ordinances, and regulations of governing federal, state and local laws. Consultant represents and warrants to City that it has all licenses, permits, qualifications and approvals of whatsoever nature which are legally required for Consultant to practice its profession. Consultant represents and warrants to City that Consultant shall, at its sole cost and expense, keep in effect or obtain at all times during the term of this Agreement any licenses, permits, and approvals which are legally required for Consultant to practice its profession. Consultant shall maintain a City of Burlingame business license.
4. Sole Responsibility. Consultant shall be responsible for employing or engaging all persons necessary to perform the services under this Agreement.
5. Information/Report Handling. All documents furnished to Consultant by the City and all reports and supportive data prepared by the Consultant under this Agreement are the City's property and shall be delivered to the City upon the completion of Consultant's services or at the City's written request. All reports, information, data, and exhibits prepared or assembled by Consultant in connection with the performance of its services pursuant to this Agreement are confidential until released by the City to the public, and the Consultant shall not make any of these documents or information available to any individual or organization not employed by the Consultant or the City without the written consent of the City before such release. The City acknowledges that the reports to be prepared by the Consultant pursuant to this Agreement are for the purpose of evaluating a defined project, and City's use of the information contained in the reports prepared by the Consultant in connection with other projects shall be solely at City's risk, unless Consultant expressly consents to such use in writing. City further agrees that it will not appropriate any methodology or technique of Consultant which is and has been confirmed in writing by Consultant to be a trade secret of Consultant.
6. Compensation. Compensation for Consultant's professional services shall not exceed \$12,900; and payment shall be based upon City approval of each task.

Billing shall include current period and cumulative expenditures to date and shall be accompanied by a detailed explanation of the work performed by whom at what rate and on what date. Also, plans, specifications, documents or other pertinent materials shall be submitted for City review, even if only in partial or draft form.

7. Availability of Records. Consultant shall maintain the records supporting this billing for not less than three (3) years following completion of the work under this Agreement. Consultant shall make these records available to authorized personnel of the City at the Consultant's offices during business hours upon written request of the City.
8. Project Manager. The Project Manager for the Consultant for the work under this Agreement shall be Francisco Valdes.
9. Assignability and Subcontracting. The services to be performed under this Agreement are unique and personal to the Consultant. No portion of these services shall be assigned or subcontracted without the written consent of the City.
10. Notices. Any notice required to be given shall be deemed to be duly and properly given if mailed postage prepaid, and addressed to:

To City: Weizhi Cheng, P.E., Associate Engineer  
City of Burlingame  
501 Primrose Road  
Burlingame, CA 94010  
wcheng@burlingame.org

To Consultant: Francisco Valdes, Owner  
FV Architecture LLC  
1655 Oakwood Drive  
San Mateo, CA 94403  
francisco.valdes.arch@gmail.com

or personally delivered to Consultant to such address or such other address as Consultant designates in writing to City.

11. Independent Contractor. It is understood that the Consultant, in the performance of the work and services agreed to be performed, shall act as and be an independent contractor and not an agent or employee of the City. As an independent contractor he/she shall not obtain any rights to retirement benefits or other benefits which accrue to City employee(s). With prior written consent, the Consultant may perform some obligations under this Agreement by subcontracting, but may not delegate ultimate responsibility for performance or assign or transfer interests under this Agreement.

Consultant agrees to testify in any litigation brought regarding the subject of the work to be performed under this Agreement. Consultant shall be compensated for its costs and expenses in preparing for, traveling to, and testifying in such matters at its then current hourly rates of compensation, unless such litigation is brought by Consultant or is based on allegations of Consultant's negligent performance or wrongdoing.

12. Conflict of Interest. Consultant understands that its professional responsibilities is solely to the City. The Consultant has and shall not obtain any holding or interest within the City of Burlingame. Consultant has no business holdings or agreements with any individual member of the Staff or management of the City or its representatives nor shall it enter into any such holdings or agreements. In addition, Consultant warrants that it does not presently and shall not acquire any direct or indirect interest adverse to those of the City in the subject of this Agreement, and it shall immediately disassociate itself from such an interest should it discover it has done so and shall, at the City's sole discretion, divest itself of such interest. Consultant shall not knowingly and shall take reasonable steps to ensure that it does not employ a person having such an interest in this performance of this Agreement. If after employment of a person, Consultant discovers it has employed a person with a direct or indirect interest that would conflict with its performance of this Agreement, Consultant shall promptly notify City of this employment relationship, and shall, at the City's sole discretion, sever any such employment relationship.
13. Equal Employment Opportunity. Consultant warrants that it is an equal opportunity employer and shall comply with applicable regulations governing equal employment opportunity. Neither Consultant nor its subcontractors do and neither shall discriminate against persons employed or seeking employment with them on the basis of age, sex, color, race, marital status, sexual orientation, ancestry, physical or mental disability, national origin, religion, or medical condition, unless based upon a bona fide occupational qualification pursuant to the California Fair Employment & Housing Act.
14. Insurance.
  - A. Minimum Scope of Insurance:



- i. Consultant agrees to have and maintain, for the duration of the contract, General Liability insurance policies insuring him/her and his/her firm to an amount not less than: One million dollars (\$1,000,000) combined single limit per occurrence and two million dollars (\$2,000,000) aggregate for bodily injury, personal injury and property damage in a form at least as broad as ISO Occurrence Form CG 0001.
- ii. Consultant agrees to have and maintain for the duration of the contract, an Automobile Liability insurance policy ensuring him/her and his/her staff to an amount not less than one million dollars (\$1,000,000) combined single limit per accident for bodily injury and property damage.
- iii. Consultant agrees to have and maintain, for the duration of the contract, professional liability insurance in amounts not less than two million dollars (\$2,000,000) each claim/aggregate sufficient to insure Consultant for professional errors or omissions in the performance of the particular scope of work under this agreement.
- iv. Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of the City, either: the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the City, its officers, officials, employees and volunteers; or the Contractor shall procure a bond guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

B. General and Automobile Liability Policies:

- i. The City, its officers, officials, employees and volunteers are to be covered as insured as respects: liability arising out of activities performed by or on behalf of the Consultant; products and completed operations of Consultant, premises owned or used by the Consultant. The endorsement providing this additional insured coverage shall be equal to or broader than ISO Form CG 20 10 11 85 and must cover joint negligence, completed operations, and the acts of subcontractors. This requirement does not apply to the

professional liability insurance required for professional errors and omissions.

- ii. The Consultant's insurance coverage shall be endorsed to be primary insurance as respects the City, its officers, officials, employees and volunteers. Any insurance or self-insurances maintained by the City, its officers, officials, employees or volunteers shall be excess of the Consultant's insurance and shall not contribute with it.
- iii. Any failure to comply with reporting provisions of the policies shall not affect coverage provided to the City, its officers, officials, employees or volunteers.
- iv. The Consultant's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

C. Workers' Compensation and Employers Liability Coverage:

- i. In addition to these policies, Consultant shall have and maintain Workers' Compensation insurance as required by California law. Further, Consultant shall ensure that all subcontractors employed by Consultant provide the required Workers' Compensation insurance for their respective employees.
- ii. The insurer shall agree to waive all rights of subrogation against the City of Burlingame, its officers, officials, employees, or volunteers for losses arising from work performed by the Company for the City of Burlingame.

- D. All Coverages: Each insurance policy required in this item shall be endorsed to state that coverage shall not be canceled except after thirty (30) days' prior written notice by mail, has been given to the City (10 days for non-payment of premium). Current certification of such insurance shall be kept on file at all times during the term of this agreement with the City Clerk.

- E. Acceptability of Insurers: Insurance is to be placed with insurers with a Best's rating of no less than A:VII and authorized to do business in the State of California.
  - F. Verification of Coverage: Upon execution of this Agreement, Contractor shall furnish the City with certificates of insurance and with original endorsements effecting coverage required by this clause. The certificates and endorsements for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates and endorsements are to be on forms approved by the City. All certificates and endorsements are to be received and approved by the City before any work commences. The City reserves the right to require complete, certified copies of all required insurance policies, at any time.
15. Indemnification. To the fullest extent permitted by law, Consultant shall save, keep and hold harmless indemnify and defend the City, its officers, employees, authorized agents and volunteers from all damages, liabilities, penalties, costs, or expenses in law or equity, including but not limited to attorneys' fees, that may at any time arise, result from, relate to, or be set up because of damages to property or personal injury received by reason of, or in the course of performing work which arise out of, pertain to, or relate to, directly or indirectly, in whole or in part, the negligence, recklessness, or willful misconduct of Consultant, or any of the Consultant's officers, employees, or agents or any subconsultant. This provision shall not apply if the damage or injury is caused by the sole negligence, active negligence, or willful misconduct of the City, its officers, agents, employees, or volunteers.
16. Waiver. No failure on the part of either party to exercise any right or remedy hereunder shall operate as a waiver of any other right or remedy that party may have hereunder, nor does waiver of a breach or default under this Agreement constitute a continuing waiver of a subsequent breach of the same or any other provision of this Agreement.
17. Governing Law. This Agreement, regardless of where executed, shall be governed by and construed under the laws of the State of California. Venue for any action regarding this Agreement shall be in the Superior Court of the County of San Mateo.

18. Termination of Agreement. The City and the Consultant shall have the right to terminate this agreement with or without cause by giving not less than fifteen (15) days written notice of termination. In the event of termination, the Consultant shall deliver to the City all plans, files, documents, reports, performed to date by the Consultant. In the event of such termination, City shall pay Consultant an amount that bears the same ratio to the maximum contract price as the work delivered to the City bears to completed services contemplated under this Agreement, unless such termination is made for cause, in which event, compensation, if any, shall be adjusted in light of the particular facts and circumstances involved in such termination.
19. Amendment. No modification, waiver, mutual termination, or amendment of this Agreement is effective unless made in writing and signed by the City and the Consultant.
20. Entire Agreement. This Agreement constitutes the complete and exclusive statement of the Agreement between the City and Consultant. No terms, conditions, understandings or agreements purporting to modify or vary this Agreement, unless hereafter made in writing and signed by the party to be bound, shall be binding on either party.

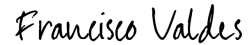
IN WITNESS WHEREOF, the City and Consultant have executed this Agreement as of the date indicated on page one (1).

City of Burlingame

"Consultant"


By 

Syed Murtuza  
Public Works Director




FV Architecture LLC  
Print Name: Francisco Valdes  
Title: Architect/owner

Approved as to form:

  
City Attorney – Michael Guina

ATTEST:

  
City Clerk - Meaghan Hassel-Shearer

<b>FV ARCHITECTURE LLC</b>	1655 Oakwood Drive, San Mateo, CA 94403	Tel. 415.370.3367
		<a href="mailto:francisco.valdes.arch@gmail.com">francisco.valdes.arch@gmail.com</a>

## Agreement for Architectural Services

December 2, 2024

**Client:**

Kevin Okada, P.E.  
Senior Engineer  
1361 N. Carolan Avenue,  
Burlingame, CA 94010

**Architect:**

Francisco Valdes  
FV Architecture LLC  
1655 Oakwood Drive  
San Mateo, CA 94403

**Project:**

Central County Fire Station 36  
Bathroom Remodel and Accessibility Upgrade  
1399 Rollins Road,  
Burlingame, CA 94010

**Project Description:**

The project consists of the remodel of two existing bathrooms. Both bathrooms shall be converted to all-gender single-user bathrooms, and shall be provided with new finishes and an updated look. One of the bathrooms shall be upgraded to be accessible/ADA-compliant.

**Scope of Work:**

Architect shall visit and survey the site, and take necessary measurements. Architect shall prepare CAD backgrounds based on blueprints/PDFs provided by the client and based on the site survey. Architect shall prepare design schemes for the bathroom remodel/upgrade for review of the Client, and shall make revisions as needed. Based on the approved design, Architect shall prepare required architectural construction documents which shall include a cover sheet with project information, and demolition/new floor plans with sheet notes and details describing the construction scope of work. Architect shall provide the owner with specifications and a construction cost estimate. Architect shall submit the construction documents for building permit application and review, and shall revise and re-submit plans as required per plan review comments. Architect shall assist Client in the bidding process. Architect shall review RFIs and submittals during construction as required. Architect shall attend up to 5 meetings with the client and other agencies as needed.

Any required engineering and fire/life safety drawings are not included in the architectural scope of work and shall be prepared by others if required.

**Payments and Compensation to the Architect**

The Architect's Fee for the architectural scope of work shall be twelve thousand nine hundred dollars (\$12,900), which shall be paid in installments based upon the progress as follows:

Preparation of CAD backgrounds and Schematic Design Drawings: 30%  
Preparation of Construction Documents: 30%

**AGREEMENT AMENDMENT NO. 1**  
**TO PROVIDE PROFESSIONAL ARCHITECTURAL DESIGN SERVICES FOR THE**  
**CENTRAL COUNTY FIRE STATION 36 BATHROOM REMODEL AND**  
**ACCESSIBILITY UPGRADE PROJECT**  
**TO THE CITY OF BURLINGAME**

THIS AMENDMENT ("Amendment"), made in duplicate and entered into effective 10th day of March, 2025, amending the agreement dated December 23, 2024 ("Agreement") by and between the CITY OF BURLINGAME ("CITY") and FV ARCHITECTURE LLC ("CONSULTANT"). CITY and CONSULTANT are hereinafter collectively referred to as the "Parties."

**RECITALS**

**WHEREAS**, on December 23, 2024, the Parties entered into the Agreement for professional architectural design services for the Central County Fire Station 36 Bathroom Remodel and Accessibility Upgrade Project, which is attached hereto; and

**WHEREAS**, it has been determined that it is in the CITY's best interest to make modifications and additions to the Agreement's Term for additional professional architectural design services as set forth in Exhibit A1 of this Amendment; and

**NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:**

1. The services of the CONSULTANT are to be available upon the execution of this Amendment until December 31, 2025.
2. With this Amendment, the total Agreement amount shall not exceed \$14,297.00.
3. In all other respects, the Agreement dated December 23, 2024, shall remain in full force and effect to the extent they are not in conflict with this Amendment.

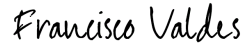


**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the day and year first above written.


CITY OF BURLINGAME  
A municipal corporation

By   
\_\_\_\_\_  
Syed Murtuza  
Public Works Director


Approved as to form:

  
\_\_\_\_\_  
FV Architecture LLC  
Print Name: Francisco Valdes  
Title: Architect

Approved as to form:

  
\_\_\_\_\_  
City Attorney – Michael Guina

ATTEST:

  
\_\_\_\_\_  
City Clerk - Meaghan Hassel-Shearer

---

## FV ARCHITECTURE LLC

February 17, 2025

Weizhi Cheng, P.E.  
Associate Engineer  
City of Burlingame  
501 Primrose Road  
Burlingame, CA 94010

Re: Change Order Request - Additional Construction Cost Estimate  
Project Title: Central County Fire Station 36 Bathroom Remodel/Accessibility Upgrade  
Project Address: 1399 Rollins Road, Burlingame, CA 94010

Dear Weizhi,

As mentioned in your email, I am submitting a change order request due to the rough construction cost estimate which is being requested in addition to the final construction cost estimate which was originally discussed. The cost estimator is charging an additional fee of \$1,397.00 for the additional construction cost estimate. I would like to request this additional amount to be included in the fee for this project. Thank you very much.

Sincerely yours,



Francisco Valdes

Revisions per Plan Check and Approval of Building Permit: 30%  
Completion of Construction: 10%

The Client shall reimburse the Architect for expenses incurred in the interest of the Project. These expenses may include permit/plan check fees and other governmental fees. All city fees, permits, inspections and other reports as required by law or other jurisdictional requirements shall be paid for by Client.

The Architect shall submit to the Client invoices for professional services and any reimbursable expenses. Payments are due and payable upon receipt of the Architect's invoice.

Thank you for the opportunity to work with you on your project.

Sincerely,

Francisco Valdes  
FV Architecture LLC



# Cash Register Receipt

City of Burlingame

**Receipt Number**  
**B50378**

DESCRIPTION		ACCOUNT	QTY	PAID
PermitTRAK				\$3,336.66
B25-0082	ALTERATION NON RES	Address: 1399 ROLLINS RD	APN: 026122010	\$3,336.66
Owner: CITY OF BURLINGAME		Applicant: CITY OF BURLINGAME		
Contractor: OWNER-BUILDER				
Construction Cost: \$100,000		Job Description: (FIRE STATION #36) (2) BATHROOMS REMODEL (Barrier Removal)		
BUILDING PERMIT FEES				\$33.98
SMIP COMMERCIAL		BLDG90 550 22401 75	0	\$28.00
BUILDING STANDARDS ADMIN FEE		BLDG91 550 22402 56	0	\$4.00
TECHNOLOGY		BLDG04 550415 43420	0	\$1.98
BUILDING PLAN CHECK				\$3,302.68
BASIC BUILDING PLAN CHECK FEE		BLDG02 550415 43411 74	0	\$3,302.68
TOTAL FEES PAID BY RECEIPT: B50378				\$3,336.66

Date Paid: Friday, January 31, 2025

Paid By: CITY OF BURLINGAME - JOHNSON WOO (FACILITIES)

Cashier: RHH

Pay Method: JOURNAL 619315-52050-5170



**Belfor Environmental, Inc.**

Belfor Environmental, Inc.  
20902 Cabot Blvd.  
Hayward, CA. 94545

Insured: City of Burlingame Central County Fire Stateion 36  
Bathroom Remodel Asbestos & Lead A  
Property: 1399 Rollins Road  
Burlingame, CA 94010

Business: (510) 513-3775  
E-mail: jwoo@burlingame.org

**Claim Number:**

**Policy Number:**

**Type of Loss:**

Date of Loss:  
Date Inspected:

Date Received:  
Date Entered: 11/6/2024 12:00 AM

Price List: CAEB8X\_NOV24  
Restoration/Service/Remodel  
Estimate: BURLINGAME\_FIRE\_DEPT

**ASBESTOS AND LEAD ABATEMENT OF CERAMIC TILE, ASBESTOS AND NON ASBESTOS LYNOLEUM FLOORING AND SHEETROCK MATERIAL.**

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the asbestos and lead abatement detailed in the following estimate is **\$21,319.81**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes.

The property owner shall provide both bathroom and sink facilities for the duration of the project.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during agreed work times.

Belfor is required to install poly containments in the work areas. Belfor will take caution and use painters tape on the existing walls, ceiling and trim. Sometimes there is damaged that can be caused by the placement of tape and the repair of and damaged is not included in this proposal.

This proposal is based on California prevailing wages for the laborers classification of asbestos removal.

The third party clearance testing is not included in this proposal.

This proposal includes the removal of flooring material but does not include the removal of leveling compounds.

This estimate is valid for 30 days from 3/5/2025. If you have any questions about this estimate, please contact to discuss those questions.

I/we agree to the terms and conditions of this proposal.

\_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_

**BURLINGAME\_FIRE\_DEPT****Main Level****Main Level**

DESCRIPTION	QTY
1. Permits & Fees BAAQMD	1.00 EA
2. Lead test fee - self test (per sample) Waste Characterization	2.00 EA
3. Asbestos waste hauling & disposal -	1.00 EA
4. Add for personal protective equipment - Heavy duty	26.00 EA
5. Haul debris - per pickup truck load - including dump fees	2.00 EA

**Shower****Height: 8'**

DESCRIPTION	QTY
6. Tear non asbestos vinyl floor covering	0.00 SF
7. Remove asbestos ceramic tile	79.17 SF
8. Tear off asbestos drywall	79.17 SF
9. Clean more than the walls	87.67 SF
10. HEPA Vacuuming - Light - (PER SF)	87.67 SF

**Mens Restroom****Height: 8'**

DESCRIPTION	QTY
11. Tear non asbestos vinyl floor covering	100.50 SF
12. Remove asbestos ceramic tile	411.17 SF
13. Tear off asbestos drywall	411.17 SF
14. Clean more than the walls	511.67 SF
15. HEPA Vacuuming - Light - (PER SF)	511.67 SF

**Womens Bathroom****Height: 8'**

DESCRIPTION	QTY
16. Tear out asbestos vinyl floor covering	314.17 SF
17. Remove asbestos ceramic tile	558.42 SF
18. Tear off asbestos drywall	558.42 SF
19. Clean more than the walls	715.50 SF
20. HEPA Vacuuming - Light - (PER SF)	715.50 SF



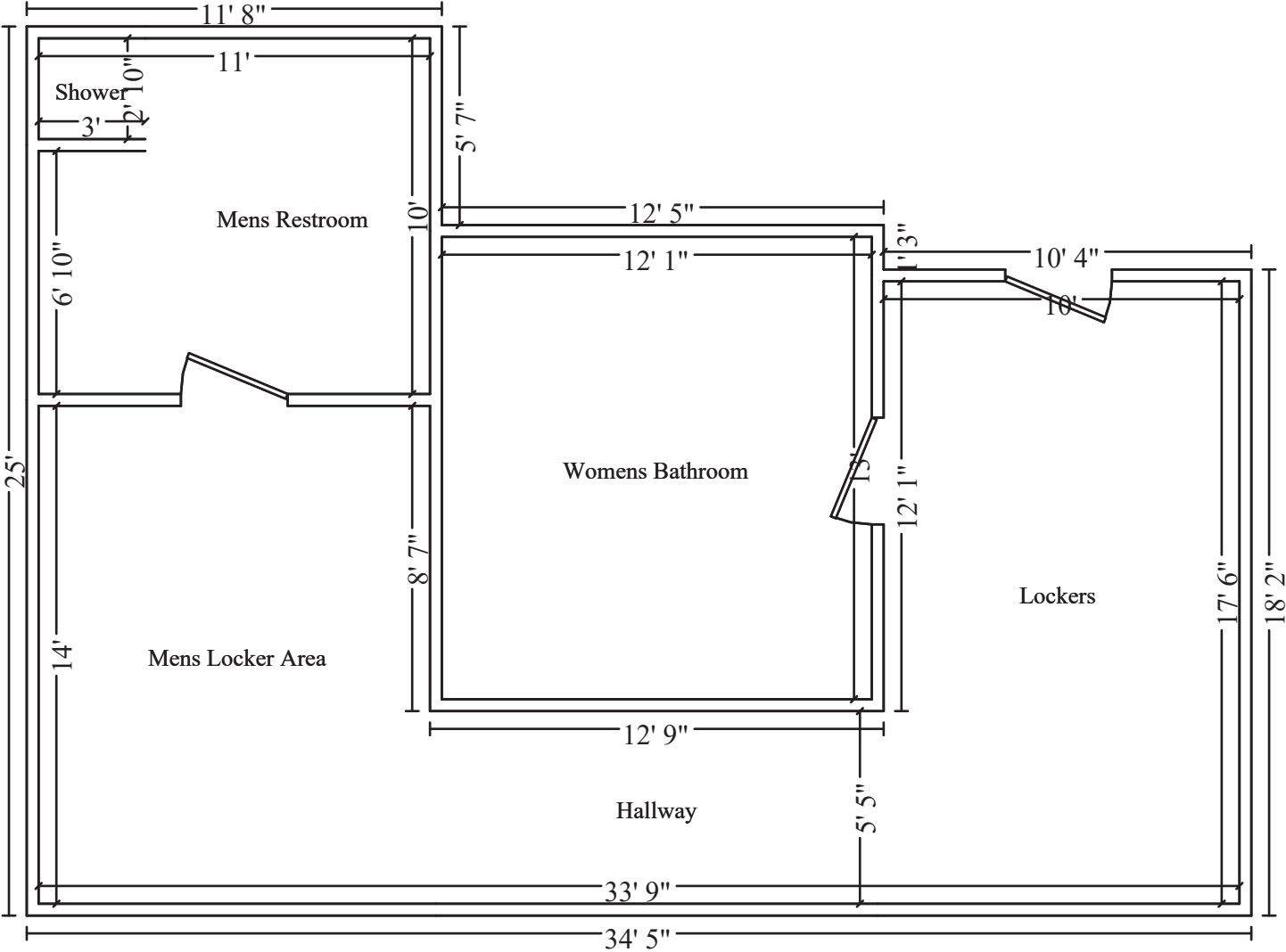
**Belfor Environmental, Inc.**

Belfor Environmental, Inc.  
20902 Cabot Blvd.  
Hayward, CA. 94545

Grand Total	\$21,319.81
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**Grand Total Areas:**

1,740.00	SF Walls	664.15	SF Ceiling	2,404.15	SF Walls and Ceiling
664.15	SF Floor	73.79	SY Flooring	217.50	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	217.50	LF Ceil. Perimeter
664.15	Floor Area	720.48	Total Area	1,740.00	Interior Wall Area
1,069.50	Exterior Wall Area	118.83	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



Main Level





**Belfor Environmental, Inc.**

Belfor Environmental, Inc.  
20902 Cabot Blvd.  
Hayward, CA. 94545

Insured: City of Burlingame Central County Fire Stateion 36  
Asbestos Flooring Removal in the L  
Property: 1399 Rollins Road  
Burlingame, CA 94010

Business: (650) 558-7691  
E-mail: jwoo@burlingame.org

**Claim Number:**

**Policy Number:**

**Type of Loss:**

Date of Loss:  
Date Inspected:

Date Received:  
Date Entered: 3/6/2025 12:00 AM

Price List: CAEB8X\_NOV24  
Restoration/Service/Remodel  
Estimate: BURLINGAME\_FIRE\_LOCK

**REMOVAL OF ASBESTOS LYNOLEUM FLOORING FROM THE LOCKER AREAS.**

We would like to thank you for the opportunity to provide you with this estimate. The total cost for the asbestos abatement detailed in the following estimate is **\$12,146.74**.

The attached estimate details the specific work to be completed. Additional work outside of that specified in this estimate will be through separate proposal(s) and/or change order(s) detailing the additional/changed scope of work as well as the terms and pricing of those changes.

The property owner shall provide both bathroom and sink facilities for the duration of the project.

Unless noted otherwise, the customer is required to provide heat, water and electricity on-site for the duration of this project. The customer is responsible for providing continuous access to the project area during agreed work times.

Belfor is required to install poly containments in the work areas. Belfor will take caution and use painters tape on the existing walls, ceiling and trim. Sometimes there is damaged that can be caused by the placement of tape and the repair of and damaged is not included in this proposal.

This proposal is based on California prevailing wages for the laborers classification of asbestos removal.

This proposal includes the removal of the flooring up to the lockers and does not include the material under the lockers.

The third party clearance testing is not included in this proposal.

This proposal includes the removal of flooring material but does not include the removal of leveling compounds.

This estimate is valid for 30 days from 3/6/2025. If you have any questions about this estimate, please contact to discuss those questions.

I/we agree to the terms and conditions of this proposal.

\_\_\_\_\_ Date \_\_\_\_\_ Date \_\_\_\_\_



## Belfor Environmental, Inc.

Belfor Environmental, Inc.  
20902 Cabot Blvd.  
Hayward, CA. 94545

### BURLINGAME\_FIRE\_LOCK

#### Main Level

##### Main Level

DESCRIPTION	QTY
1. BAAQMD PERMITS AND FEES	1.00 EA
2. Asbestos waste hauling & disposal	1.00 EA
3. Negative air fan/Air scrubber (24 hr period) - No monit.	6.00 DA
4. Add for personal protective equipment - Heavy duty	20.00 EA

##### Mens Locker Area

Height: 8'

DESCRIPTION	QTY
5. Containment Barrier/Airlock/Decon. Chamber	512.90 SF
6. Tear out asbestos vinyl floor covering Two Layers	309.81 SF
7. Clean more than the walls	667.81 SF
8. HEPA Vacuuming - Light - (PER SF)	667.81 SF

##### Hallway

Height: 8'

DESCRIPTION	QTY
9. Containment Barrier/Airlock/Decon. Chamber	268.59 SF
10. Tear out asbestos vinyl floor covering Two Layers	134.51 SF
11. Clean more than the walls	335.85 SF
12. HEPA Vacuuming - Light - (PER SF)	335.85 SF

##### Lockers

Height: 8'

DESCRIPTION	QTY
13. Containment Barrier/Airlock/Decon. Chamber	573.90 SF
14. Tear out asbestos vinyl floor covering Two Layers	351.81 SF
15. Clean more than the walls	749.81 SF
16. HEPA Vacuuming - Light - (PER SF)	749.81 SF

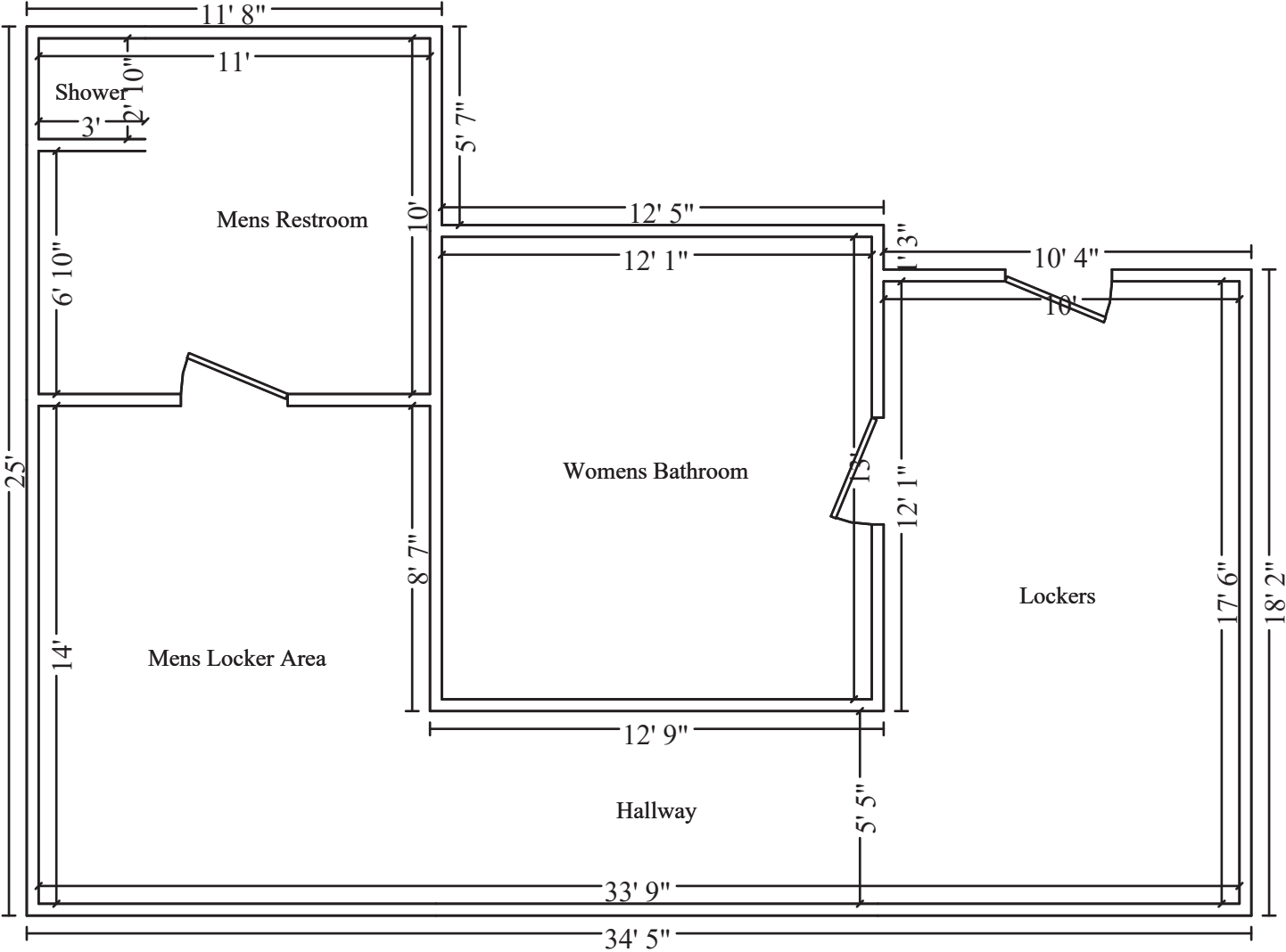
Grand Total

\$12,146.74



Grand Total Areas:

1,740.00	SF Walls	664.15	SF Ceiling	2,404.15	SF Walls and Ceiling
664.15	SF Floor	73.79	SY Flooring	217.50	LF Floor Perimeter
0.00	SF Long Wall	0.00	SF Short Wall	217.50	LF Ceil. Perimeter
664.15	Floor Area	720.48	Total Area	1,740.00	Interior Wall Area
1,069.50	Exterior Wall Area	118.83	Exterior Perimeter of Walls		
0.00	Surface Area	0.00	Number of Squares	0.00	Total Perimeter Length
0.00	Total Ridge Length	0.00	Total Hip Length		



Main Level



## Work Order Signature Document

**EZIQC Contract No.: CA-R3-GB01-123021-TSW**

☒

**New Work Order**



**Modify an Existing Work Order**

Work Order Number.: 139157.00

Work Order Date: 03/14/2025

Work Order Title: Burlingame Fire Station 36 Renovation

Owner Name: City of Burlingame

Contractor Name: T&S Intermodal Maintenance, Inc. DBA T&S Wes

Contact: Michael Heathcote

Contact: Travis Collins

Phone: (650)558-7673

Phone:

### Work to be Performed

Work to be performed as per the Final Detailed Scope of Work Attached and as per the terms and conditions of Sourcewell EZIQC Contract No CA-R3-GB01-123021-TSW.

#### Brief Work Order Description:

Burlingame Fire Station 36 Renovation

### Time of Performance

Estimated Start Date:

Estimated Completion Date:

### Liquidated Damages

Will apply:



Will not apply:



**Work Order Firm Fixed Price: \$194,210.32**

Owner Purchase Order Number:

## Approvals

\_\_\_\_\_  
City of Burlingame

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

**Detailed Scope of Work**

---

**To:** Travis Collins  
T&S Intermodal Maintenance, Inc. DBA T&S  
West  
PO BOX 1592  
Linden, CA 95236  
No Data Input

**From:** Michael Heathcote  
City of Burlingame  
  
501 Primrose Road  
Burlingame, CA 94010  
(650)558-7673

**Date Printed:** March 14, 2025

**Work Order Number:** 139157.00

**Work Order Title:** Burlingame Fire Station 36 Renovation

**Brief Scope:** Burlingame Fire Station 36 Renovation

☐**Preliminary**☐**Revised**☒**Final**

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The following items detail the scope of work as discussed at the site. All requirements necessary to accomplish the items set forth below shall be considered part of this scope of work.

See attached. The Contractor shall pay to the City of Burlingame the sum of One-Thousand Dollars (\$1,000) per day for each and every calendar days' delay in finishing the work in excess of the forty (40) working days starting from NTP

Subject to the terms and conditions of EZIQC Contract **CA-R3-GB01-123021-TSW**.

---

Contractor

---

Date

---

City of Burlingame

---

Date

## Contractor's Price Proposal - Summary

**Date:** March 14, 2025

**Re:** IQC Master Contract #: CA-R3-GB01-123021-TSW  
Work Order #: 139157.00  
Owner PO #:  
Title: Burlingame Fire Station 36 Renovation  
Contractor: T&S Intermodal Maintenance, Inc. DBA T&S West  
Proposal Value: \$194,210.32

<b>Section - 01</b>	<b>\$8,935.43</b>
<b>Section - 02</b>	<b>\$9,581.45</b>
<b>Section - 03</b>	<b>\$2,608.67</b>
<b>Section - 05</b>	<b>\$3,104.15</b>
<b>Section - 06</b>	<b>\$1,869.91</b>
<b>Section - 07</b>	<b>\$3,088.19</b>
<b>Section - 08</b>	<b>\$7,412.16</b>
<b>Section - 09</b>	<b>\$91,363.56</b>
<b>Section - 10</b>	<b>\$11,775.74</b>
<b>Section - 12</b>	<b>\$5,375.99</b>
<b>Section - 22</b>	<b>\$32,201.01</b>
<b>Section - 23</b>	<b>\$1,170.27</b>
<b>Section - 26</b>	<b>\$15,723.79</b>
<b>Proposal Total</b>	<b>\$194,210.32</b>

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

# Contractor's Price Proposal - Detail

Date: March 14, 2025

Re: IQC Master Contract #: CA-R3-GB01-123021-TSW  
 Work Order #: 139157.00  
 Owner PO #:  
 Title: Burlingame Fire Station 36 Renovation  
 Contractor: T&S Intermodal Maintenance, Inc. DBA T&S West  
 Proposal Value: \$194,210.32

Sect.	Item	Mod.	UOM	Description	Line Total
Labor	Equip.	Material	(Excludes)		
<b>Section - 01</b>					
1	01 22 16 00 0002		EA	Reimbursable FeesReimbursable Fees will be paid to the contractor for eligible costs as directed by Owner. Insert the appropriate quantity to adjust the base cost to the actual Reimbursable Fee. If there are multiple Reimbursable Fees, list each one separately and add a comment in the "note" block to identify the Reimbursable Fee (e.g. sidewalk closure, road cut, various permits, extended warranty, expedited shipping costs, etc.). A copy of each receipt shall be submitted with the Price Proposal.	\$4,798.40
			Installation	Quantity 3,880.00 x Unit Price 1.00 x Factor 1.2367 = Total 4,798.40 \$194k bond @ 2% = \$3,880	
2	01 56 16 00 0004		SF	6 Mil, Plastic Sheeting, Applied To Ceilings	\$155.83
			Installation	Quantity 200.00 x Unit Price 0.55 x Factor 1.4166 = Total 155.83 dust control barriers for each restroom	
3	01 56 16 00 0086		LF	36" Wide, 9 Mil, Regular Weight Red Rosin Paper, For Temporary Floor Protection	\$226.66
			Installation	Quantity 500.00 x Unit Price 0.32 x Factor 1.4166 = Total 226.66 floor protection during demo activities	
4	01 74 19 00 0016		EA	40 CY Dumpster (5 Ton) "Construction Debris"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Non-hazardous material.	\$1,112.00
			Installation	Quantity 1.00 x Unit Price 784.98 x Factor 1.4166 = Total 1,112.00 demo fees of clean debris	
5	01 74 19 00 0017		EA	10 CY Low-Boy Dumpster "Concrete Or Asphalt Only"Includes delivery of dumpster, rental cost, pick-up cost, hauling, and disposal fee. Concrete or asphalt only.	\$1,112.00
			Installation	Quantity 1.00 x Unit Price 784.98 x Factor 1.4166 = Total 1,112.00 dump fees for concrete demo of existing plumbing routes and new shower floor drainage	
6	01 74 19 00 0024		EA	Vacuum, Pickup, Swap And Dump, Concrete Washout BinIncludes vacuum the liquid from the full bin and pick up the bin, and recycle all material. An empty bin will be left at the site if the project is not completed.	\$1,530.54
			Installation	Quantity 1.00 x Unit Price 1,080.43 x Factor 1.4166 = Total 1,530.54 concrete cleanout for floor/plumbing repairs	

**Subtotal for Section - 01** **\$8,935.43**

## Section - 02

7	02 41 16 13 0003		GSF	Up To 2,000 SF Commercial Building Interior Demolition, Gutting And Placing Into Dumpster Or Truck	\$5,898.72
			Installation	Quantity 400.00 x Unit Price 10.41 x Factor 1.4166 = Total 5,898.72 demo restroom facilities	



## Contractor's Price Proposal - Detail Continues..

Work Order Number: 139157.00

Work Order Title: Burlingame Fire Station 36 Renovation

### Section - 02

8	02	41	16	13	0020	CCF	Sorting Of Material Debris For Recycling Prior To Hauling Off										\$378.52
						Installation	Quantity	Unit Price	Factor	=	Total						
							32.00	8.35	1.4166		378.52						
							400 SF x 8'h = 3200 CF										
9	02	41	16	13	0020	0004	MOD	For Up To 500, Add									\$113.78
						Installation	Quantity	Unit Price	Factor	=	Total						
							32.00	2.51	1.4166		113.78						
10	02	41	16	13	0024	CF	Reinforced Concrete Foundation Demolition										\$1,112.03
						Installation	Quantity	Unit Price	Factor	=	Total						
							50.00	15.70	1.4166		1,112.03						
							demo concrete for new floor drainage in bathroom showers and new misc plumbing for new fixtures										
11	02	41	19	13	0071	EA	Saw Cut Minimum ChargeFor projects where the total saw cutting charge is less than the minimum charge, use this task exclusively. This task should not be used in conjunction with any other tasks in this section.										\$1,313.44
						Installation	Quantity	Unit Price	Factor	=	Total						
							1.00	927.18	1.4166		1,313.44						
							sawcut for flooring in shower and misc plumbing in both rooms										
12	02	41	19	13	0280	IN	1/2" Diameter Drilling In Concrete Per Inch Of Depth										\$764.96
						Installation	Quantity	Unit Price	Factor	=	Total						
							240.00	2.25	1.4166		764.96						
							drill to set rebar dowels in showers and misc plumbing. 60ea locations x 4 in = 240 in										

### Subtotal for Section - 02

**\$9,581.45**

### Section - 03

13	03	21	11	00	0120	LF	#4, Grade 40, Slab On Grade, Steel Reinforcement Bar										\$246.49
						Installation	Quantity	Unit Price	Factor	=	Total						
							200.00	0.87	1.4166		246.49						
							reinforcement for shower and misc plumbing repairs										
14	03	30	53	00	0007	CF	Hand Mix And Place ConcreteFor use where conventional equipment access is limited or when directed by the owner.										\$2,020.07
						Installation	Quantity	Unit Price	Factor	=	Total						
							50.00	28.52	1.4166		2,020.07						
							hand mix and place concrete for new shower floors and misc plumbing										
15	03	35	13	00	0006	SF	Steel Trowel, Concrete Floor Finish										\$114.04
						Installation	Quantity	Unit Price	Factor	=	Total						
							50.00	1.61	1.4166		114.04						
16	03	35	13	00	0006	0049	MOD	For Up To 100, Add									\$228.07
						Installation	Quantity	Unit Price	Factor	=	Total						
							50.00	3.22	1.4166		228.07						

### Subtotal for Section - 03

**\$2,608.67**

### Section - 05

17	05	05	19	00	0014	EA	1/2" Diameter x 4-1/4" Length, Zinc Plated Steel, Wedge Anchor Expansion Bolt										\$259.96
						Installation	Quantity	Unit Price	Factor	=	Total						
							9.00	20.39	1.4166		259.96						
							anchor bolts for new wall framing to foundation and angle supports										
18	05	41	00	00	0011	SF	6" Width, 16" On Center, 16 Gauge, Load Bearing, Structural Metal Stud Framing With Tracks And Runners										\$936.09
						Installation	Quantity	Unit Price	Factor	=	Total						
							80.00	8.26	1.4166		936.09						

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 139157.00

Work Order Title: Burlingame Fire Station 36 Renovation

### Section - 05

19	05 41 00 00 0011	0187	MOD	For Up To 200, Add						\$245.92
				Installation	Quantity		Unit Price		Factor	Total
					80.00	x	2.17	x	1.4166	= 245.92
20	05 43 00 00 0052		EA	6-Hole Electrogalvanized Steel Shelf Bracket For Unistrut						\$1,662.18
				Installation	Quantity		Unit Price		Factor	Total
					8.00	x	146.67	x	1.4166	= 1,662.18
				brackets for new countertops						

### Subtotal for Section - 05

**\$3,104.15**

### Section - 06

21	06 11 16 00 0164		LF	2" x 6" Pressure Treated Wood Blocking To Steel						\$1,869.91
				Installation	Quantity		Unit Price		Factor	Total
					160.00	x	8.25	x	1.4166	= 1,869.91
				blocking for new material installation behind wall.						

### Subtotal for Section - 06

**\$1,869.91**

### Section - 07

22	07 21 16 00 0014		SF	5-1/2" Thick, Unfaced, R-21 Fiberglass Flexible Insulation						\$3,088.19
				Installation	Quantity		Unit Price		Factor	Total
					1,000.00	x	2.18	x	1.4166	= 3,088.19
				125 LF x 8' H = 1000 SF						

### Subtotal for Section - 07

**\$3,088.19**

### Section - 08

23	08 05 13 00 0051		EA	Removal And Reinstallation Of Door						\$130.17
				Installation	Quantity		Unit Price		Factor	Total
					1.00	x	91.89	x	1.4166	= 130.17
				r/r existing door for new floor tile work						
24	08 05 13 00 0058		EA	Trim Bottom Of Existing Wood Door For Installation Of Carpet Or TileExcludes removal and reinstallation of door.						\$69.41
				Installation	Quantity		Unit Price		Factor	Total
					1.00	x	49.00	x	1.4166	= 69.41
25	08 17 23 00 0130		EA	3' x 7' x 1-3/4" Prehung Solid Core, Oak Or Maple Faced Door						\$1,003.82
				Installation	Quantity		Unit Price		Factor	Total
					1.00	x	708.61	x	1.4166	= 1,003.82
26	08 71 11 00 0027		PR	4-1/2" x 4-1/2" Heavy Duty, Full Mortise, Plain Bearing, Brass/Bronze, Satin Chrome Finish Hinge						\$279.45
				Installation	Quantity		Unit Price		Factor	Total
					1.50	x	131.51	x	1.4166	= 279.45
				New door hinges on new door						
27	08 71 11 00 0859		EA	16" x 38", 0.050" Thick, Satin Aluminum Finish, Aluminum Kick Plate						\$267.40
				Installation	Quantity		Unit Price		Factor	Total
					2.00	x	94.38	x	1.4166	= 267.40
28	08 71 11 00 2270		EA	Surface Mounted Heavy Duty Door Closer (LCN 4040XP/4041 Series)						\$698.17
				Installation	Quantity		Unit Price		Factor	Total
					1.00	x	492.85	x	1.4166	= 698.17

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 139157.00

Work Order Title: Burlingame Fire Station 36 Renovation

### Section - 08

29	08	71	11	00	2270	0250	MOD	For AVB (5 LB Per Push), Add									\$0.00
							Installation	Quantity	Unit Price	Factor	=	Total					
								0.00	6.60	1.4166	x	0.00					
30	08	71	11	00	2298		EA	Bath/Bedroom Privacy F37 Pre-Assembled Lockset (Corbin Russwin UT5220)Locked with push button inside.									\$1,748.91
							Installation	Quantity	Unit Price	Factor	=	Total					
								1.00	1,234.58	1.4166	x	1,748.91					
31	08	72	43	00	0047		LF	5" Width, 1/2" Height, Stainless Steel Saddle Threshold (Pemko 154SS)									\$3,060.07
							Installation	Quantity	Unit Price	Factor	=	Total					
								15.00	144.01	1.4166	x	3,060.07					
								2ea bathroom doors, 3ea in lockers and hallway									
32	08	72	43	00	0210		LF	6" Width, 5/8" Height, Plain Marble Threshold									\$154.76
							Installation	Quantity	Unit Price	Factor	=	Total					
								5.00	21.85	1.4166	x	154.76					
								threshold for glass shower door									

### Subtotal for Section - 08

**\$7,412.16**

### Section - 09

33	09	01	20	91	0002		SF	Up To 2 SF, Cut And Patch Hole In Gypsum Board To Match ExistingPer location.									\$5,479.41
							Installation	Quantity	Unit Price	Factor	=	Total					
								200.00	19.34	1.4166	x	5,479.41					
								patch/repair misc holes in locker rooms and hallway walls									
34	09	01	60	91	0013		SY	Chemical Prepare Existing Concrete Floor Prior To Installation Of Flooring									\$894.04
							Installation	Quantity	Unit Price	Factor	=	Total					
								92.00	6.86	1.4166	x	894.04					
								Floor cleaning prior to laying new LVT									
35	09	05	61	13	0009		SF	15# Two Coats, Moisture Vapor Transmission Control (Dependable Cutdown® II)									\$6,396.23
							Installation	Quantity	Unit Price	Factor	=	Total					
								830.00	5.44	1.4166	x	6,396.23					
								vapor barrier for lvp									
36	09	28	13	00	0003		SF	1/2" Cementitious Backer Units For Installation On Floors									\$1,934.93
							Installation	Quantity	Unit Price	Factor	=	Total					
								290.00	4.71	1.4166	x	1,934.93					
								cement backer for showers									
37	09	28	13	00	0003	0063	MOD	For Installation On Wall, Add									\$220.99
							Installation	Quantity	Unit Price	Factor	=	Total					
								240.00	0.65	1.4166	x	220.99					
38	09	28	13	00	0003	0064	MOD	For Installation On Ceiling, Add									\$114.74
							Installation	Quantity	Unit Price	Factor	=	Total					
								50.00	1.62	1.4166	x	114.74					
39	09	29	10	00	0026		SF	5/8", Mesh Reinforced, Moisture And Mold Resistant Gypsum Board (Georgia-Pacific ToughRock® Mold-Guard™)									\$4,184.64
							Installation	Quantity	Unit Price	Factor	=	Total					
								1,400.00	2.11	1.4166	x	4,184.64					
								new gypsum for walls and ceiling. 400 SF for ceiling, 1000 SF for walls									
40	09	29	10	00	0038		SF	Up To 10' High, Walls, Tape, Spackle And Finish Gypsum Board									\$1,034.12
							Installation	Quantity	Unit Price	Factor	=	Total					
								1,000.00	0.73	1.4166	x	1,034.12					

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 139157.00

Work Order Title: Burlingame Fire Station 36 Renovation

### Section - 09

41	09 29 10 00 0041	SF	Up To 10' High, Ceilings, Tape, Spackle And Finish Gypsum Board						\$543.97
		Installation	Quantity	Unit Price	Factor	=	Total		
			400.00	0.96	1.4166	x	543.97		
42	09 29 10 00 0044	LF	Up To 10' High, Vertical Corners, Tape, Spackle And Finish Gypsum Board						\$489.58
		Installation	Quantity	Unit Price	Factor	=	Total		
			240.00	1.44	1.4166	x	489.58		
43	09 29 10 00 0047	LF	Up To 10' High, Horizontal Corners, Tape, Spackle And Finish Gypsum Board						\$285.59
		Installation	Quantity	Unit Price	Factor	=	Total		
			120.00	1.68	1.4166	x	285.59		
44	09 29 10 00 0051	LF	Corner Bead, Galvanized Steel For Gypsum Board						\$1,927.71
		Installation	Quantity	Unit Price	Factor	=	Total		
			360.00	3.78	1.4166	x	1,927.71		
			horizontal and vertical corner beads						
45	09 30 13 00 0004	SF	8" x 8" And Larger Unmounted Floor TileIncludes glazed porcelain , unglazed porcelain and glazed ceramic tiles.						\$8,352.27
		Installation	Quantity	Unit Price	Factor	=	Total		
			400.00	14.74	1.4166	x	8,352.27		
46	09 30 13 00 0004 0068	MOD	For High-Modulus, High-Strength Epoxy Grout, Add						\$719.63
		Installation	Quantity	Unit Price	Factor	=	Total		
			400.00	1.27	1.4166	x	719.63		
47	09 30 13 00 0007	SF	8" x 8" And Larger Unmounted Wall TileIncludes glazed porcelain , unglazed porcelain and glazed ceramic tiles.						\$19,002.98
		Installation	Quantity	Unit Price	Factor	=	Total		
			825.00	16.26	1.4166	x	19,002.98		
			wall tile partial, plus full tile in shower per plans						
48	09 30 13 00 0007 0073	MOD	For High-Modulus, High-Strength Epoxy Grout, Add						\$1,753.04
		Installation	Quantity	Unit Price	Factor	=	Total		
			825.00	1.50	1.4166	x	1,753.04		
49	09 30 13 00 0008	SF	Less than 8" x 8" Mounted Ceiling TileIncludes glazed porcelain , unglazed porcelain and glazed ceramic tiles. Tiles mounted from back, side or front in 12" x 12", 12" x 24", or similar sized sheets.						\$1,366.31
		Installation	Quantity	Unit Price	Factor	=	Total		
			50.00	19.29	1.4166	x	1,366.31		
			showers						
50	09 30 13 00 0008 0073	MOD	For High-Modulus, High-Strength Epoxy Grout, Add						\$138.83
		Installation	Quantity	Unit Price	Factor	=	Total		
			50.00	1.96	1.4166	x	138.83		
51	09 30 13 00 0011	LF	6" High x 12" Long, Unpolished Ceramic Cove Base (Daltille Portfolio)						\$3,040.38
		Installation	Quantity	Unit Price	Factor	=	Total		
			125.00	17.17	1.4166	x	3,040.38		
52	09 30 13 00 0011 0078	MOD	For High-Modulus, High-Strength Epoxy Grout, Add						\$272.70
		Installation	Quantity	Unit Price	Factor	=	Total		
			125.00	1.54	1.4166	x	272.70		
53	09 31 13 00 0002	SF	Thin Set - Latex Portland Cement Mortar						\$2,932.72
		Installation	Quantity	Unit Price	Factor	=	Total		
			1,225.00	1.69	1.4166	x	2,932.72		
54	09 31 13 00 0002 0060	MOD	For >1,000, Deduct						-\$225.59
		Installation	Quantity	Unit Price	Factor	=	Total		
			1,225.00	-0.13	1.4166	x	-225.59		

## Contractor's Price Proposal - Detail Continues..

**Work Order Number:** 139157.00

**Work Order Title:** Burlingame Fire Station 36 Renovation

### Section - 09

55	09 32 13 00 0003	SF	1-1/4" Minimum Thickness Portland Cement Mortar Setting Bed For commercial floors. Includes 15 LB felt and wire reinforcement.							\$3,207.18
			Quantity		Unit Price		Factor	=	Total	
		Installation	400.00	x	5.66	x	1.4166	=	3,207.18	
			mortar bed for leveling in prep for floor tile install							
56	09 34 00 00 0005	EA	48" x 48", Prefabricated Assembly For Tiled Showers (Schluter® KERDI Shower ST/SC)							\$3,253.42
			Quantity		Unit Price		Factor	=	Total	
		Installation	2.00	x	1,148.32	x	1.4166	=	3,253.42	
57	09 34 00 00 0024	SF	5/16" Thick, High-Density Polyethylene Membrane With Grid Structure And Underside Anchoring Fleece, Waterproofing, Uncoupling And Vapor Management Membrane (Schluter® DITRA-XL)							\$2,793.54
			Quantity		Unit Price		Factor	=	Total	
		Installation	400.00	x	4.93	x	1.4166	=	2,793.54	
			floor membrane per specs							
58	09 39 00 00 0033	LF	1/2" Height, Aluminum Transition Trim For Tile (Schluter® RENO-TK)							\$1,046.51
			Quantity		Unit Price		Factor	=	Total	
		Installation	125.00	x	5.91	x	1.4166	=	1,046.51	
			wall trim							
59	09 65 13 13 0011	LF	4-1/2" High, 3/8" Thick, Type TP Thermoplastic Rubber Wall Base, All Colors							\$2,529.48
			Quantity		Unit Price		Factor	=	Total	
		Installation	240.00	x	7.44	x	1.4166	=	2,529.48	
			locker rooms							
60	09 65 19 23 0014	SF	2.5mm Thick, Luxury Vinyl Tile (LVT) (Mannington Amtico)							\$13,509.69
			Quantity		Unit Price		Factor	=	Total	
		Installation	830.00	x	11.49	x	1.4166	=	13,509.69	
			locker rooms and hallway							
61	09 91 23 00 0067	SF	1 Coat Primer, Brush/Roller Work, Paint Interior Plaster/Drywall Walls							\$453.31
			Quantity		Unit Price		Factor	=	Total	
		Installation	500.00	x	0.64	x	1.4166	=	453.31	
			bathroom walls- 125 LF x 4' = 500 SF							
62	09 91 23 00 0067 0283	MOD	For >250 To 500, Add							\$56.66
			Quantity		Unit Price		Factor	=	Total	
		Installation	500.00	x	0.08	x	1.4166	=	56.66	
63	09 91 23 00 0069	SF	2 Coats Paint, Brush/Roller Work, Paint Interior Plaster/Drywall Walls							\$913.71
			Quantity		Unit Price		Factor	=	Total	
		Installation	500.00	x	1.29	x	1.4166	=	913.71	
			bathroom walls							
64	09 91 23 00 0069 0283	MOD	For >250 To 500, Add							\$120.41
			Quantity		Unit Price		Factor	=	Total	
		Installation	500.00	x	0.17	x	1.4166	=	120.41	
65	09 91 23 00 0134	SF	1 Coat Paint, Brush Work, Paint Interior Acoustical Ceiling							\$611.97
			Quantity		Unit Price		Factor	=	Total	
		Installation	450.00	x	0.96	x	1.4166	=	611.97	
			ceilings and skylights							
66	09 91 23 00 0134 0283	MOD	For >250 To 500, Add							\$82.87
			Quantity		Unit Price		Factor	=	Total	
		Installation	450.00	x	0.13	x	1.4166	=	82.87	

## Contractor's Price Proposal - Detail Continues..

**Work Order Number:** 139157.00

**Work Order Title:** Burlingame Fire Station 36 Renovation

### Section - 09

67	09	91	23	00	0135	SF	2 Coats Paint, Brush Work, Paint Interior Acoustical Ceiling											\$1,083.70
						Installation	Quantity		Unit Price		Factor	=	Total					
							450.00	x	1.70	x	1.4166		1,083.70					
68	09	91	23	00	0135	0283	MOD	For >250 To 500, Add										\$146.62
							Quantity		Unit Price		Factor	=	Total					
							450.00	x	0.23	x	1.4166		146.62					
69	09	91	23	00	0252	LF	1 Coat Primer, Brush/Roller Work, Paint Interior Wood Door Frame And Trim											\$57.23
						Installation	Quantity		Unit Price		Factor	=	Total					
							40.00	x	1.01	x	1.4166		57.23					
							paint 2ea door frames											
70	09	91	23	00	0254	LF	2 Coats Paint, Brush/Roller Work, Paint Interior Wood Door Frame And Trime											\$125.79
						Installation	Quantity		Unit Price		Factor	=	Total					
							40.00	x	2.22	x	1.4166		125.79					
71	09	91	23	00	0275	EA	1 Coat Primer, Brush/Roller Work, Both Faces, Paint Interior Wood Door											\$110.51
						Installation	Quantity		Unit Price		Factor	=	Total					
							1.00	x	78.01	x	1.4166		110.51					
							clean/touch-up existing wood door											
72	09	91	23	00	0277	EA	2 Coats Paint, Brush/Roller Work, Both Faces, Paint Interior Wood Door											\$196.98
						Installation	Quantity		Unit Price		Factor	=	Total					
							1.00	x	139.05	x	1.4166		196.98					
73	09	91	23	00	0288	EA	>20 To 26 SF Window Size, 1 Coat Paint, Brush Work, Interior Metal Window Including Trim, Brush/Roller Work											\$204.76
						Installation	Quantity		Unit Price		Factor	=	Total					
							1.00	x	144.54	x	1.4166		204.76					
							1ea- 5x5' window											

### Subtotal for Section - 09

**\$91,363.56**

### Section - 10

74	10	14	23	11	0026	SI	>100 SI, Acrylic, Surface Mount, Indoor/Outdoor Signs With Braille											\$197.87
						Installation	Quantity		Unit Price		Factor	=	Total					
							144.00	x	0.97	x	1.4166		197.87					
							Directional ADA sign											
75	10	14	23	11	0046	EA	1/4" Thick, 12" Diameter, California Title 24, Surface Mount, Geometric Unisex Restroom SignIncludes contrasting color equilateral triangle with 12" long edges superimposed on the circle.											\$921.70
						Installation	Quantity		Unit Price		Factor	=	Total					
							4.00	x	162.66	x	1.4166		921.70					
							2ea signs for each bathroom											
76	10	28	13	13	0054	EA	Two Roll, Recessed Mounted, Stainless Steel Toilet Tissue Dispenser (Bobrick Classic B-3888)											\$431.64
						Installation	Quantity		Unit Price		Factor	=	Total					
							2.00	x	152.35	x	1.4166		431.64					
77	10	28	13	13	0067	EA	40 Fluid Ounce, Concealed Surface Mounted, Translucent Soap Dispenser (Bobrick B-40)											\$231.61
						Installation	Quantity		Unit Price		Factor	=	Total					
							2.00	x	81.75	x	1.4166		231.61					
78	10	28	13	13	0099	EA	Surface Mounted, Stainless Steel Sanitary Seat-Cover Dispenser (Bobrick Contura B-4221)											\$380.41
						Installation	Quantity		Unit Price		Factor	=	Total					
							2.00	x	134.27	x	1.4166		380.41					

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 139157.00

Work Order Title: Burlingame Fire Station 36 Renovation

### Section - 10

79	10	28	13	13 0140	EA	12 Gallon, Semi-Recess Mounted, Stainless Steel Combination Folded Paper Towel Dispenser/Waste Receptacle (Bobrick Classic B-3909)						\$2,343.59
					Installation	Quantity		Unit Price		Factor	=	Total
						2.00	x	827.19	x	1.4166	=	2,343.59
80	10	28	13	13 0148	EA	Surface Mounted, Stainless Steel Sanitary Napkin/Tampon Disposal (Bobrick Classic B-254)						\$444.30
					Installation	Quantity		Unit Price		Factor	=	Total
						2.00	x	156.82	x	1.4166	=	444.30
81	10	28	13	13 0168	EA	24" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x24)						\$264.37
					Installation	Quantity		Unit Price		Factor	=	Total
						2.00	x	93.31	x	1.4166	=	264.37
82	10	28	13	13 0170	EA	36" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x36)						\$137.81
					Installation	Quantity		Unit Price		Factor	=	Total
						1.00	x	97.28	x	1.4166	=	137.81
83	10	28	13	13 0172	EA	48" Length, 1-1/2" Diameter, Stainless Steel Grab Bar (Bobrick B-6806x48)						\$147.47
					Installation	Quantity		Unit Price		Factor	=	Total
						1.00	x	104.10	x	1.4166	=	147.47
84	10	28	13	13 0209	EA	33-1/2" Width, Wall-Mounted, Stainless Steel, Americans With Disabilities Act Compliant Folding Shower Seat, (Acorn Shower-Ware 1103-31/1103-32)						\$4,295.43
					Installation	Quantity		Unit Price		Factor	=	Total
						1.00	x	3,032.21	x	1.4166	=	4,295.43
85	10	28	13	13 0216	EA	Stainless Steel Shower Curtain Hook (Bobrick B-204-1)						\$48.28
					Installation	Quantity		Unit Price		Factor	=	Total
						12.00	x	2.84	x	1.4166	=	48.28
86	10	28	13	13 0217	EA	Telescoping 60" To 72" Length, 20-Gauge, 1" Diameter, Stainless Steel Curved Shower Rod With Concealed Mounting (Kohler Expanse K-9349)						\$178.53
					Installation	Quantity		Unit Price		Factor	=	Total
						1.00	x	126.03	x	1.4166	=	178.53
87	10	28	13	13 0219	EA	70" Width x 72" Height, Vinyl Shower Curtain (Bobrick B-204-3)Requires 12 curtain hooks.						\$64.78
					Installation	Quantity		Unit Price		Factor	=	Total
						1.00	x	45.73	x	1.4166	=	64.78
88	10	28	13	13 0309	EA	Double Stainless Steel Robe Hook (Bobrick B-672 or B-6727)						\$140.44
					Installation	Quantity		Unit Price		Factor	=	Total
						2.00	x	49.57	x	1.4166	=	140.44
89	10	28	13	13 0322	EA	24" Length, 3/4" Diameter, Stainless Steel Towel Bar (Bobrick B-674)						\$147.47
					Installation	Quantity		Unit Price		Factor	=	Total
						1.00	x	104.10	x	1.4166	=	147.47
90	10	28	13	13 0351	EA	24" x 36", Surface Mounted, Stainless Steel Channel Frame Glass Mirror (Bobrick B-165 2436)						\$407.58
					Installation	Quantity		Unit Price		Factor	=	Total
						2.00	x	143.86	x	1.4166	=	407.58
91	10	28	19	16 0013	EA	35-3/16" To 36-1/16" Opening, Frameless, Tempered Safety Glass, Swinging Shower Door (American Standard AM0305D)						\$992.46
					Installation	Quantity		Unit Price		Factor	=	Total
						1.00	x	700.59	x	1.4166	=	992.46
					glass door for shower.							

Subtotal for Section - 10

\$11,775.74

### Section - 12

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 139157.00

Work Order Title: Burlingame Fire Station 36 Renovation

### Section - 12

92	12	36	61	16	0005	SF	1/2" Thick, Solid Color, Solid Surface Countertop With 4" Backsplash										\$3,370.05
							Installation	Quantity	Unit Price	Factor	=	Total					
								33.00	72.09	1.4166	x	3,370.05					
								2ea countertops. 6x3 and 5x3									
93	12	36	61	16	0005	0021	MOD	For Up To 50, Add									\$1,078.47
								Quantity	Unit Price	Factor	=	Total					
							Installation	33.00	23.07	1.4166	x	1,078.47					
94	12	36	61	16	0006		LF	1/2" Thick, Solid Color, Solid Surface End Splash For Solid Surface Countertops									\$468.24
								Quantity	Unit Price	Factor	=	Total					
							Installation	14.00	23.61	1.4166	x	468.24					
								face end and side splash									
95	12	36	61	16	0007		EA	Cutout For Undercounter Sink In Solid Surface CountertopNot including integral seamed sinks									\$459.23
								Quantity	Unit Price	Factor	=	Total					
							Installation	2.00	162.09	1.4166	x	459.23					

### Subtotal for Section - 12

**\$5,375.99**

### Section - 22

96	22	01	40	81	0002		EA	Removal And Replacement Of 3/8" To 1/2" Compression Shut-off Valve With 15" Polybutylene Supply Tube									\$157.02
								Quantity	Unit Price	Factor	=	Total					
							Installation	2.00	55.42	1.4166	x	157.02					
97	22	11	16	00	0902		LF	1" Inside Diameter Copper Pipe/Tubing Type L AssemblyIncludes all hangers and couplings, elbow, tee, reducer fittings. All hangers are complete assemblies. Not for use where detail is available.									\$4,574.20
								Quantity	Unit Price	Factor	=	Total					
							Installation	100.00	27.75	1.4166	x	3,931.07					
							Demolition	100.00	4.54	1.4166	x	643.14					
								water line rework/relocation in restrooms for sinks, toilets, and showers									
98	22	11	19	00	0145		EA	3/4" IPS, Shallow Stainless Steel Escutcheon									\$62.27
								Quantity	Unit Price	Factor	=	Total					
							Installation	2.00	21.98	1.4166	x	62.27					
								Metal circular disc that is a wall cover plate, where flush valves penetrate the wall									
99	22	11	19	00	0224		EA	1/2" Inlets, 1/2" Outlet Sink/Faucet Point-Of-Use Thermostatic Mixing Valve (Bradley S59-2007)									\$1,394.42
								Quantity	Unit Price	Factor	=	Total					
							Installation	2.00	466.57	1.4166	x	1,321.89					
							Demolition	2.00	25.60	1.4166	x	72.53					
100	22	13	13	00	0004		EA	Wall Mounted Water Closet, Single Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply . Excludes fixture, carrier and flush valve.									\$1,930.68
								Quantity	Unit Price	Factor	=	Total					
							Installation	1.00	1,362.90	1.4166	x	1,930.68					
101	22	13	13	00	0007		EA	Wall Mounted Lavatory, Single Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply. Excludes fixture, carrier and faucet.									\$1,990.72
								Quantity	Unit Price	Factor	=	Total					
							Installation	2.00	702.64	1.4166	x	1,990.72					
102	22	13	13	00	0013		EA	Shower, Single Fixture Rough-In, Cast Iron Waste And Vent PipeIncludes cast iron waste and vent pipe and copper domestic supply. Excludes fixture, shower head and faucet.									\$2,506.28
								Quantity	Unit Price	Factor	=	Total					
							Installation	2.00	884.61	1.4166	x	2,506.28					



## Contractor's Price Proposal - Detail Continues..

Work Order Number: 139157.00

Work Order Title: Burlingame Fire Station 36 Renovation

### Section - 22

103	22	13	16	00	0005	LF	4" Underground Bell And Spigot Cast Iron Soil Pipe AssemblyIncludes all fittings and gaskets. Excludes earthwork excavation, backfill and compaction. Not for use where detail is available.								\$5,152.88
							Quantity		Unit Price		Factor	=	Total		
						Installation	50.00	x	60.97	x	1.4166	=	4,318.51		
						Demolition	50.00	x	11.78	x	1.4166	=	834.38		
							Sewer line rework to new toilet, sinks, and showers at both restrooms								
104	22	13	19	13	0003	EA	Bronze Top, 6" Round Top Floor Drain With 2" Outlet								\$2,529.03
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	775.28	x	1.4166	=	2,196.52		
						Demolition	2.00	x	117.36	x	1.4166	=	332.50		
							r/r shower drains during resloping of floors								
105	22	42	13	13	0015	EA	2 Piece Tank Type, Pressure Assisted, Siphon Jet, Wall Mounted, Wall Outlet, Handicap Accessible, Elongated Vitreous China Water Closet (American Standard Glenwall™)								\$1,785.70
							Quantity		Unit Price		Factor	=	Total		
						Installation	1.00	x	1,135.89	x	1.4166	=	1,609.10		
						Demolition	1.00	x	124.66	x	1.4166	=	176.59		
106	22	42	13	13	0063	EA	Vertical Adjustable On Stack, Hub And Spigot, Single Water Closet Carrier								\$1,599.00
							Quantity		Unit Price		Factor	=	Total		
						Installation	1.00	x	1,077.34	x	1.4166	=	1,526.16		
						Demolition	1.00	x	51.42	x	1.4166	=	72.84		
							carrier for new toilet								
107	22	42	13	13	0071	EA	Removal And Reinstallation Of Wall Hung Water Closet With Tank								\$630.68
							Quantity		Unit Price		Factor	=	Total		
						Installation	1.00	x	445.21	x	1.4166	=	630.68		
							1ea toilet to remain. Will remove for new floor and reset afterwards								
108	22	42	16	13	0014	EA	21" x 18" Vitreous China Countertop Lavatory (American Standard Cadet™ Oval)								\$1,837.64
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	490.83	x	1.4166	=	1,390.62		
						Demolition	4.00	x	78.89	x	1.4166	=	447.02		
109	22	42	39	00	0054	EA	Single Hole, Chrome, Single Handle Lavatory Faucet (Moen 8417)								\$1,106.99
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	320.60	x	1.4166	=	908.32		
						Demolition	4.00	x	35.06	x	1.4166	=	198.66		
110	22	42	39	00	0095	EA	Stainless Steel Corner Shower System With Thru-Wall Exposed Piping Covering, Adjustable Shower Head, Soap Dish, Metal Top Cap And Thermostatic/Pressure Balancing Control Valve (Symmons® Hydapipe® 1-807)								\$3,102.44
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	1,029.29	x	1.4166	=	2,916.18		
						Demolition	2.00	x	65.74	x	1.4166	=	186.25		
111	22	42	39	00	0095	0103	MOD	For Recessed Soap Dish, Add							\$306.33
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	108.12	x	1.4166	=	306.33		
112	22	42	39	00	0095	0104	MOD	For Hand Spray, Hose And 30" Slide Bar, Add							\$468.92
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	165.51	x	1.4166	=	468.92		
113	22	42	39	00	0210	EA	Lavatory Protective Enclosure (IPS Truebro Lav Shield)								\$525.56
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	156.28	x	1.4166	=	442.77		
						Demolition	4.00	x	14.61	x	1.4166	=	82.79		

## Contractor's Price Proposal - Detail Continues..

Work Order Number: 139157.00

Work Order Title: Burlingame Fire Station 36 Renovation

### Section - 22

114	22	42	39	00	0217	EA	1/2" NPT x 3/8" Compression Chrome, Quarter Turn Dual Angle Stop (SharkBite 25558)								\$458.33
							Quantity		Unit Price		Factor	=	Total		
						Installation	6.00	x	42.00	x	1.4166	=	356.98		
						Demolition	7.00	x	10.22	x	1.4166	=	101.34		
115	22	42	39	00	0219	EA	12" Long, 3/8" OD x 7/8" BC, Stainless Steel Braided Toilet Supply Line								\$81.92
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	19.00	x	1.4166	=	53.83		
						Demolition	3.00	x	6.61	x	1.4166	=	28.09		

### Subtotal for Section - 22

**\$32,201.01**

### Section - 23

116	23	83	33	00	0017	EA	3,000 Watt Wall Heater With Fan, Recessed, Commercial 120-277 Volt								\$1,170.27
							Quantity		Unit Price		Factor	=	Total		
						Installation	1.00	x	716.71	x	1.4166	=	1,015.29		
						Demolition	1.00	x	109.40	x	1.4166	=	154.98		

### Subtotal for Section - 23

**\$1,170.27**

### Section - 26

117	26	05	29	00	0272	EA	1", "J" Type Conduit Hanger (Unistrut J1210)								\$628.12
							Quantity		Unit Price		Factor	=	Total		
						Installation	20.00	x	22.17	x	1.4166	=	628.12		
							hangers for electric rework								
118	26	05	29	00	0272	0130	MOD	For Work In Restricted Working Space, Add							\$63.18
							Quantity		Unit Price		Factor	=	Total		
						Installation	20.00	x	2.23	x	1.4166	=	63.18		
119	26	05	33	13	0022	CLF	1" Electrical Metallic Tubing (EMT) Conduit Assembly With 3 #12 Copper THHN And 1 #12 Copper Insulated Grounding ConductorIncludes conduit, set screw connectors, set screw couplings, straps, wire as indicated. Not for use where detail is available.								\$5,641.99
							Quantity		Unit Price		Factor	=	Total		
						Installation	3.00	x	1,068.70	x	1.4166	=	4,541.76		
						Demolition	3.00	x	258.89	x	1.4166	=	1,100.23		
120	26	05	33	13	0022	0018	MOD	For Work In Restricted Working Space, Add							\$943.16
							Quantity		Unit Price		Factor	=	Total		
						Installation	3.00	x	221.93	x	1.4166	=	943.16		
121	26	05	33	23	0242	EA	Switch Cover (Wiremold #3040CE)								\$107.24
							Quantity		Unit Price		Factor	=	Total		
						Installation	5.00	x	15.14	x	1.4166	=	107.24		
122	26	05	33	23	0243	EA	Duplex Receptacle Cover (Wiremold #3043BE)								\$73.39
							Quantity		Unit Price		Factor	=	Total		
						Installation	3.00	x	17.27	x	1.4166	=	73.39		
123	26	09	23	00	0432	EA	120 LF Coverage, Low Temperature, Passive Infrared, Ceiling/Wall Mounted Occupancy Sensor (Watt Stopper CB-100-1/3)								\$1,692.06
							Quantity		Unit Price		Factor	=	Total		
						Installation	5.00	x	238.89	x	1.4166	=	1,692.06		
							occ sensor switches								
124	26	09	23	00	0448	EA	120 Volt AC, Two Relay, Occupancy Sensor Power Pack (Watt Stopper C120E-P)								\$277.12
							Quantity		Unit Price		Factor	=	Total		
						Installation	2.00	x	97.81	x	1.4166	=	277.12		

## Contractor's Price Proposal - Detail Continues..

**Work Order Number:** 139157.00  
**Work Order Title:** Burlingame Fire Station 36 Renovation

### Section - 26

125	26 09 23 00 0461	EA	Mounting Bracket For Occupancy Sensor (Watt Stopper MB)Includes J-plate for mounting to HID fixtures or L-plate for mounting to fluorescent fixtures, walls, shelves and girders.						\$105.82
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	37.35 x	1.4166	=	105.82		
126	26 27 26 00 0005	EA	20 Amperes, 1 Gang, NEMA 5-20, Duplex Receptacle Assembly						\$518.39
			Quantity	Unit Price	Factor	=	Total		
		Installation	3.00 x	86.62 x	1.4166	=	368.12		
		Demolition	3.00 x	35.36 x	1.4166	=	150.27		
127	26 27 26 00 0068	EA	20 Amperes, Ground Fault Circuit Interrupter (GFCI), Duplex Receptacle						\$261.83
			Quantity	Unit Price	Factor	=	Total		
		Installation	3.00 x	47.65 x	1.4166	=	202.50		
		Demolition	3.00 x	13.96 x	1.4166	=	59.33		
128	26 27 26 00 0138	EA	1 Gang, 20 Amperes, 120/277 Volt, SPST, Switch Assembly						\$893.66
			Quantity	Unit Price	Factor	=	Total		
		Installation	5.00 x	90.81 x	1.4166	=	643.21		
		Demolition	5.00 x	35.36 x	1.4166	=	250.45		
129	26 51 13 00 0021	EA	3 Lamp Vanity Light, Wall Mounted, Glass Globe, Compact Fluorescent/Incandescent Fixture (Progressive P2708)						\$543.61
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	191.87 x	1.4166	=	543.61		
130	26 51 19 00 0663	EA	1,400 Lumens, 25 Watt, Pendant Mount, Wet Location, NEMA 4X, Low Bay, LED Fixture (Cooper Vaporgard™ Pro P2LC)						\$3,320.23
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	1,171.90 x	1.4166	=	3,320.23		
		shower lights							
131	26 51 19 00 0663 0453	MOD	For Ceiling Mount, Add						\$222.72
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	78.61 x	1.4166	=	222.72		
132	26 51 19 00 0722	EA	14" Diameter, 2,240 Lumens, 17 Watt, 4000K CCT, LED Drum Fixture (Enertron 10LED4X614-40)						\$431.27
			Quantity	Unit Price	Factor	=	Total		
		Installation	2.00 x	152.22 x	1.4166	=	431.27		

**Subtotal for Section - 26** **\$15,723.79**

**Proposal Total** **\$194,210.32**

This total represents the correct total for the proposal. Any discrepancy between line totals, sub-totals and the proposal total is due to rounding.

**Subcontractor Listing**

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**Date:** March 14, 2025

**Re:** IQC Master Contract #: CA-R3-GB01-123021-TSW  
Work Order #: 139157.00  
Owner PO #:  
Title: Burlingame Fire Station 36 Renovation  
Contractor: T&S Intermodal Maintenance, Inc. DBA T&S West  
Proposal Value: \$194,210.32

Name of Contractor	Duties	Amount	%
Gold Country Tile Co Inc		\$35,000.00	18.02
Synergy Companies		\$30,000.00	15.45



## **Scope of Work**

Project Description: Burlingame Fire Station 36– Bathroom Tenant Improvements  
Date: March 11, 2025 (valid for 30 days)  
Contractor: T & S West

T & S West (T & S) is pleased to submit a proposal for the above referenced project. Scope based per onsite investigation by Randy Bese on 02/11/24 and plans by FV Architecture dated 1/29/25.

**Price: See Gordian Proposal**

**T&S will provide the following**

### **Inclusions:**

#### **1. General Account**

- a. Supervision, Mobilization, Demobilization, Insurance, Builders Risk Insurance, Bond, Job Setup/Startup, Final Cleanup

#### **2. Demolition**

- a. Demo remainder of bathrooms, as needed, after abatement demolition by others.

#### **3. Plumbing**

- a. Reconfigure water, sewer, and drain lines for new layout, per plan
  - i. Plumbing assumes we can tie-in to existing utilities
- b. Sawcut, remove, and replace concrete for utility reconfigurations and shower floors
- c. Install new Sinks- 2ea, Toilets- 1ea, Floor Drains- 2ea.

#### **4. Electrical**

- a. Remove and replace all lights, switches and occupancy sensors

#### **5. HVAC**

- a. Remove and replace wall mounted space heater

#### **6. Framing/Furring**

- a. Frame/Fur new walls, 2ea
- b. Provide blocking for new bathroom fixtures

**T & S West**

P O Box 1592 Linden, CA 95236 Office: (209) 942-1360 Fax: (209) 942-1368



**7. Gypsum Board / Tape / Texture / Concrete Backer**

- a. Moisture Resistant Gypsum Board
- b. Tape and Texture
- c. Concrete backer boards in showers

**8. Tile**

- a. The Daltile Veranda requested by owner has been discontinued. Job budgeted with \$5.45/SF tile price. Daltile Synchronic SY33 or equivalent.
- b. Install tile on floors
- c. Install tile on walls in Bathrooms and showers, per plan.
- d. Float floors, as needed to provide proper sloping in showers and level floor in remaining areas

**9. Bathroom Finishes**

- a. Paint both bathrooms
- b. Remove and replace 1ea door
- c. Per plans

**10. LVP in Locker Rooms and Hallway**

- a. Clean existing floors.
- b. Place Luxury Vinyl Planks (LVP) over concrete flooring. Existing flooring to be removed by others.
- c. Place rubber cove base.
- d. Lockers to remain in place, and flooring to go up to existing lockers.

**Notes:**

- This proposal is based on performing all work in one move in for all operations, during normal working hours 7am-4pm, Monday through Friday, unless otherwise stated above. We would be happy to discuss alternatives for scheduling, if other requests are needed.
- Bid subject to award of all items of work. Deletion of any bid items are subject to price changes for all other items of work.
- Owner to provide staging area directly adjacent for work.
- Owner is responsible for having work areas clear prior to mobilization and during work, unless noted otherwise above in proposal.
- Bid subject to work areas being accessible to personnel, material and equipment throughout the length of construction, approximately 6-8 weeks.
- Owner expressly acknowledges that T&S West is a licensed contractor authorized to perform work provided in this Contract and that T&S West is not an engineer or a design consultant. Proposals made by T&S West with respect to work to be performed are made solely for the consideration of Owner and Owner's design engineer or design consultant, who shall be solely

**T & S West**

P O Box 1592 Linden, CA 95236 Office: (209) 942-1360 Fax: (209) 942-1368



responsible for determining whether any such work proposed by T&S West is, or will be, adequate to satisfy the needs and or purposes of the Owner. Except as expressly provided in this Contract, no warranty or representation of any kind or nature with respect to any such proposal. Warranty with respect to fitness for any purpose or use is expressly disclaimed to the fullest extent of the law.

**Exclusions:**

- Moisture testing concrete prior to new flooring
- HVAC modifications, Mechanical, Fire Sprinklers, Fire Alarm, Security Access of any kind, Data/Cat 5 cabling or outlets, etc.
- Temporary utilities (heat, power, water, lights), porta potties.
- Adjusting/Relocating conduit, utilities, boxes, etc.
- Removal/Storage/Handling of any furniture, lockers, electronic equipment, etc.
- Encountering unknown conditions, conflicts, etc.
- This proposal specifically excludes: shop drawings; engineering or architectural services; as-built plans; survey staking; all permits and fees; bond costs; inspection fees.
- Items of work not specifically mentioned above and in proposal.

Travis Collins  
T & S West  
805-215-8694 Cell  
[estimating@tandsinc.us](mailto:estimating@tandsinc.us)  
License # 939001  
DIR# 1000011948

***Acceptance of Proposal:*** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. I understand and agree to the terms and conditions on the following page(s) of this proposal.

**Authorized Owner Signature**

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**Date**

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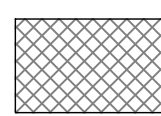
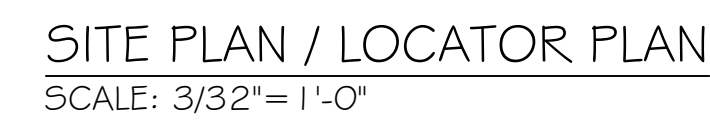
**T & S West**

P O Box 1592 Linden, CA 95236 Office: (209) 942-1360 Fax: (209) 942-1368



CENTRAL COUNTY FIRE STATION 36  
BATHROOM REMODEL/ACCESSIBILITY UPGRADE  
1399 ROLLINS ROAD,  
BURLINGAME, CA 94010

DEPARTMENT OF PUBLIC WORKS  
CITY OF BURLINGAME



— — — INDICATES EXISTING ACCESSIBLE  
PATH OF TRAVEL



EXISTING BUILDING COM

DESCRIPTION OF WORK: EXISTING MEN'S BATHROOM AND WOMEN'S BATHROOM SHALL BE REMODELED AND CONVERTED TO SINGLE-USER ALL-GENER BATHROOMS, AND MEN'S BATHROOM SHALL BE UPGRADED TO BE FULLY ADA-COMPLIANT. WORK INVOLVES REMOVAL OF NON-BEARING WALL, MILLWORK, GYP. BD, SOFFIT, LIGHT FIXTURES, PLUMBING FIXTURES AND ACCESSORIES, AND FINISHES. IT ALSO INCLUDES BUILDING NEW NON-BEARING WALL AND GYP. BD, SOFFIT, PROVIDING NEW AND RELOCATING EXISTING PLUMBING FIXTURES, ACCESSORIES, LIGHT FIXTURES, AND FINISHES.

INDEX: SHEET A-1.0 - TITLE SHEET  
SHEET A-2.0 - CONSTRUCTION PLANS & DETAILS  
SHEET A-3.0 - REFLECTED CEILING PLANS & DETAILS  
SHEET A-4.0 - FINISH PLANS/SCHEDULE AND INTERIOR ELEVATIONS

## 1. EXAMINATIC

1. EXAMINATION OF SITE: CONTRACTOR SHALL THOROUGHLY EXAMINE SITE AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL FIELD VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS WORK, AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA DEDUCT SHALL BE ALLOWED FOR THE CONTRACTOR FOR EXPENSES DUE TO HIS NEGLIGENCE TO EXAMINE, OR FAILURE TO DISCOVER, CONDITIONS WHICH AFFECT HIS WORK.
2. MEASUREMENTS: CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON THE DRAWINGS BY TAKING FIELD MEASUREMENTS, PROPER FIT AND ATTACHMENT OF ALL PARTS IS REQUIRED. BEFORE COMMENCING WORK, CHECK ALL LINES AND LEVELS INDICATED AND SUCH OTHER WORK AS BEEN PROPERLY COMPLETED. SHOULD THERE BE ANY DISCREPANCY IMMEDIATELY REPORT IN WRITING TO THE ARCHITECT FOR CORRECTION OR ADJUSTMENT PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO DO SO, THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE CORRECTION OR ADJUSTMENT OF ANY SUCH RELATED WORK OR ERRORS.
3. INFORMATION GIVEN HEREIN AND ON THE DRAWINGS WAS OBTAINED FROM DATA AVAILABLE ARCHITECT AT THE TIME OF DESIGN, BUT ACCURACY CANNOT BE GUARANTEED. DRAWINGS AND SPECIFICATIONS ARE INTENDED FOR GUIDANCE, ACTUAL DIMENSIONS AND ELEVATIONS SHALL BE GOVERNED BY ACTUAL CONDITIONS ON THE SITE AND SHALL BE CHECKED BY THE CONTRACTOR.
4. RULES AND REGULATIONS: ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED RULES AND REGULATIONS OF THE LOCAL ENFORCING AGENCY AS FOLLOWS:
  - 2022 CALIFORNIA BUILDING CODE
  - 2022 CALIFORNIA PLUMBING CODE
  - 2022 CALIFORNIA MECHANICAL CODE
  - 2022 CALIFORNIA ELECTRICAL CODE
  - 2022 NFPA 101 LIFE SAFETY CODE
  - 2022 CALIFORNIA FIRE CODE
  - 2022 CALIFORNIA GREEN BUILDING CODE
  - 2022 BUILDING ENERGY EFFICIENCY STANDARDS AND ALL APPLICABLE STATE TITLE 24, AND ALL APPLICABLE LOCAL MUNICIPAL CODES & ORDINANCESNOTHING ON THE DRAWINGS IS CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
5. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SUB TRADES, AND REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ARCHITECT OR ENGINEER FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
6. THE CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES AND SIGNAGE AS REQUIRED. TO PROTECT THE PUBLIC WORK AREAS DURING CONSTRUCTION, DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, ETC., SHALL BE REPAIRED OR REPLACED AT THE EXPENSE OF THE GENERAL CONTRACTOR AND TO THE SATISFACTION OF THE OWNER.
7. COORDINATE WITH ALL TRADES INVOLVED AND COMPARE COMPOSITE DRAWINGS TO ENSURE CLEARANCES FOR LIGHT FIXTURES, SLABS, CEILINGS, ETC. AS NECESSARY TO MAINTAIN THE FINISH CEILING HEIGHT ABOVE THE FINISHED FLOOR SLAB AND CLEARANCES REQUIRED FOR LIGHT FIXTURES. CLARIFY ANY CONFLICTS WITH ARCHITECT.
8. CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE DRAWINGS, SPECIFICATIONS, NOTES AND DETAILS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND RESOLVED BEFORE PROCEEDING WITH WORK.

1. FIRE/LIFE SAFETY (FIRE ALARM) SYSTEM TO BE MODIFIED UNDER SEPARATE PERMIT IF REQUIRED.

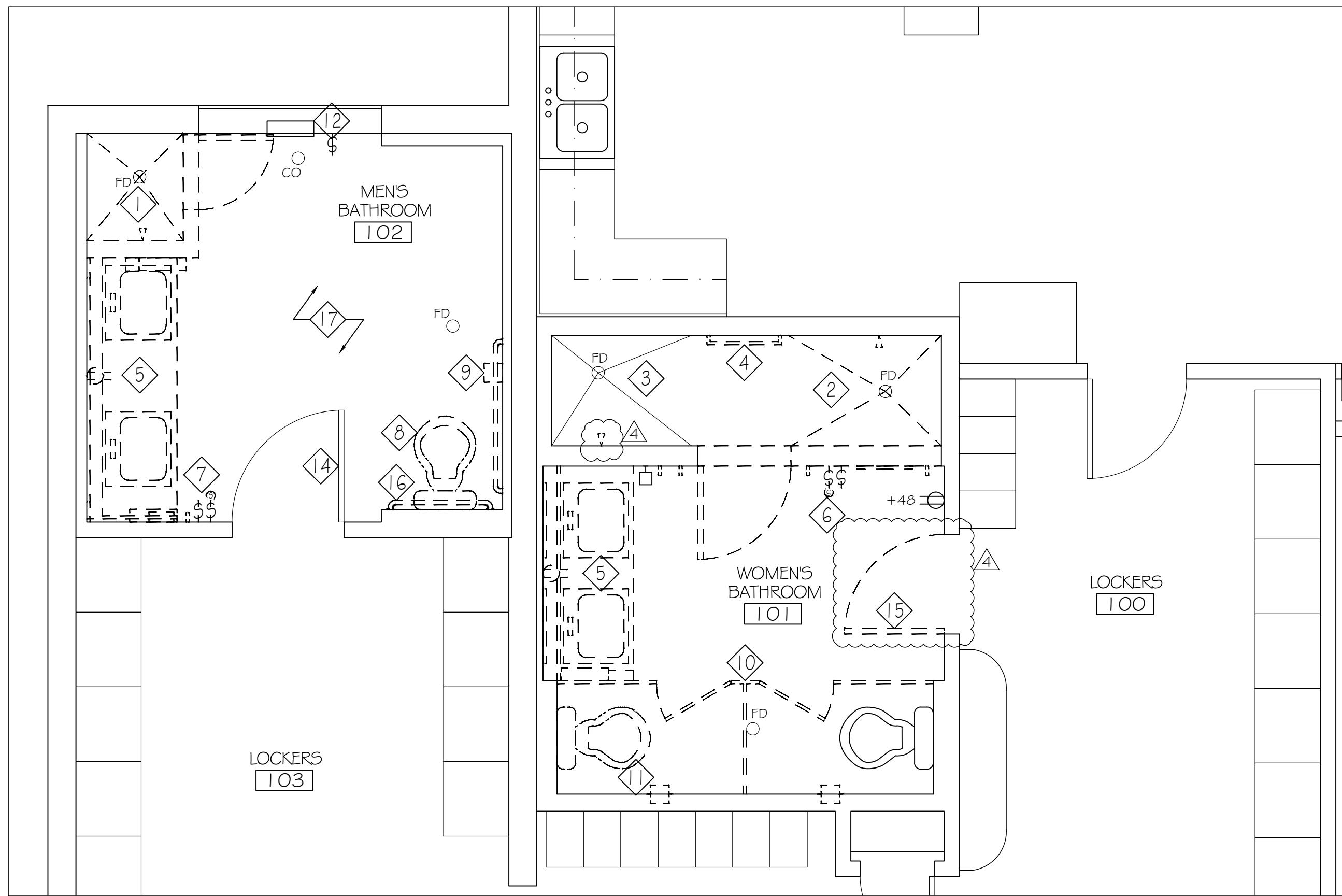
MARK	DATE	DESCRIPTION
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2	1-29-25	ISSUE FOR PERMIT
3	2-14-25	REVISED PER CLIENT COMMENTS

PROJECT NO:	FVA-1399RR
CAD DWG FILE:	1399 ROLLINS ROAD_CD.DWG
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CHK'D BY:	FV
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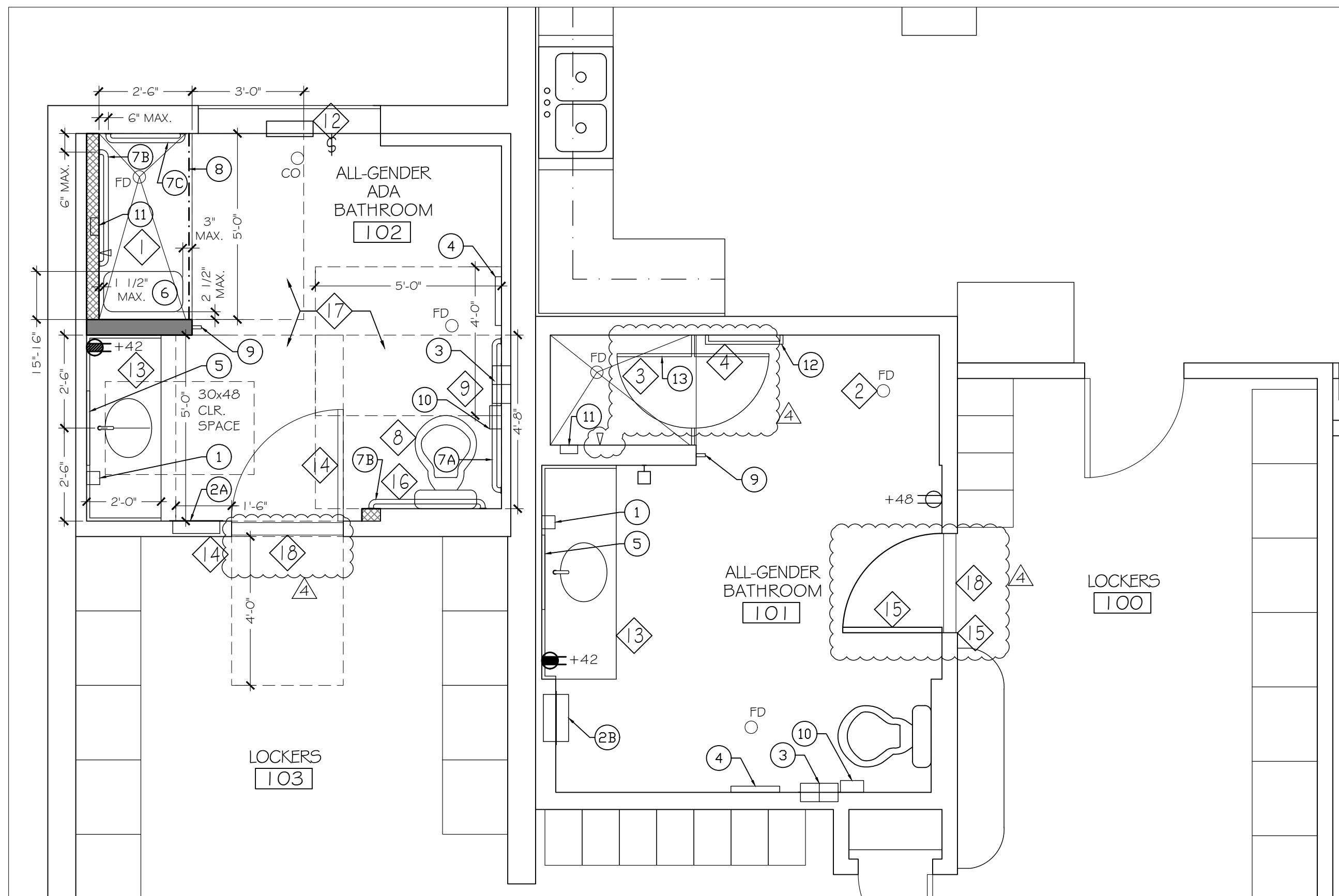
# TITLE SHEET

A-1.0

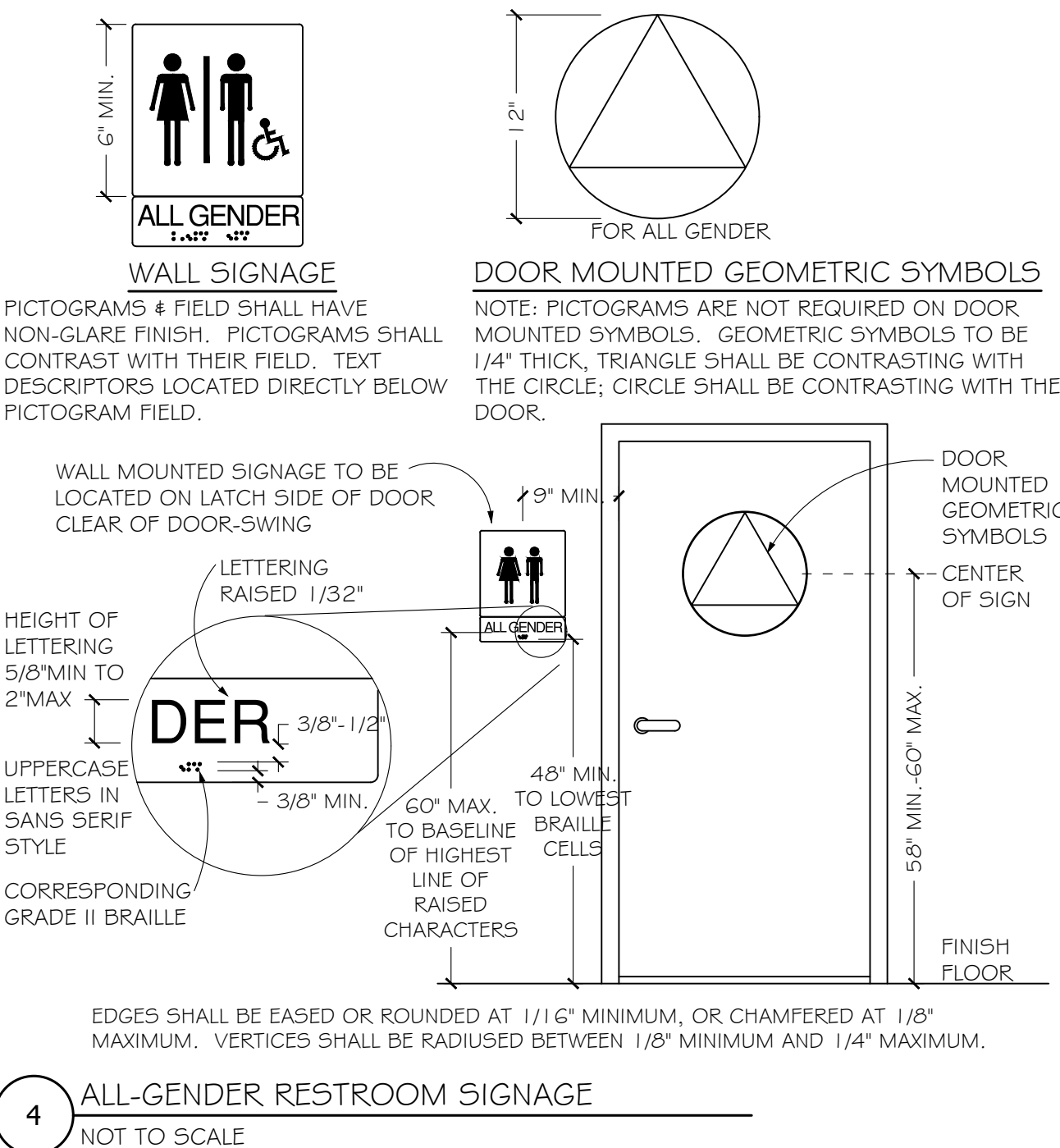




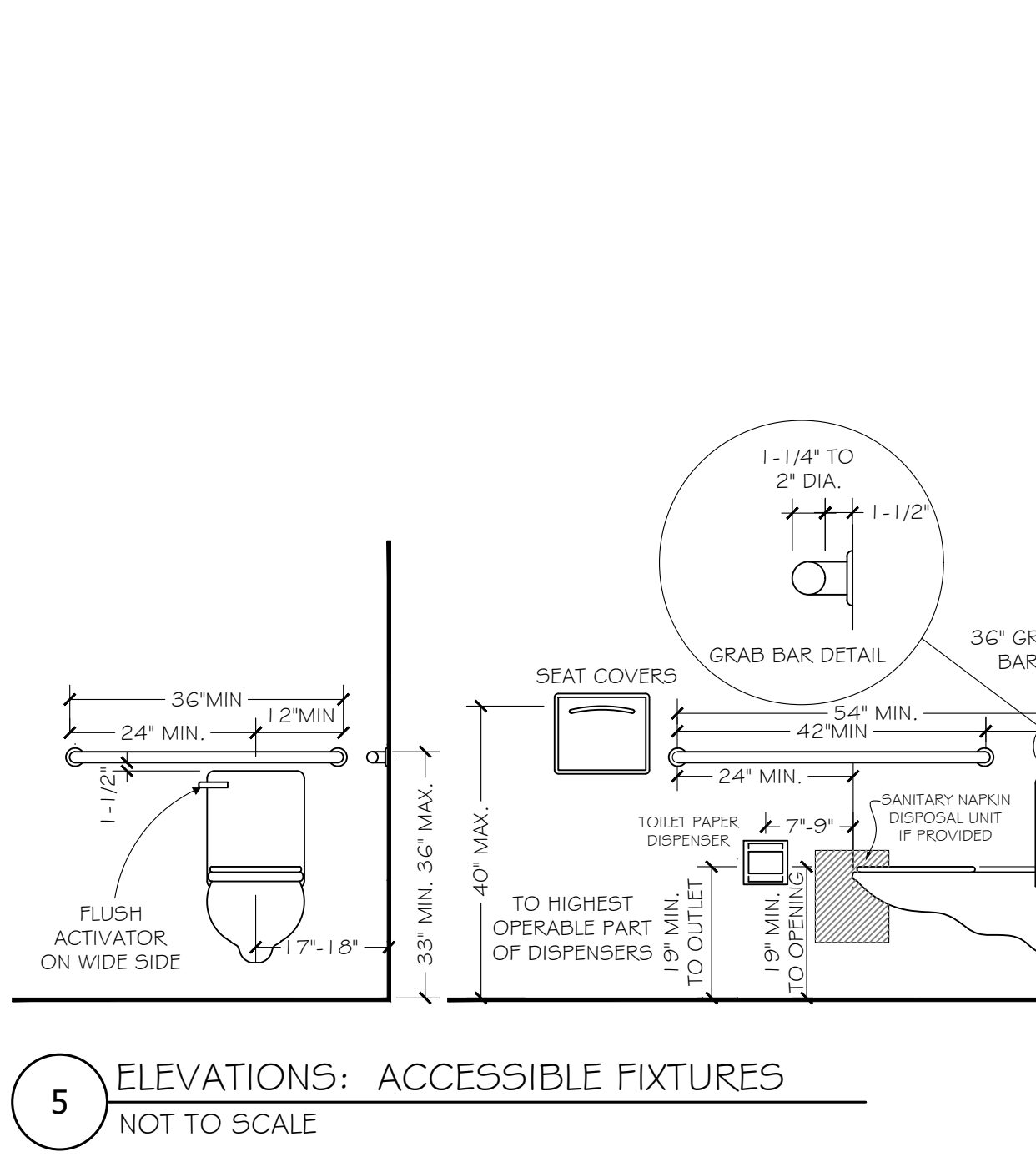
1 DEMOLITION (EXISTING) PLAN  
SCALE: 3/8" = 1'-0"



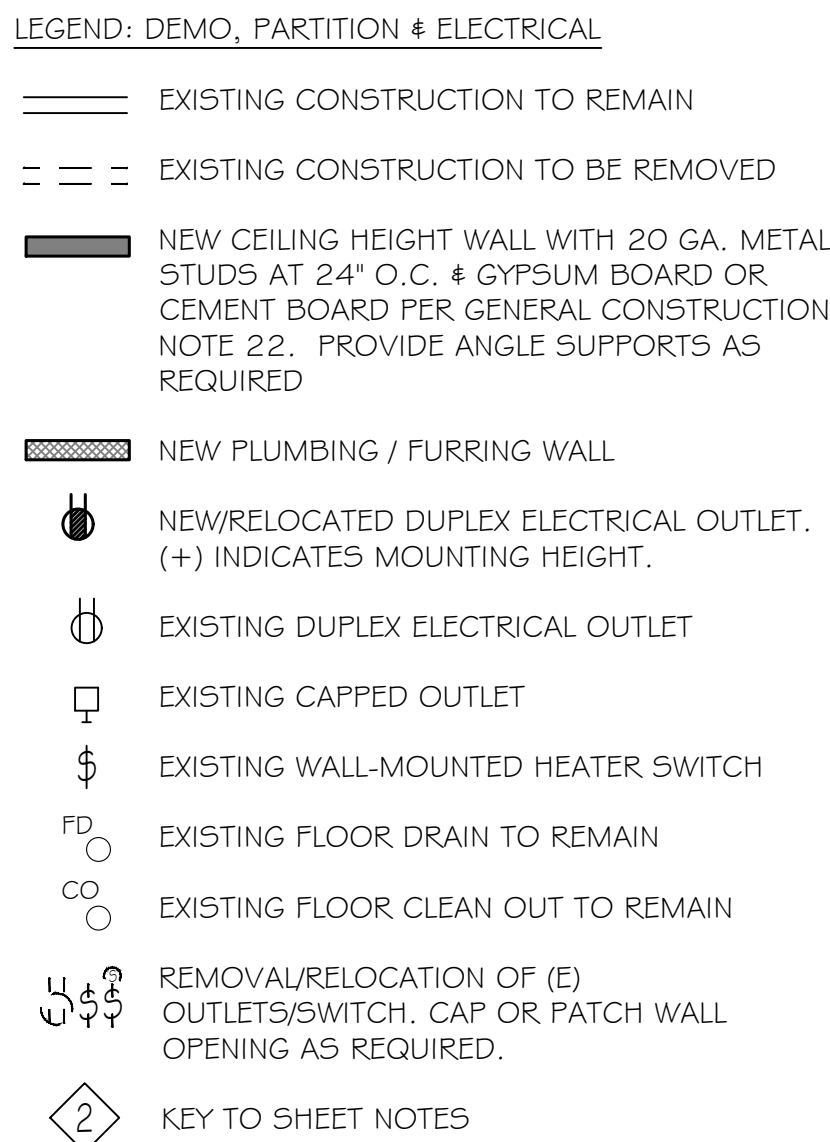
2 NEW PARTITION PLAN  
SCALE: 3/8" = 1'-0"



4 ALL-GENDER RESTROOM SIGNAGE  
NOT TO SCALE



5 ELEVATIONS: ACCESSIBLE FIXTURES  
NOT TO SCALE



TOILET ACCESSORIES SCHEDULE

- WALL-MOUNTED SOAP DISPENSER - BOBRICK B-211
- RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE  
A. BOBRICK B-3940  
B. BOBRICK B-3944
- TOILET TISSUE DISPENSER - BOBRICK B-6977
- TOILET SEAT COVER DISPENSER - BOBRICK B-221
- 24"W x 36"H MIRROR - BOBRICK B-1658 2436
- SHOWER SEAT - BOBRICK B-5193
- GRAB BARS - BOBRICK B-5806  
A. 48" LONG  
B. 36" LONG  
C. 24" LONG
- 60" LONG SHOWER CURTAIN ROD (BOBRICK B-207) WITH VINYL SHOWER CURTAIN (BOBRICK B-204-3)
- TOWEL HANGER/HOOK - BOBRICK B-76727
- SANITARY NAPKIN DISPOSAL - BOBRICK B-270
- SOAP DISH - BOBRICK B-4380
- TOWEL BAR - BOBRICK B-530
- SHOWER DOOR - CARDINAL SHOWER ENCLOSURES, TRUFT SERIES, ±6'-8" HIGH (TO BE CONFIRMED)

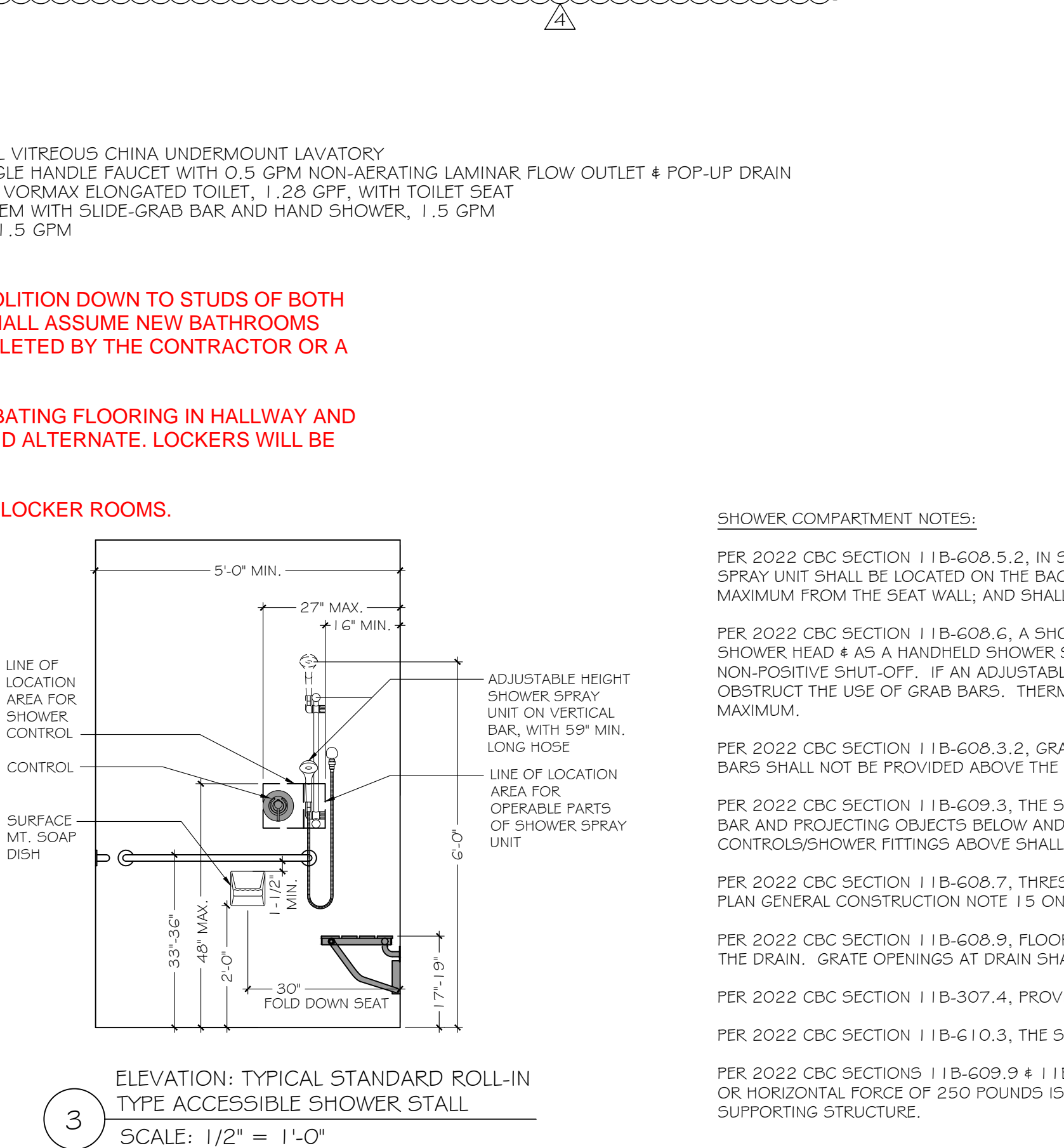
PLUMBING FIXTURE SPECIFICATIONS:

- LAVATORY - KOHLER "CANTON" MODEL K-2210-0 19-1/4" OVAL VITREOUS CHINA UNDERMOUNT LAVATORY
- FAUCET - CHICAGO FAUCETS MODEL 420-POE2605ABCP SINGLE HANDLE FAUCET WITH 0.5 GPM NON-AERATING LAMINAR FLOW OUTLET & POP-UP DRAIN
- WALL-HUNG WATER CLOSET - AMERICAN STANDARD GLENWALL VORMAX ELONGATED TOILET, 1.28 GPF, WITH TOILET SEAT
- ADA SHOWER - AMERICAN STANDARD FLOWWISE SHOWER SYSTEM WITH SLIDE-GRAB BAR AND HAND SHOWER, 1.5 GPM
- SHOWER - AMERICAN STANDARD FLOWWISE SHOWER SYSTEM, 1.5 GPM

- CITY NOTES:
- HAZARDOUS MATERIAL ABATEMENT AND FULL GUT DEMOLITION DOWN TO STUDS OF BOTH BATHROOMS SHALL BE A BID ALTERNATE. CONTRACTOR SHALL ASSUME NEW BATHROOMS CONSTRUCTION WILL BE AFTER DEMOLITION TO BE COMPLETED BY THE CONTRACTOR OR A SEPERATE CONTRACTOR HIRED BY THE CITY.
  - ADD LVP FLOORING IN HALLWAY AND LOCKER ROOMS. ABATING FLOORING IN HALLWAY AND LOCKER ROOMS SHALL BE INCLUDED IN THE ABATEMENT BID ALTERNATE. LOCKERS WILL BE REMOVED BY THE CITY PRIOR TO WORK.
  - INCLUDE PATCH WALLS AND PAINT IN THE HALLWAY AND LOCKER ROOMS.

CONSTRUCTION SHEET NOTES: DEMO/PARTITION & ELECTRICAL

- DEMOLISH EXISTING SHOWER ENCLOSURE INCLUDING WALLS, CURB, DOOR, SHOWER HEAD, SOAP HOLDER, AND RAISED FLOOR. MODIFY/RELOCATE PLUMBING FOR NEW SHOWERHEAD. SEE NEW PARTITION PLAN 2/A-2.0. AND DETAIL 3/A-2.0 FOR NEW SHOWER ENCLOSURE PLAN AND DETAILS. EXISTING FLOOR DRAIN SHALL REMAIN; MODIFY HEIGHT OF DRAIN ACCORDING TO NEW SHOWER FLOOR LEVEL. PROVIDE 1/2" HIGH THRESHOLD AT SHOWER STALL ENTRY PER GENERAL CONSTRUCTION NOTE 15/A-2.0.
- DEMOLISH EXISTING SHOWER ENCLOSURE INCLUDING WALLS, DOOR, SHOWER HEAD, SOAP HOLDER AND ACCESSORIES ATTACHED TO WALL. DEMOLISH EXISTING FLOOR FINISH AND PROVIDE LEVEL FLOOR, AS REQUIRED. PROVIDE NEW FLOOR AND WALL TILES. EXISTING FLOOR DRAIN SHALL REMAIN AND BE FLUSH WITH NEW FINISHED FLOOR.
- EXISTING SHOWER STALL SHALL REMAIN. REMOVE EXISTING AND PROVIDE NEW CEMENT BACKING BOARD, FLOORWALL TILES, SHOWER HEAD, CONTROLS AND SOAP HOLDER. PROVIDE NEW SHOWER DOOR PER SPECS. PROVIDE THRESHOLD AS REQUIRED TO PREVENT WATER FROM FLOWING OUT OF SHOWER STALL. PROVIDE REQUIRED SLOPE TO FLOOR DRAIN.
- REMOVE EXISTING TOWEL BAR AND PROVIDE NEW. SEE SPECS.
- DEMOLISH EXISTING LAVATORY COUNTER, FIXTURES AND WALL-MOUNTED BATHROOM ACCESSORIES AS SHOWN. PATCH/REPAIR WALL SURFACES AS REQUIRED. MODIFY/RELOCATE EXISTING PLUMBING FOR NEW LAVATORY PER PARTITION PLAN 2/A-2.0.
- REMOVE AND RELOCATE SWITCHES AS SHOWN IN NEW REFLECTED CEILING PLAN.
- REMOVE AND RELOCATE SWITCHES AS REQUIRED BY INSTALLATION OF NEW PAPER TOWEL/WASTE RECEPTACLE. SEE RELOCATED SWITCHES IN NEW REFLECTED CEILING PLAN.
- REMOVE EXISTING AND PROVIDE/INSTALL NEW ADA COMPLIANT WATER CLOSET TO COMPLY WITH REQUIREMENTS SHOWN IN DETAIL 5/A-2.0.
- REMOVE EXISTING TOILET TISSUE HOLDER AND PROVIDE NEW TOILET TISSUE HOLDER AND SANITARY NAPKIN DISPOSAL PER DETAIL 5/A-2.0.
- REMOVE EXISTING TOILET PARTITIONS AND MOUNTED ACCESSORIES. COORDINATE WITH OWNER REGARDING SALVAGING AND STORING FOR FUTURE REUSE.
- REMOVE EXISTING WATER CLOSET AND TISSUE HOLDER. PATCH/REPAIR WALL AS REQUIRED.
- EXISTING WALL HEATER AND SWITCH SHALL REMAIN - BE REPLACED WITH A SIMILAR SYSTEM.
- PROVIDE 24" DEEP SOLID SURFACE COUNTER WITH 4" SPLASH AND ADA APPROVED LAVATORY AND FAUCET PER DETAIL 6/A-2.0. SEE SPECS. PROVIDE METAL ANGLE SUPPORT BRACKETS AS REQUIRED.
- REMOVE EXISTING MEN'S DOOR SIGN AND PROVIDE NEW ALL-GENDER BATHROOM SIGN ON DOOR AND WALL PER DETAIL 4/A-2.0.
- REMOVE EXISTING WOMEN'S DOOR AND PROVIDE NEW INTERIOR SOLID CORE WOOD DOOR WITH ADA APPROVED LEVER HARDWARE AND LOCKSET. TO FIT INTO EXISTING FRAME AND TO MATCH EXISTING DOOR/HARDWARE AT ALL-GENDER ADA BATHROOM 102. REMOVE EXISTING FLOOR HINGECLOSER AND REPAIR FLOOR AS REQUIRED. PROVIDE NEW ALL-GENDER BATHROOM SIGN ON DOOR AND WALL PER DETAIL 4/A-2.0. PROVIDE ADA DIRECTIONAL SIGN ON WALL WITH ARROW POINTING TOWARDS ADA-COMPLIANT ALL-GENDER BATHROOM.
- REMOVE EXISTING 32" LONG REAR GRAB BAR AND PROVIDE/INSTALL NEW 36" LONG REAR GRAB BAR PER DETAIL 5/A-2.0. MATCH HEIGHT OF EXISTING SIDE GRAB BAR. PROVIDE NEW FURRING WALL AS SHOWN AS REQUIRED TO ACCOMMODATE NEW REAR GRAB BAR INSTALLATION.
- SURVEY EXISTING FLOOR THROUGHOUT BATHROOM TO VERIFY THAT NEW FINISHED FLOOR SHALL HAVE A MAXIMUM SLOPE OF 1:48 IN ANY DIRECTION. REPAIR FLOOR AS NECESSARY. PROVIDE REQUIRED SLOPES TOWARDS FLOOR DRAIN AS NECESSARY AT 1:48 MAXIMUM. SEE GENERAL CONSTRUCTION NOTE 14.
- PROVIDE NEW FLOOR THRESHOLD/TRANSITION PER GENERAL CONSTRUCTION NOTE 15.

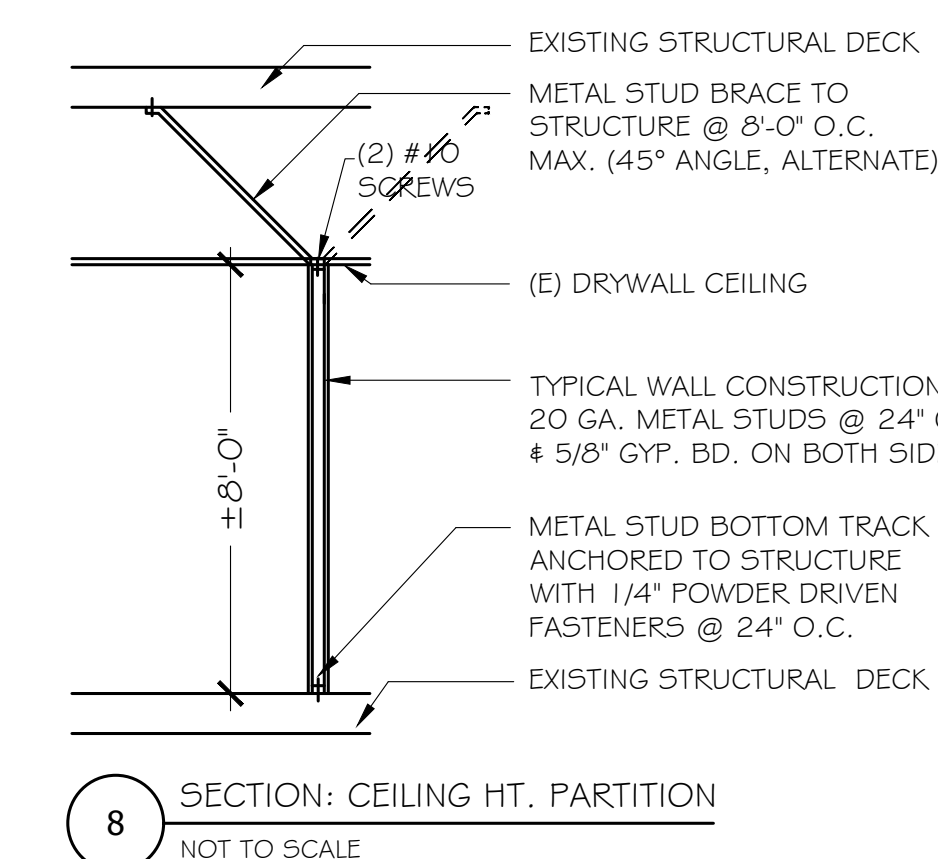


3 ELEVATION: TYPICAL STANDARD ROLL-IN TYPE ACCESSIBLE SHOWER STALL  
SCALE: 1/2" = 1'-0"

SHOWER COMPARTMENT NOTES:

- PER 2022 CBC SECTION 11B-608.5.2, IN STANDARD ROLL-IN TYPE SHOWER COMPARTMENTS, THE CONTROLS, FAUCETS AND THE SHOWER SPRAY UNIT SHALL BE LOCATED ON THE BACK WALL OF THE COMPARTMENT ADJACENT TO THE SEAT WALL 16 INCHES MINIMUM AND 27 INCHES MAXIMUM FROM THE SEAT WALL; AND SHALL BE LOCATED ABOVE THE GRAB BAR, BUT NO HIGHER THAN 48 INCHES ABOVE THE SHOWER FLOOR.
- PER 2022 CBC SECTION 11B-608.6, A SHOWER SPRAY UNIT WITH A HOSE 59" LONG MIN. THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD & AS A HANDHELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF GRAB BARS. THERMOSTATIC VALVE REQUIRED. SHOWER SPRAY UNIT SHALL DELIVER WATER THAT IS 120 DEGREES F MAXIMUM.
- PER 2022 CBC SECTION 11B-608.3.2, GRAB BARS SHALL BE PROVIDED ON THE BACK WALL AND THE SIDE WALL OPPOSITE THE SEAT. GRAB BARS SHALL NOT BE PROVIDED ABOVE THE SEAT. GRAB BARS SHALL BE INSTALLED 6 INCHES (152 MM) MAXIMUM FROM ADJACENT WALLS.
- PER 2022 CBC SECTION 11B-609.3, THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1 1/2 INCHES. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1 1/2 INCHES MINIMUM. THE SPACE BETWEEN THE GRAB BARS AND SHOWER CONTROLS/SHOWER FITTINGS ABOVE SHALL BE PERMITTED TO BE 1 1/2 INCHES MINIMUM.
- PER 2022 CBC SECTION 11B-608.7, THRESHOLDS IN ROLL-IN TYPE SHOWER COMPARTMENTS SHALL BE 1/2" HIGH (SEE CONSTRUCTION FLOOR PLAN GENERAL CONSTRUCTION NOTE 15 ON SHEET A-2.0).
- PER 2022 CBC SECTION 11B-608.9, FLOOR SURFACES OF SHOWERS SHALL HAVE A SLOPE OF 1:48 UNIFORMLY FROM THE SIDES TOWARDS THE DRAIN. GRATE OPENINGS AT DRAIN SHALL BE 1/4" MAXIMUM AND FLUSH WITH FLOOR SURFACE.
- PER 2022 CBC SECTION 11B-307.4, PROVIDE 60" MIN. VERTICAL CLEARANCE AT SHOWER CURTAIN ROD.
- PER 2022 CBC SECTION 11B-610.3, THE SHOWER SEAT, WHEN FOLDED, SHALL EXTEND 6" MAXIMUM FROM THE MOUNTING WALL.
- PER 2022 CBC SECTIONS 11B-609.9 & 11B-610.4, ALLOWABLE STRESSES SHALL NOT BE EXCEEDED FOR MATERIALS USED WHEN A VERTICAL OR HORIZONTAL FORCE OF 250 POUNDS IS APPLIED AT ANY POINT ON THE SHOWER SEAT OR GRAB BAR, FASTENER, MOUNTING DEVICE OR SUPPORTING STRUCTURE.

NOTE: FLOOR-CEILING TRACKS, STUDS & JOINTS SHALL BE CEMCO STEEL FRAMING, ASTM C645, OR APPROVED EQUAL.



8 SECTION: CEILING HT. PARTITION  
NOT TO SCALE

GENERAL CONSTRUCTION NOTES: CONSTRUCTION FLOOR PLAN

- ALL DIMENSIONS SHOWN ARE CLEAR DIMENSIONS BETWEEN FINISHED WALL SURFACES, UNLESS OTHERWISE NOTED (EQ) TO CENTER LINE.
- PATCH & REPAIR ALL SURFACES WHERE REMOVAL OCCURS AS NECESSARY TO MATCH EXISTING ADJACENT SURFACE.
- EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT PER CODE.
- OPERABLE PARTS OF ACCESSIBLE HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR.
- HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE. LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER-TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE.
- THE BOTTOM 10" OF THE DOOR SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- IF DOOR HAS A CLOSER, THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPENING POSITION OF 90 DEGREES TO 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.
- DOORS AND OPENINGS IN 1-HR CORRIDOR WALLS (E.G. EXISTING ELECTRICAL ROOM) SHALL BE PROTECTED BY TIGHT FITTING SMOKE & DRAFT ASSEMBLIES HAVING A FIRE PROTECTION RATING OF NOT LESS THAN 20-MINUTE FIRE ASSEMBLY WITH SELF-CLOSURE. MAX. EFFORT TO OPERATE FIRE RATED DOOR SHALL BE 15 LBS.
- PROVIDE ADA TACTILE EGRESS SIGNAGE AT BUILDING ENTRY/EXIT DOORS IF NOT ALREADY EXISTING, AND AT NEW EXIT ROUTE DOORS.
- ANY PENETRATION TO FIRE RESISTIVE ASSEMBLIES SHALL COMPLY WITH CHAPTER 7 OF 2022 C.B.C., INCLUDING BUT NOT LIMITED TO THE FOLLOWING:  
(a) ELECTRICAL CONDUCTORS SHALL BE IN RIGID STEEL CONDUIT OR ELECTRICAL METAL TUBING (EMT). ELECTRICAL COMPONENTS SHALL BE UL LISTED AND LABELED.  
(b) PROVIDE SMOKE/FIRE DAMPERS NOT LESS THAN CLASS II, 250 DEGREE FAHRENHEIT WITH APPROVED RECOGNIZED STANDARDS TO BE ACTUATED BY SMOKE DETECTION SYSTEM CONNECTED TO THE EXISTING BUILDING FIRE ALARM SYSTEM.  
(c) ALL INTERIOR PLUMBING PIPING TO BE COPPER.  
(d) SEAL ALL GAPS WITH APPROVED FIRE CAULKING.
- ALL NEW RECEPTACLES SHALL BE MOUNTED MINIMUM 15" A.F.F. (MEASURED FROM THE BOTTOM OF THE OUTLET BOX) PER ELECTRICAL CODE, UNLESS OTHERWISE NOTED. RECEPTACLES INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
- MAXIMUM FORCE TO PUSH OR PULL OPEN INTERIOR AND EXTERIOR DOORS (OTHER THAN FIRE DOORS) SHALL BE 5 LBF, AND 15 LBF FOR FIRE DOORS.
- PROVIDE WALL-MOUNTED PORTABLE FIRE EXTINGUISHERS (MIN. 2A-10BC RATING) WITHIN 75'-0" OF ANY POINT IN THE BUILDING. LOCATION SHALL BE APPROVED BY FIRE DEPARTMENT. ADDITIONAL MAY BE REQUIRED AS DETERMINED BY THE INSPECTOR. REPOSITION EXISTING WALL-MOUNTED PORTABLE FIRE EXTINGUISHERS TO ADA ACCESSIBLE HEIGHT AS NEEDED.
- FLOORING CONTRACTOR SHALL CHECK FOR ANY FLOOR LEVELING ISSUES, AND ALLOW FOR FLOATING, GRINDING, OR FILLING AS NECESSARY TO PROVIDE LEVELED SUB-FLOOR FOR NEW FLOORING INSTALLATION (1:48 MAX. SLOPE IN ANY DIRECTION).
- THRESHOLDS/TRANSITIONS, IF PROVIDED, SHALL BE 1/2" HIGH MAX. CHANGE IN LEVEL OF 1/4" MAX. SHALL BE PERMITTED TO BE VERTICAL. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED WITH 1:2 MAX. SLOPE.
- VERTICAL CLEARANCE SHALL BE 60" HIGH MINIMUM. DOOR CLOSERS AND STOPS SHALL BE PERMITTED TO BE 78" MINIMUM ABOVE THE FINISH FLOOR OR GROUND.
- PROVIDE CONCEALED WALL BACKING SUPPORT/REINFORCEMENT FOR ALL WALL-MOUNTED ACCESSORIES, FIXTURES, ETC. AS REQUIRED PER CODE.
- HIGHEST OPERABLE PART OF ALL CONTROLS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR, AND WITHIN REACH RANGES SPECIFIED IN CBC 11B-308.
- PROVIDE NEW PAINT THROUGHOUT AREA OF WORK. SEE SPECS.
- REMOVE ALL EXISTING WALL AND FLOOR TILES IN EXISTING BATHROOMS AND SHOWER ENCLOSURES. PROVIDE NEW PORCELAIN FLOOR TILES & GLAZED CERAMIC WALL TILES (4-6 CM WANSICO) AT BATHROOMS. PROVIDE FLOORWALL TILES IN SHOWER ENCLOSURE. ENSURE THAT ALL FLOOR DRAINS AND FLOOR CLEANOUTS ARE FLUSH WITH NEW FINISHED FLOOR. PROVIDE SOLID SURFACE COUNTERTOPS AT BATHROOMS. SEE FINISH SPECS.
- NOT ALL EXISTING OUTLETS MAY HAVE BEEN INDICATED ON PLAN. VERIFY IN FIELD EXISTING OUTLETS INDICATED. EXISTING OUTLETS SHALL REMAIN U.O.N. PROVIDE NEW OUTLETS AS SHOWN, OR RELOCATE EXISTING IF WITHIN CLOSE PROXIMITY TO NEW OUTLET SHOWN. VERIFY WITH ARCHITECT AND OWNER PRIOR TO RELOCATING OUTLET.
- PROVIDE 5/8" WATER-RESISTANT GYP. BD. (I.E. GREENBOARD) FOR BATHROOM WALLS. PROVIDE WATERPROOF BOARDS (I.E. CEMENT BOARD) FOR SHOWER ENCLOSURES.
- COORDINATE WITH CLIENT REGARDING HAZARDOUS MATERIAL ABATEMENT INFORMATION AND PROCEDURES.

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CONSULTANTS

CENTRAL COUNTY FIRE STATION 36  
BATHROOM REMODEL/ACCESSIBILITY UPGRADE  
1399 ROLLINS ROAD,  
BURLINGAME, CA 94010

OWNER

DEPARTMENT OF PUBLIC WORKS  
CITY OF BURLINGAME

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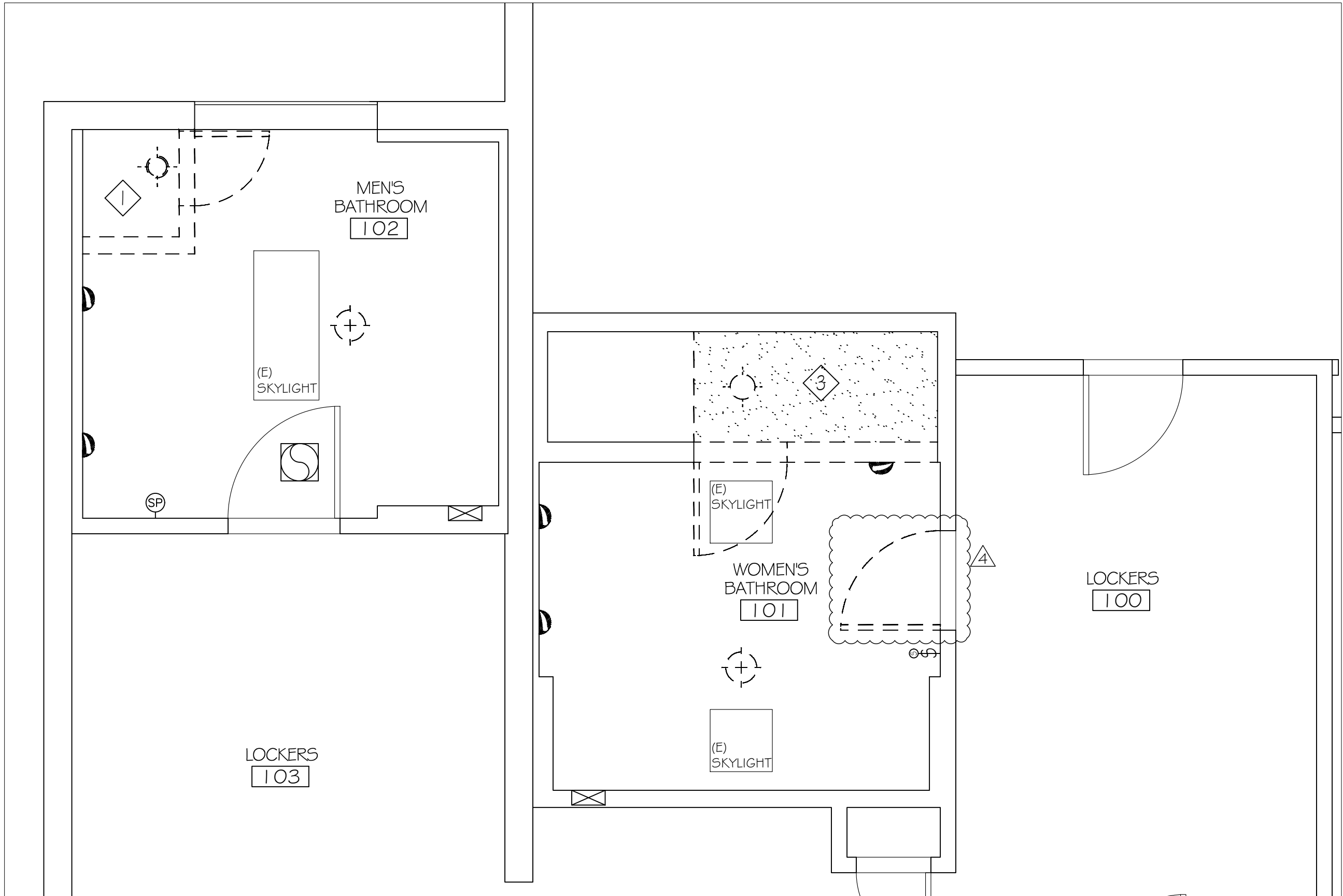
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CONSTRUCTION PLANS AND DETAILS

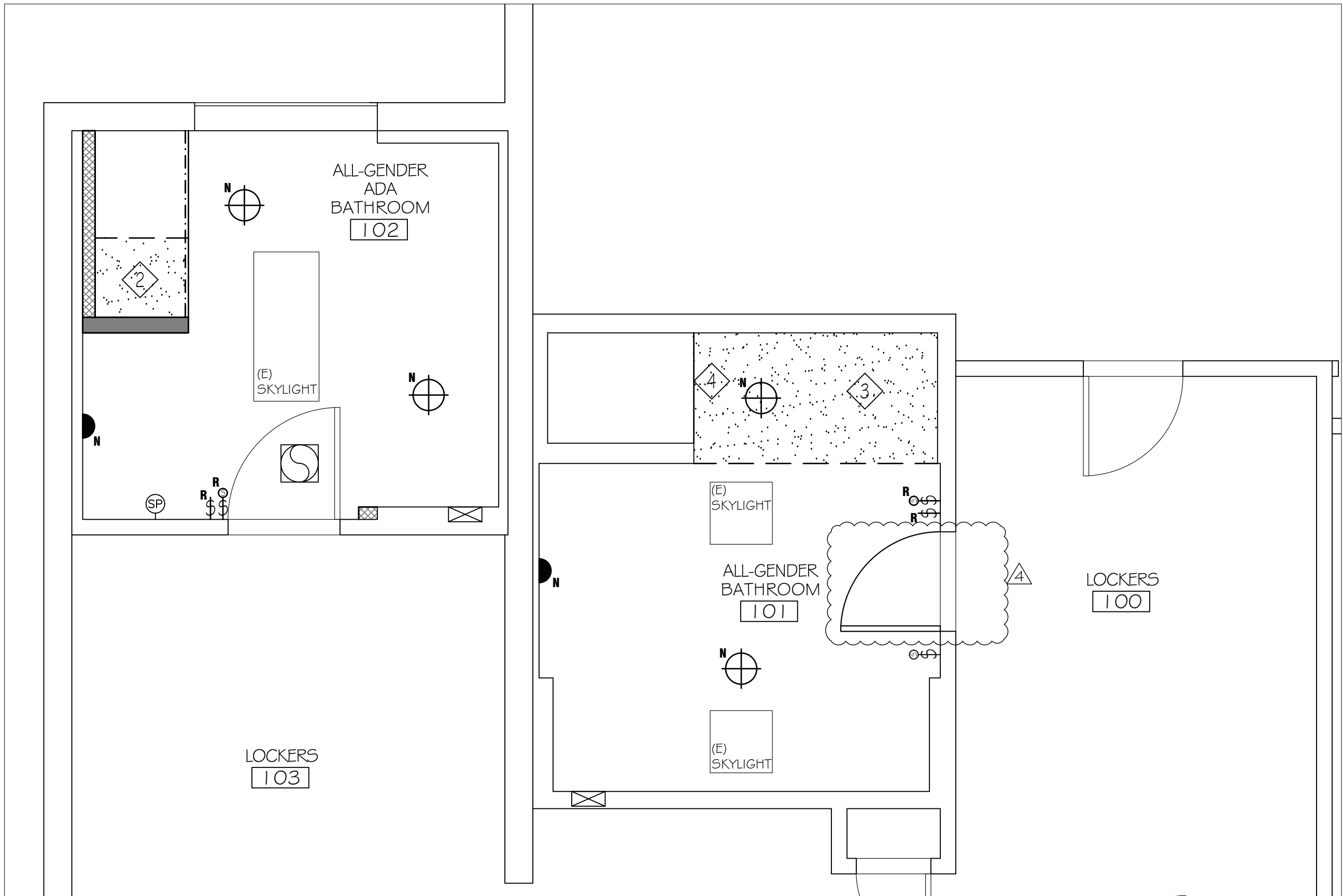
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SHEET 2 OF 4





1 DEMOLITION (EXISTING) REFLECTED CEILING PLAN  
SCALE: 3/8" = 1'-0"



2 NEW REFLECTED CEILING PLAN  
SCALE: 3/8" = 1'-0"

LEGEND: REFLECTED CEILING PLANS

- REMOVAL OF EXISTING CEILING-MOUNTED LIGHT FIXTURE IN SHOWER ENCLOSURE
- REMOVAL OF EXISTING DOWNLIGHT FIXTURE IN SHOWER ENCLOSURE
- NEW CEILING-MOUNTED LED LIGHT FIXTURE
- REMOVAL OF EXISTING WALL-MOUNTED VANITY LIGHT FIXTURE
- NEW WALL-MOUNTED VANITY LIGHT FIXTURE
- REMOVAL OF EXISTING CEILING-MOUNTED BATHROOM LIGHT FIXTURE
- EXISTING SENSOR LIGHT SWITCH
- RELOCATED SENSOR LIGHT SWITCH
- RELOCATED SWITCH
- EXISTING EXHAUST FAN TO REMAIN
- EXISTING HVAC SUPPLY AIR WALL FIXTURE
- EXISTING WALL-MOUNTED SPEAKER
- KEY TO SHEET NOTES

CONSTRUCTION SHEET NOTES: REFLECTED CEILING PLAN

- EXISTING ±8'-3" SOFFIT IN SHOWER ENCLOSURE SHALL REMAIN. REMOVE EXISTING TILES AND LIGHT FIXTURE. PATCH AND REPAIR, OR PROVIDE NEW GYP. BD. SHEATHING. PROVIDE NEW SEMI-GLOSS PAINT. SEE SPECS.
- PROVIDE NEW SHOWER ENCLOSURE SOFFIT TO MATCH, TIE IN AND ALIGN WITH EXISTING. PROVIDE NEW SEMI-GLOSS PAINT. SEE SPECS.
- DEMOLISH EXISTING SOFFIT AT PORTION OF SHOWER ENCLOSURE TO BE DEMOLISHED. PROVIDE NEW GYP. BD. CEILING TO MATCH, TIE IN AND ALIGN WITH EXISTING BATHROOM CEILING. PROVIDE NEW SEMI-GLOSS PAINT. SEE SPECS.
- PATCH AND REPAIR SIDE/EDGE OF PORTION OF EXISTING SHOWER ENCLOSURE SOFFIT TO REMAIN WITH NEW GYP. BD. PROVIDE NEW SEMI-GLOSS PAINT. SEE SPECS.

GENERAL CONSTRUCTION NOTES: REFLECTED CEILING

- PROVIDE FOR ALL LIGHT FIXTURES TO BE IN GOOD WORKING ORDER.
- PROVIDE EGRESS ILLUMINATION LEVEL NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE PER 2022 CBC 1008.2. EMERGENCY LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOT-CANDLE AND A MINIMUM AT ANY POINT OF 0.1 FOOT-CANDLE MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL, PER 2022 CBC 1008.3.
- PROVIDE NEW OR RELOCATE EXISTING LIGHT SWITCHES AS SHOWN TO BE MOUNTED MIN. 3'-0" A.F.P. TO MAX. 4'-0" A.F.P. MEASURED FROM THE TOP OF THE OUTLET BOX. PROVIDE NEW OCCUPANCY SENSORS AS REQUIRED FOR PROPER LIGHTING CONTROL. REWIRE LIGHT FIXTURES THROUGHOUT AS REQUIRED FOR PROPER SWITCHING CONTROL. HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR, AND WITHIN REACH RANGES SPECIFIED IN CBC 11B-308.
- THE HVAC FIXTURE LOCATIONS SHOWN ARE EXISTING LOCATIONS FOR REFERENCE ONLY. CONTRACTOR SHALL VERIFY, ADJUST HVAC FIXTURE LOCATIONS AND REZONE HVAC AS NECESSARY TO COMPLY WITH CODE & REGULATIONS AND SHALL COMFORT BALANCE ENTIRE HVAC SYSTEM. CONTRACTOR SHALL ADJUST & RELOCATE THERMOSTATS WHERE APPROPRIATE AND CONFIRM LOCATION WITH LANDLORD & TENANT PRIOR TO INSTALLATION FOR ANY CONFLICT.
- FIRE EXTINGUISHERS, EXIT SIGNS, & EMERGENCY LIGHTING TO COMPLY WITH CURRENT CODE.
- CONTRACTOR TO PROVIDE ALL NECESSARY CEILING HORNS, STROBES, SIGNALING DEVICES, EXIT SIGNS, EMERGENCY LIGHTING, ETC. AS NEEDED AND APPLICABLE TO THE BUILDING PER FIRE/LIFE SAFETY REGULATIONS.
- EXISTING CEILING THROUGHOUT BOTH ALL-GENDER BATHROOMS 101 AND 102 SHALL BE REFINISHED / REPAINTED WITH SEMI-GLOSS PAINT PER FINISH SPECS ON SHEET A-4.0. PATCH AND REPAIR CEILING AS REQUIRED.
- COORDINATE WITH CLIENT REGARDING HAZARDOUS MATERIAL ABATEMENT INFORMATION AND PROCEDURES.

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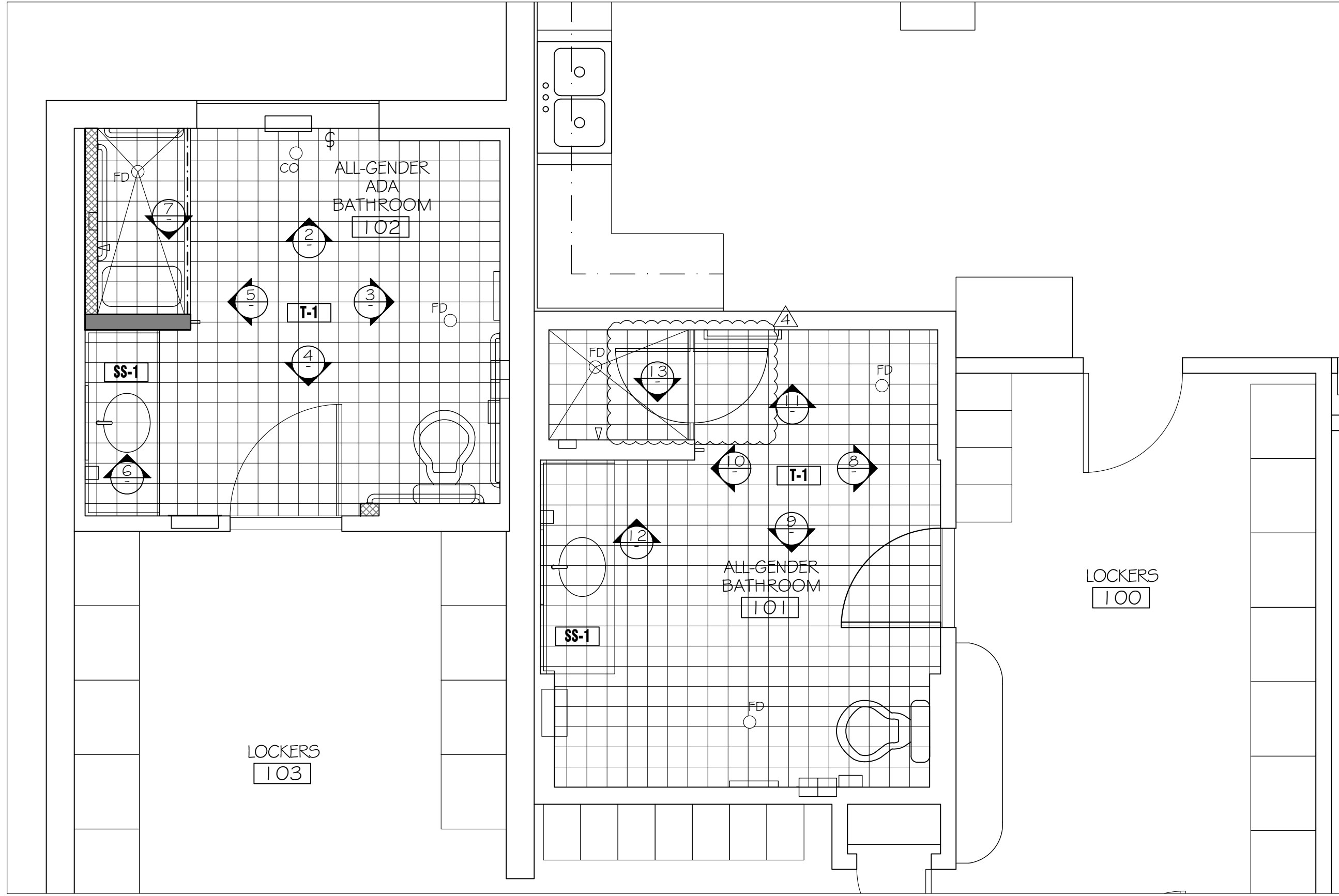
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REFLECTED CEILING PLANS  
AND DETAILS

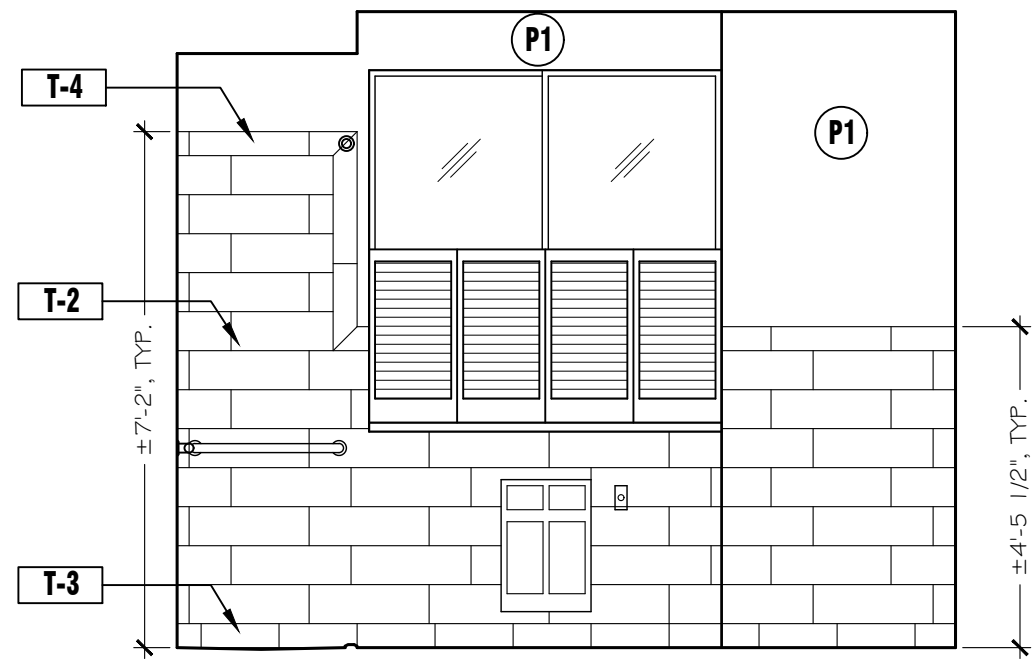
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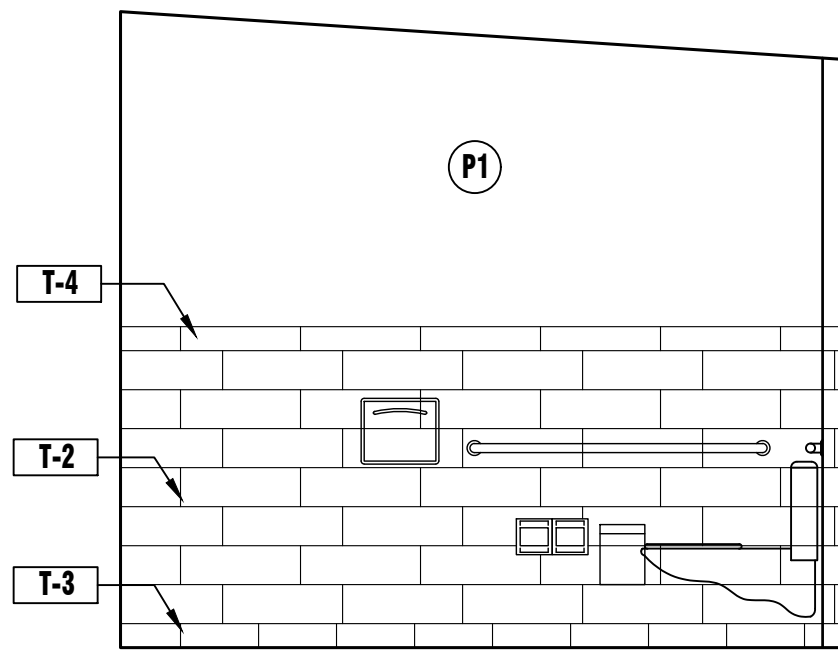


1 NEW FINISH PLAN  
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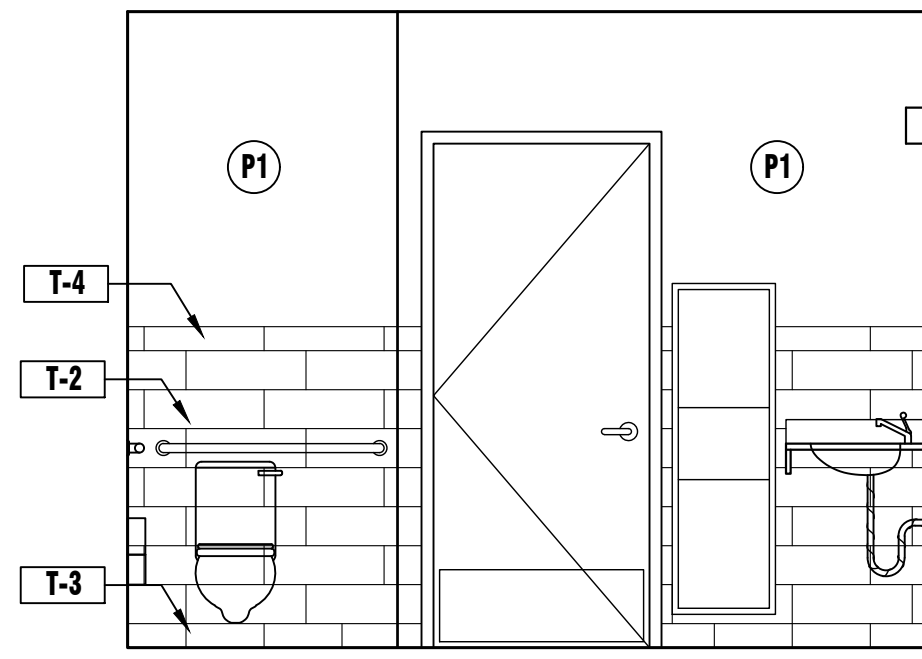
- FINISHES (ALL FINISHES/SIZES TO BE CONFIRMED):
- P1** PAINT - DUNN EDWARDS, MUSLIN, DEG227, SEMI-GLOSS FINISH (WALLS)
  - P2** PAINT - DUNN EDWARDS, WHISPER, DEW340, SEMI-GLOSS FINISH (CEILING AND TRIM)
  - T-1** DALTILE, VERANDA SOLIDS, ROCK P543, 6 1/2 x 6 1/2 (TO BE VERIFIED), FLOOR TILES, UNGLAZED/ANTI-SLIP FINISH (BATHROOM AND SHOWER FLOOR)
  - T-2** DALTILE, VERANDA SOLIDS, ROCK P543, 6 1/2 x 20 (TO BE VERIFIED), WALL TILES (BATHROOM AND SHOWER WALLS)
  - T-3** DALTILE, VERANDA SOLIDS, ROCK P543, 4 x 13 COVE BASE (TO BE VERIFIED), (BATHROOM AND SHOWER WALLS)
  - T-4** DALTILE, VERANDA SOLIDS, ROCK P543, 4 x 20 BULLNOSE (TO BE VERIFIED), (BATHROOM AND SHOWER WALLS)
  - SS-1** CORIAN, SOLID SURFACE, WILLOW (BATHROOM COUNTERTOP)



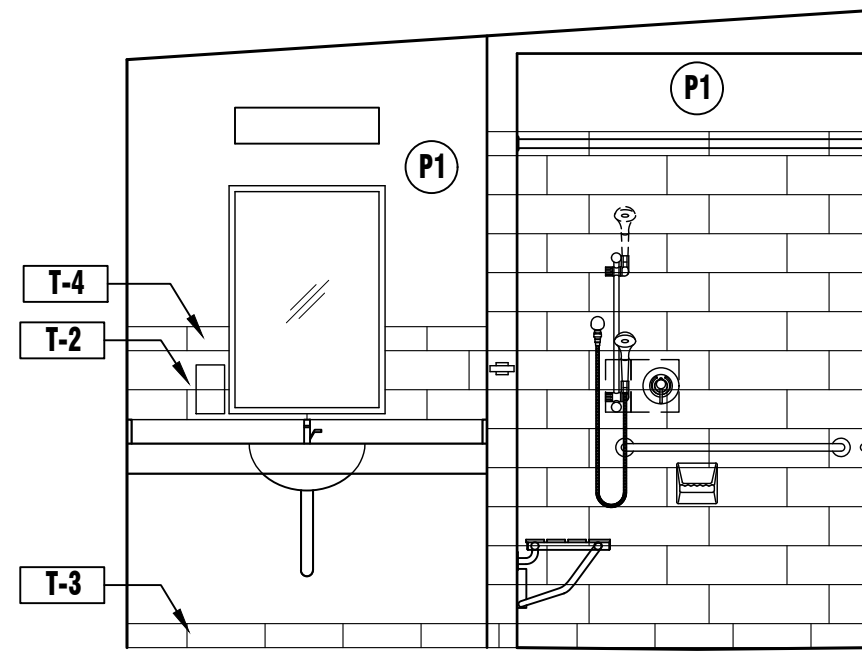
2 SOUTH ELEVATION  
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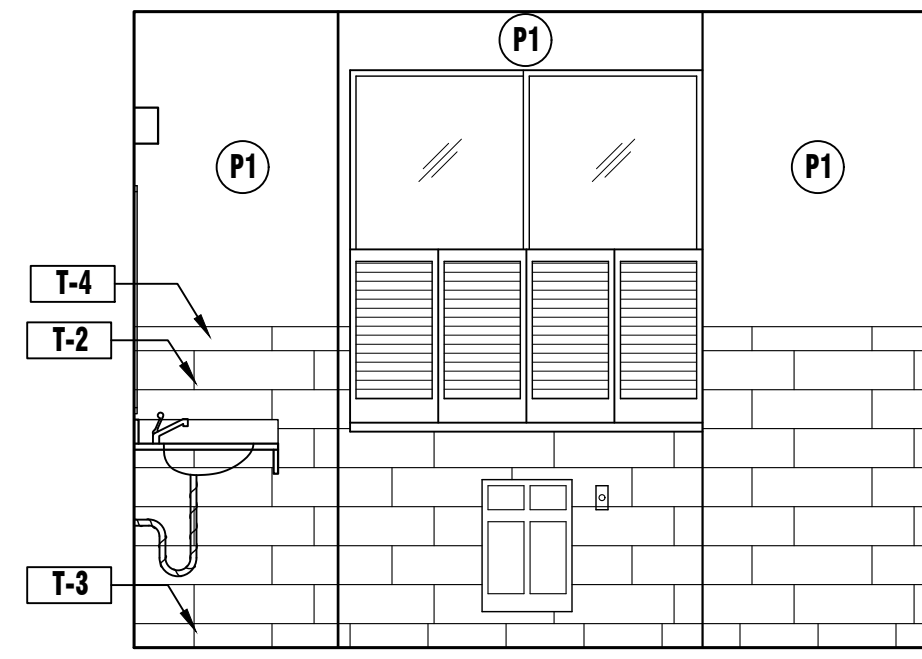
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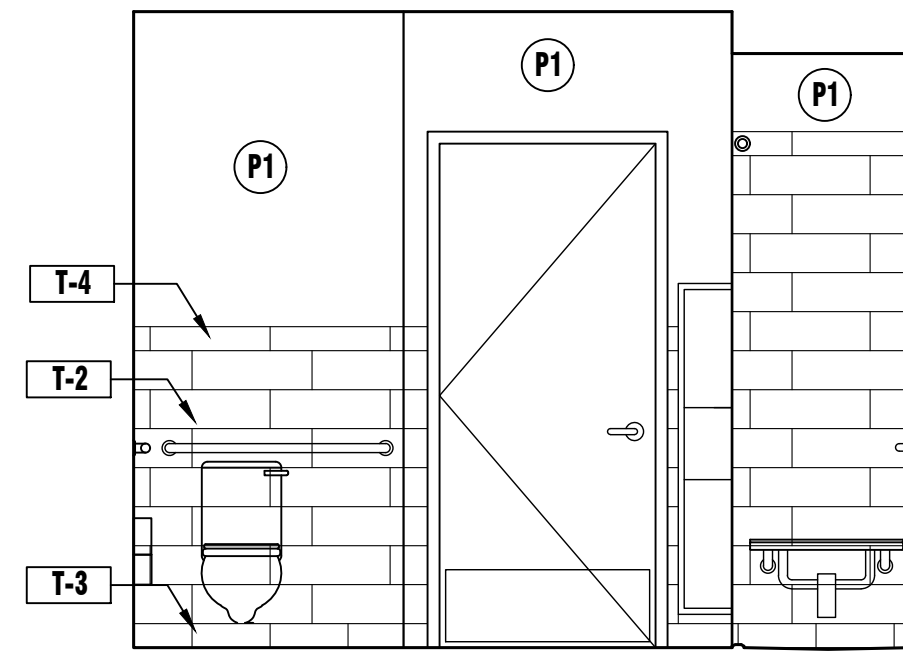
4 NORTH ELEVATION  
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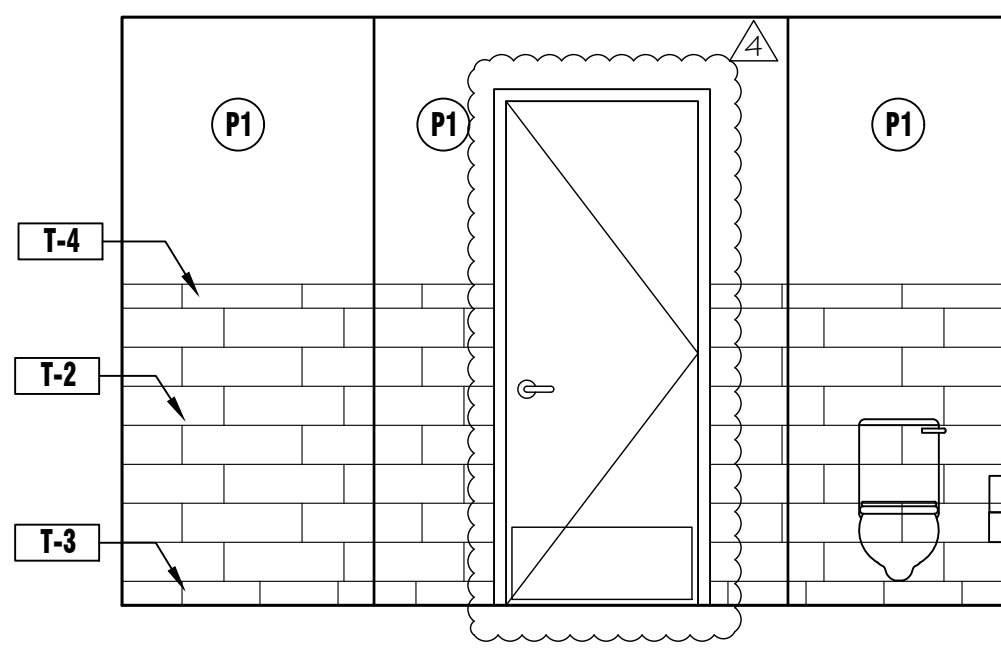
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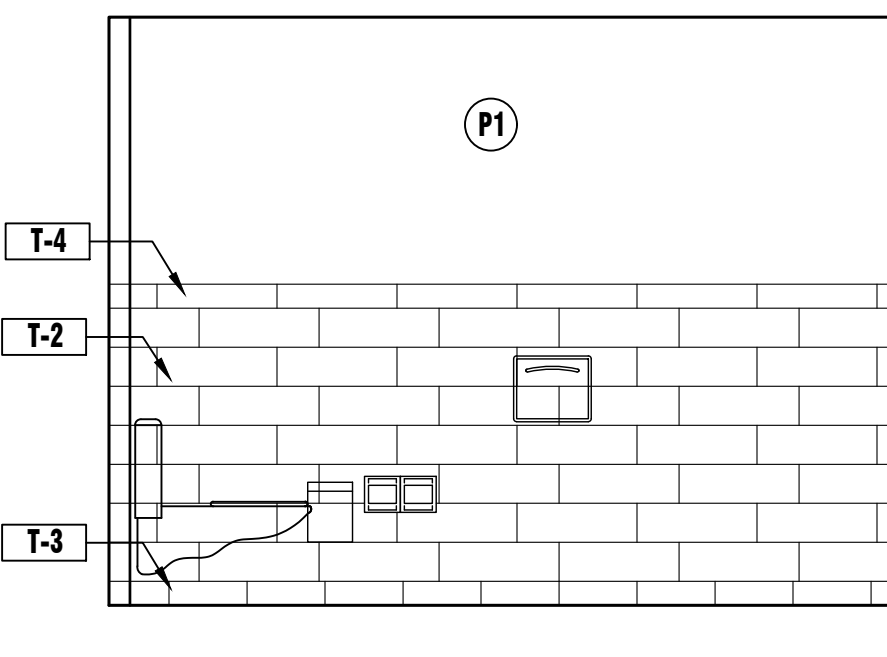
6 SOUTH ELEVATION  
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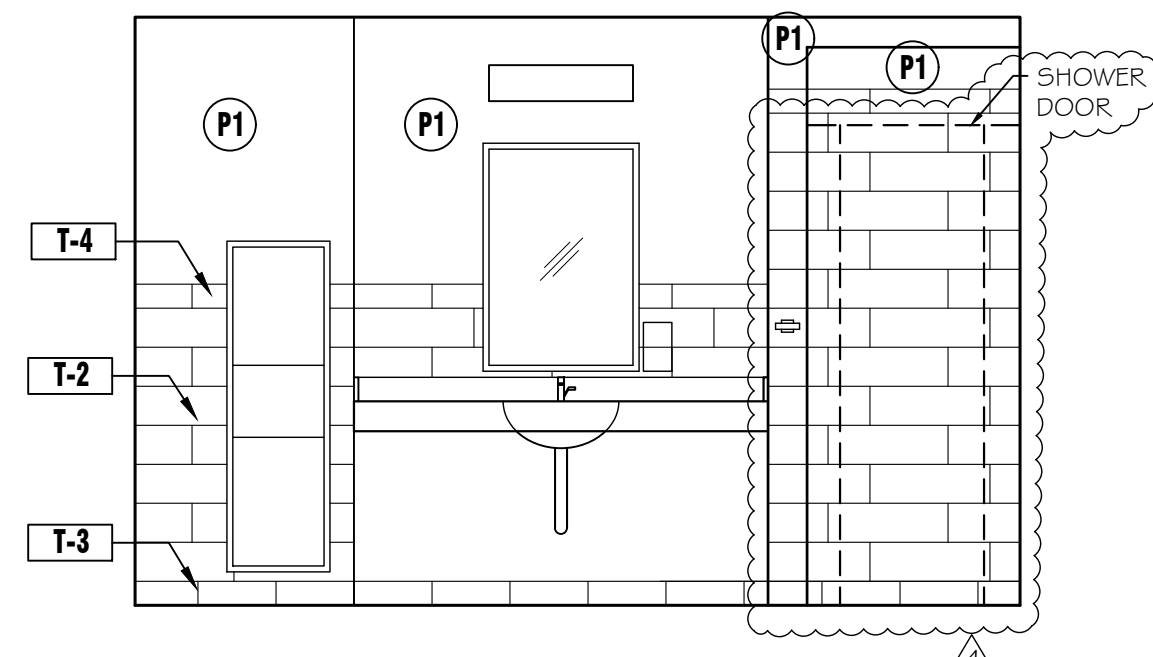
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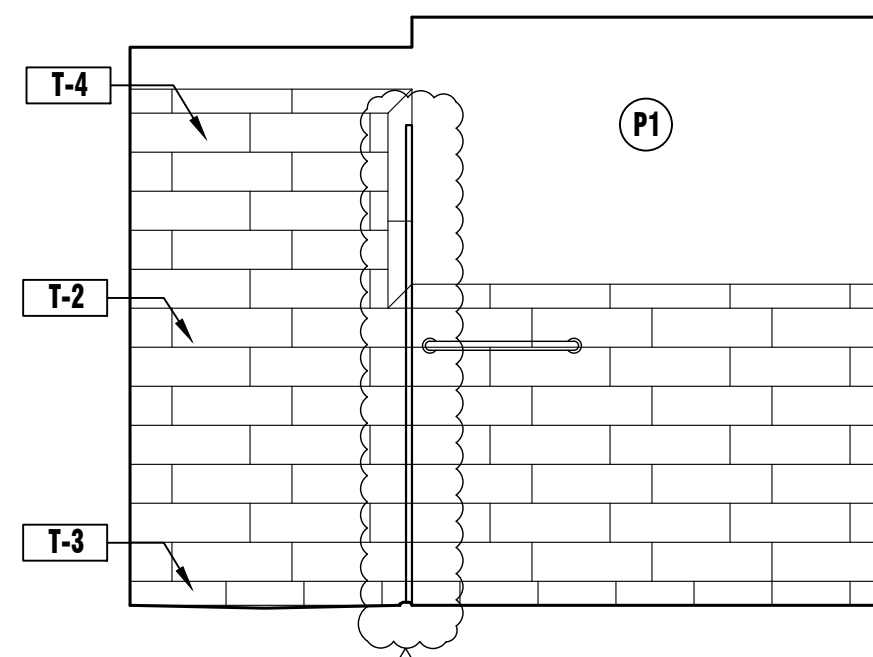
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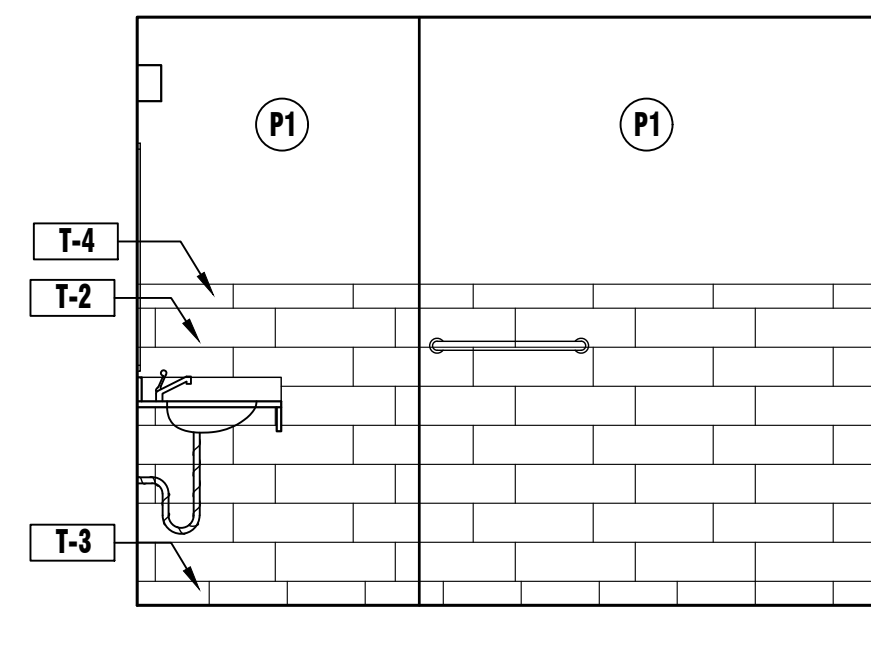
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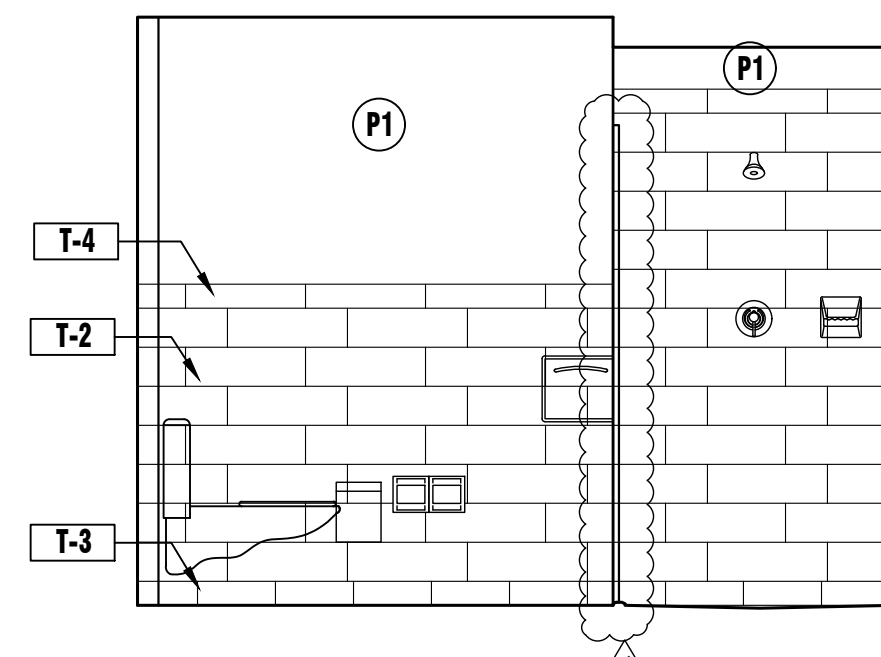
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11 SOUTH ELEVATION  
SCALE: 3/8"=1'-0"



12 SOUTH ELEVATION  
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13 NORTH ELEVATION  
SCALE: 3/8"=1'-0"

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FINISH PLAN/SCHEDULE AND  
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