

PORT ST. LUCIE CITY COUNCIL  
AGENDA ITEM REQUEST

COUNCIL ITEM 13H  
DATE 12/12/11

Meeting Date: December 12, 2011

Public Hearing  Ordinance  Resolution  Motion

Item: #20120021, Concord Building Corp., Repairs with ADA Improvements at Jaycee Park Bldg. (YMCA), \$59,935.00

Recommended Action:

Waive the bidding, emergency, Chapter 35.11 (A), approval to use the City's master contract with Concord Building Corp. #20110068, to repair vandalized park building and complete all necessary ADA upgrades to bring this building into ADA compliance.

Vendor/Contractor has indicated that they do not have a Drug-Free Workplace Program.

Exhibits: Department memo attached [ x ] yes [ ] no

-Copy of e-mail from Mark Olsen, Building Maintenance Administrator, with attached preliminary site meeting notes.

-Contractor's Proposal

Summary Explanation/Background Information:

The need for the above is: The building at the Jaycee Park was vandalized and is in need of repairs and ADA upgrades. A detailed proposal has been provided by Concord Building Corp. This building has been leased and used by the YMCA. Payment for this project will be split between insurance and ADA remediation funding. The City's Risk Management Department will be working with the portion of project that is for the insurance claim for the vandalized damages.

Purchase ( ) is ( ) is not a replacement

Purchase ( ) was budgeted ( ) was not budgeted.

Expenditure: \$ 59, 935.00 per Concord Building Corp. proposal.

Department requests expenditure from the following:

Fund	301	Capital Improvement - General Fund
Cost Center	7210	Park & Recreation - Parks
Object Code	562000	Buildings
Project	Y1207	Jaycee Building Repairs

Director of OMB concurs with award: DKP

City Manager concurs with award: DKP

*ab*  
**RECEIVED**

Department requests        minutes to make a presentation.

DEC 08 2011

Submitted by: *B. Keen for Sherman Conrad*

City Manager's Office

Title: Director, Park & Recreation

Date Submitted: 12/8/11

## MEMORANDUM

To: City Council

From: Jerry A. Bentrrott, City Manager

Date: December 8, 2011

Re: **Waive Bidding Process**

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The Parks and Recreation Department is requesting that the Sealed Bid requirement be waived and approve contracting with Concord Building Corp. to repair vandalized park building with all necessary ADA upgrades to bring this building into ADA compliance. The pricing is based on the Contractor's current Master Contract #20110068 for a total amount of \$59,935.00.

Under Chapter 35.11 (A) it is recommended by this office, that the City Council waive the bidding process for emergency need of repairs. Please advise if any further information is needed.

JAB:dkp



## INTER-OFFICE MEMO

TO: Dave Pollard, Director, Office of Management & Budget

FROM: Sherman Conrad, Director, Parks & Recreation *Darker for Sherman Conrad*

Re: YMCA FACILITY REPAIRS-RECOMMENDATION FOR APPROVAL

DATE: December 8, 2011

Recently, the YMCA facility which is a leased building on the property of Jaycee Park, incurred significant vandalism. While the scope of work needed to the facility includes the repair of the vandalized structure, there are also "non-building" ADA requirements that will need to be met. The exact cost for the entire project will be available prior to the City Council meeting scheduled for Monday, December 12, 2011.

It is important to note that, pursuant to discussions with Risk Management, we have been advised that the cost to repair the vandalism at the YMCA facility will be fully reimbursed to us, subject to the \$1,000 deductible as dictated by our insurance carrier.

However, while the vandalism has halted all programming for the YMCA facility, there is a very real need to act expeditiously to return the facility to its previous condition. Therefore, I am recommending that we waive the bidding process for these repairs. Having previously performed work for the City of Port St. Lucie prior to this project, as well as being a master contractor for the NSP, I am hereby recommending that CONCORD BUILDING CORP be selected as the vendor to repair the YMCA facility to its condition prior to the vandalism incident and to address non-ADA compliance issues as they pertain to the interior of the facility only.

If you have any questions regarding my recommendation for award, or should you need further details, please feel free to contact me. Thank you in advance for your courtesy and consideration in this regard.

SC/pr

cc: Barbara Moquin, Contract Specialist, Office of Management & Budget  
Mark Olsen, Building Maintenance Administrator, Parks & Recreation

2195 SE Airoso Blvd.  
Port St. Lucie, FL 34984  
Telephone: (772) 878-2277  
Fax: (772) 871-5290

**Sent:** Wednesday, November 30, 2011 1:10 PM

**To:** Greg Oravec; Sherman Conrad

**Cc:** Cheryl Shanaberger; Joel Dramis; Renee Major; Bradley Keen; Patty Lipp; Patricia Roberts

**Subject:** Status

Attached, please find today's status on the preliminary site meeting at the YMCA to discuss vandalism repairs and ADA compliance. I anticipate further information will be available next week for report.

As per direction, I met today at the YMCA building with Keith Thompson to determine if any damages to the Air Conditioning units occurred during the recent vandalism of the facility. After investigation/testing, it was determined that even though both refrigeration lines at the compressors had been crushed, just prior to the 3/8ths service valves, no Freon has been lost. Both refrigeration lines will need to be repaired/replaced. The compressors are operational, however have been disconnected due to the crushed refrigeration lines. A grill was torn off inside of the building and the coils will need to be cleaned. These concerns have been brought to the attention of the contractor and will be included in the repairs.

Also, I met on site today with Chris McDonnell, of Concord Building Corp, and his Architect from Cook & Menard Architecture, Inc. We discussed repairs necessary to bring the facility back to it's pre-vandalism state, with the exception of required ADA compliance issues that will need to be included.

Having met with Concord Building, I am confident in their ability to establish the scope of work required and to perform all phases of the required work, including ADA, in a timely fashion, and, work close to or within our time frames. Therefore, in an attempt to expedite the process, I approved commencement of preliminary drawings, etc...not to exceed \$25,000.00.

Although no time frames were able to be definitively given today, this is the time frame given for immediate actions. Even though approved, a cost estimate for the construction drawings will be sent to me within the next two days. Preliminary drawings will be submitted to the contractor which will allow him to begin cost estimates, no later than December 5<sup>th</sup>. Working Plans, will be complete and submitted to Mr. Dramis by December 9<sup>th</sup>. Once the plans are approved, we will receive a highly itemized scope of work, copy of Contractors Liability Insurance, w/City named as additionally insured, along with the job name, and, an itemized cost estimate. This itemized cost estimate will be separated (although apparently no longer necessary) in to category's of normal vandalism, ADA affected by vandalism, and non-vandalism required ADA compliance. All quotes, drawings, and related material, including a more clearly defined commencement and duration of project date, will be submitted to the City prior to the Council meeting on December 12<sup>th</sup>. It is my hope to have everything by December 8<sup>th</sup> or 9<sup>th</sup>. Contractor is aware of all required permitting, including sub-contractors. I will meet again with the sub-contractors, again today and tomorrow.

The instructions given to the Contractor, is to return the facility to its pre-vandalism state, including ADA compliance requirements, although, due to current conditions, some alterations will be required. Ceiling grid/tiles will be added/changed/replaced as needed. I have approved VCT tile to be used throughout, since carpet will be removed, and, this will eliminate 1 of the ADA concerns, while adding ease of floor maintenance. Since color will not significantly affect costs, colors will be selected later for VCT tile and paint. All other proposed changes/requirements, will be represented through drawings and cost estimates.

It is my hope that I have covered all areas of concern, and, details of today's meeting. I will provide weekly progress reports as information becomes available. If I have omitted any information, or, created additional questions, please do not hesitate to contact me at your convenience.

**Concord Building Corp.**

162 NW Pleasant Grove Way  
Port St. Lucie, FL 34986  
(772) 336-5480 – Office  
(772) 201-8569-Cell

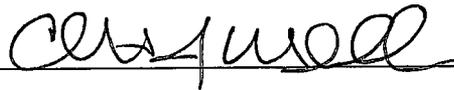
**Professional  
Quality Service**

State Certified Building  
Contractor  
CRC:1250026

Proposal Submitted To:	Phone: Date: 12/8/11
Name: CITY OF PORT ST. LUCIE	Job Name: YMCA
Street: 121 SW PSL BEVD	Street: 1301 SW EYERLY AVE
City: PORT ST. LUCIE	City: PORT ST. LUCIE State: FLORIDA
State: FLORIDA	Estimate Number: 1857

**Comments: supply labor and materials for the following: ADA COMPLIANCE RENOVATIONS AND VANDALISM REPAIRS TO AN EXISTING BUILDING. SEE ATTACHED SCOPE OF WORK AND BREAK DOWN. IT IS OUR INTENT TO WORK WITHIN THE TIME FRAME ESTABLISHED BY THE CITY OF PORT ST. LUCIE WITH A COMPLETION DATE OF JANUARY 2, 2012. ALL CONTRACTORS AND SUB CONTRACTORS ON THIS PROJECT ARE PROPERLY LICENSED AND INSURED. ANY UNFORESEEN ISSUES THAT THE BUILDING DEPARTMENT MAY WANT ADDRESSED THAT IS NOT ON PLANS MAY RESULT IN ADDITIONAL CHARGES AGREED ON BY BOTH PARTIES. YMCA WILL SUPPLY PAPER GOODS DISPENSERS TO THE SPECIFICATIONS THAT WRE PROVIDED TO THEM ON 12/7/11. THE CITY WILL SUPPLY FIRE EXTINGUISHERS. PAINT AND MICA COLORS WILL BE CHOSEN BY THE YMCA OR THE CITY. WATER HEATER AND AIR HANDLER RE INSTALLS ARE ASSUMING THAT THERE WAS NO DAMAGED INCURRED WHEN OTHER PARTIES REMOVED THEM. IT IS ASSUMED THAT THE AC SYSTEMS HAVE A FULL CHARGE OF FREON. ALL DEBRIS WILL BE REMOVED.**

We here by propose to furnish labor and materials – complete in accordance with the above specifications, for the sum: FIFTY NINE THOUSAND NINE HUNDRED THIRTY FIVE dollars (\$59,935 ) with payment to be as follows: TBD All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. This proposal is subject to acceptance within 20 days and is void thereafter at the option of the undersigned.

Authorized Signature: 

**Acceptance of Proposal**

The above prices, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

ACCEPTED:

Signature \_\_\_\_\_

**CONCORD BUILDING CORP .**

162 NW PLEASANT GROVE WAY  
 PORT ST. LUCIE , FL . 34986  
 (772) - 201 - 8569  
 LIC. CBC 1250026

**Estimate**

<b>Date</b>	<b>Estimate #</b>
<b>12/6/2011</b>	<b>1857</b>

<b>Name / Address</b>
<b>City of Port St. Lucie</b> <b>121 SW Port St. Lucie Blvd.</b> <b>Port St. Lucie, Fl. 34984</b> <b>Office of Management and Budget</b> <b>YMCA - VANDALISM/ADA COMPLIANCE</b>

<b>Terms</b>	<b>Project</b>	<b>ATTN:</b>
<b>30 DAYS</b>		

<b>Description</b>	<b>Total</b>
<b>SUPPLY MATERIALS AND LABOR TO COMPLETE THE REPAIRS CAUSED BY VANDALISM AND INTERIOR ADA COMPLIANCE RENOVATIONS AT 1301 SW EYERLY AVE, PORT ST. LUCIE, OCCUPIED BY THE YMCA.</b> <b>SCOPE OF WORK FOR VANDALISM REPAIRS IS AS FOLLOWS:</b> <b>DEMO TO INCLUDE- REMOVAL OF BROKEN ITEMS IN RESTROOMS, DAMAGED DRYWALL, EMERGENCY LIGHTING, VCT TILE AND GLUE RESIDUE, ACOUSTICAL CEILING TILE AND DUMPSTERS. PREP WALLS WHERE DRYWALL WAS REMOVED. INSTALL DRYWALL, FINISH AND TEXTURE AS NEEDED TO MATCH EXISTING. PREP AND REPAIR HOLES AND DAMAGE IN NUMEROUS AREAS. REPLACE DAMAGED AND REMOVED WAINSCOT, BASE TRIM AND CASINGS AS REQUIRED IN MAIN AREA. REPLACE BASE TRIM AND CASINGS IN ALL OTHER AREAS. PRIME WALLS AS NEEDED. PAINT WALLS, WAINSCOT, TRIMS AND DOORS TO CUSTOMERS COLOR SELECTIONS. PREP CEILING GRID AND AC GRILLS FOR PAINT DUE TO DAMAGE FROM VANDALISM. INSTALL NEW FLAT ACOUSTICAL TILES. REPLACE EXISTING LIGHTS WITH NEW 2'X4' LAY IN TROUFFER T8 FIXTURES. NEW EMERGENCY LIGHTS WILL BE INSTALLED TO REPLACE DAMAGED UNITS. RE INSTALL TWO AIR HANDLERS AND CONDENSATE SHUT OFF FLOAT SWITCHES. REPLACE TWO 3/8"</b>	<b>30,790.00</b>
<b>WE APPRECIATE THE OPPORTUNITY TO SERVE YOU</b>	<b>Total</b>

Signature \_\_\_\_\_

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<b>30 DAYS</b>		

<b>Description</b>	<b>Total</b>
<p><b>LIQUID LINE SERVICE VALVES AT CONDENSER UNITS. INSTALL NEW LAMINATE ON PLYWOOD COUNTERTOPS IN KITCHEN AND BATH AREAS. THREE NEW TOILETS WITH VANDAL PROOF TANK LIDS WILL BE INSTALLED. ONE NEW URINAL WILL BE INSTALLED. NEW TARKETT REFINED WHITE FROM THE EXPRESSIONS LINE OF VINYL COMPOSITION FLOORING WILL BE INSTALLED AS PER PLANS WITH ALL REMAINING AREAS TO BE CARPETED WITH 26 OZ. COMMERCIAL GRADE DARK BLUE CARPETING.</b></p> <p><b>COST BREAK DOWN IS AS FOLLOWS:</b></p> <p><b>DEMO - \$2,360</b>  <b>DRYWALL HANGING, REPAIRS, FINISH AND TEXTURE- \$3270.</b>  <b>WAINSCOT AND TRIMS- \$3,445</b>  <b>PRIMING AND PAINTING OF WALLS AND CEILING- \$3,090.</b>  <b>ACOUSTICAL CEILING TILES- \$3, 375.</b>  <b>T8 LAY IN TROUFFER FIXTURES AND EMERGENCY LIGHTING- \$3,920.</b>  <b>AIR HANDLERS AND CONDENSER UNITS REPAIRS- \$1190</b>  <b>COUNTERTOPS- \$1,450</b>  <b>TOILETS AND URINAL- \$1,780.</b>  <b>FLOORING- \$5, 185.</b></p>	
<b>WE APPRECIATE THE OPPORTUNITY TO SERVE YOU</b>	<b>Total</b>

**Signature** \_\_\_\_\_

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<b>30 DAYS</b>		

<b>Description</b>	<b>Total</b>
<b>25% OF ARCHITECTURE FEES- \$4,800 X 25%= \$1,200</b> <b>25% OF PERMITTING ALLOWANCE- \$2,100 X 25% = \$525</b>	
<b>TOTAL VANDALISM REPAIRS----- \$30,790</b>	
<b>NEW LIGHTING COMES WITH ONE YEAR WARRANTY AND ENERGY SAVINGS.</b> <b>EXISTING FIXTURES CAN BE REWIRED TO ACCEPT T8 LIGHTING TO ACHIEVE ENERGY SAVINGS BUT WILL NOT HAVE A ONE YEAR WARRANTY. THIS OPTION WOULD BE A \$296 CREDIT TO THE PRICE.</b>	
<b>TOILETS WITH STANDARD TANK LIDS WOULD BE A \$102 CREDIT TO THE PRICE.</b>	
<b>WE APPRECIATE THE OPPORTUNITY TO SERVE YOU</b>	<b>Total</b>

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<b>30 DAYS</b>		

<b>Description</b>	<b>Total</b>
<b>SCOPE OF WORK FOR ADA COMPLIANCE WILL BE AS FOLLOWS:</b>  <b>DEMO CONCRETE FLOOR, WALLS, CEILINGS, OPENINGS, ELECTRIC, PLUMBING AS PER PLANS. FRAME NEW WALLS, NICHEs, BLOCKING FOR ADA ACCESSORIES, AND OPENINGS AS PER PLANS. INSTALL NEW WATER LINES AND WASTES AS PER PLANS. POUR BACK CONCRETE AS PER PLANS. PLUMBING TOP OUT AND RE WORK ELECTRIC AS NEEDED. INSTALL FOUR NEW 75 CFM EXHAUST FANS TO EXHAUST OUT NORTH AND SOUTH WALLS. NEW CEILING GRID AS NEEDED IN RESTROOMS. INSULATE CEILING AND WALLS AS NEEDED. INSTALL NEW FRP PANELS IN RESTROOMS AND KITCHEN SINK AREA FOUR FOOT HIGH. INSTALL ALL PLUMBING FIXTURES, KITCHEN SINK WITH HOSE ATTACHMENT, AND ADA ACCESSORIES AS PER PLANS. INSTALL INTERIOR DOORS AND HARDWARE AS PER PLANS. CASE OFFICE OPENING. FRAME ADA HEIGHT COUNTERTOP IN BREAKROOM AREA. INSTALL SOLID PLASTIC TOILET PARTITION IN WOMENS ROOM AND ONE URINAL SCREEN IN MENS ROOM. PLUMB AND INSTALL NEW HI LOW DRINKING FOUNTAIN. INSTALL ADA REQUIRED SIGNAGE. ADJUST EXTERIOR DOORS FOR PROPER CLOSING REQUIREMENTS.</b>	<b>29,145.00</b>
<b>WE APPRECIATE THE OPPORTUNITY TO SERVE YOU</b>	<b>Total</b>

**Signature** \_\_\_\_\_

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<b>30 DAYS</b>		

<b>Description</b>	<b>Total</b>
<b>COST BREAKDOWN IS AS FOLLOWS:</b>  <b>DEMO- \$2,440</b> <b>PLUMBING GROUND ROUGH, TOP OUT AND FINISH INCLUDING HI/LO FOUNTAIN AND KITCHEN SINK WITH HOSE HOOK UP- \$7,360.</b> <b>FRAME, BRACING, BLOCKING, DOORWAY RE WORKS, NICHES, ADA COUNTER, AND INSULATION AS NEEDED \$2,885.</b> <b>ELECTRIC AS NEEDED PER PLANS, RE ROUTE ELECTRIC AT COUNTER- \$1,940.</b> <b>POUR BACK CONCRETE AS NEEDED- \$1,260</b> <b>NEW VENTED EXHAUST FANS- \$680</b> <b>NEW SWING DOORS AND HARDWARE FOR ALL DOORS AS NEEDED- \$930</b> <b>FRP PANELS AND TRIM- \$2,345</b> <b>CEILING WORK- \$490</b> <b>ADA ACCESSORIES EXCLUDING PAPER GOODS DISPENSER( WILL INSTALL CUSTOMERS), SIGNAGE- \$1,365.</b> <b>SOLID PLASTIC PARTITIONS AND URINAL SCREEN- \$1,690</b> <b>ADA COUNTER AND KITCHEN SINK COUNTERTOP- \$585.</b> <b>ARCHITECT FEES- 75% OF \$4,800= \$3,600</b>	
<b>WE APPRECIATE THE OPPORTUNITY TO SERVE YOU</b>	<b>Total</b>

Signature \_\_\_\_\_

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<b>30 DAYS</b>		

<b>Description</b>	<b>Total</b>
<b>PERMITTING ALLOWANCE- 75% OF \$2,100= \$1,575</b>	
<b>TOTAL ADA COMPLIANCE RENOVATION-----\$29,145</b>	
<b>INSTALL DUCT BOARD AND SEAL BOTH PLENUMS- ADD \$310.</b>	
<b>WE APPRECIATE THE OPPORTUNITY TO SERVE YOU</b>	<b>Total</b>

**Signature** \_\_\_\_\_

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Terms	Project	ATTN:
30 DAYS		

Description	Total

<b>WE APPRECIATE THE OPPORTUNITY TO SERVE YOU</b>	<b>Total</b>	<b>\$59,935.00</b>
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Signature \_\_\_\_\_



RESTROOM ACCESSORY SCHEDULE

AMERICAN SPECIALTIES, INC. OR EQUAL

ID #	DESCRIPTION	MODEL #	DIMENSIONS	MOUNTING HEIGHT
1.	PAPER TOWEL DISPENSER	0210	11"X14 1/2" X 4"	57" TO BOTTOM OF UNIT 40" MAX IN ADA STALL
2.	SOAP DISPENSER	9343	7 1/4" X 6 1/2" X 5 1/4"	4 40" MAX IN ADA STALL 0" TO BOTTOM
3.	SURFACE MOUNTED JUMBO ROLL TOILET TISSUE DISPENSER	0042	10 5/8" X 4 1/2"	40" MAX IN ADA STALL 19" TO CENTER
4.	SURFACE MOUNTED TOILET SEAT COVER DISPENSER	0477SM	15 3/4" X 11" X 1 7/8"	48" TO BOTTOM 40" MAX IN ADA STALL (OPTIONAL VERIFY WITH OWNER)
5.	A TILT MIRROR	0535	18" X 36"	40" MAX TO BOTTOM
6.	ANGLE FRAME MIRROR	0600	18" X 36"	48" TO BOTTOM
7.	GRAB BARS	164 & 167	36" & 42"	SEE RESTROOM DETAILS
8.	WASTE RECEPTACLE	0825	15 3/4" X 21 7/8" X 11 3/4"	N/A
9.	WASTE RECEPTACLE	0828	14" X 17 X 6 1/2"	N/A

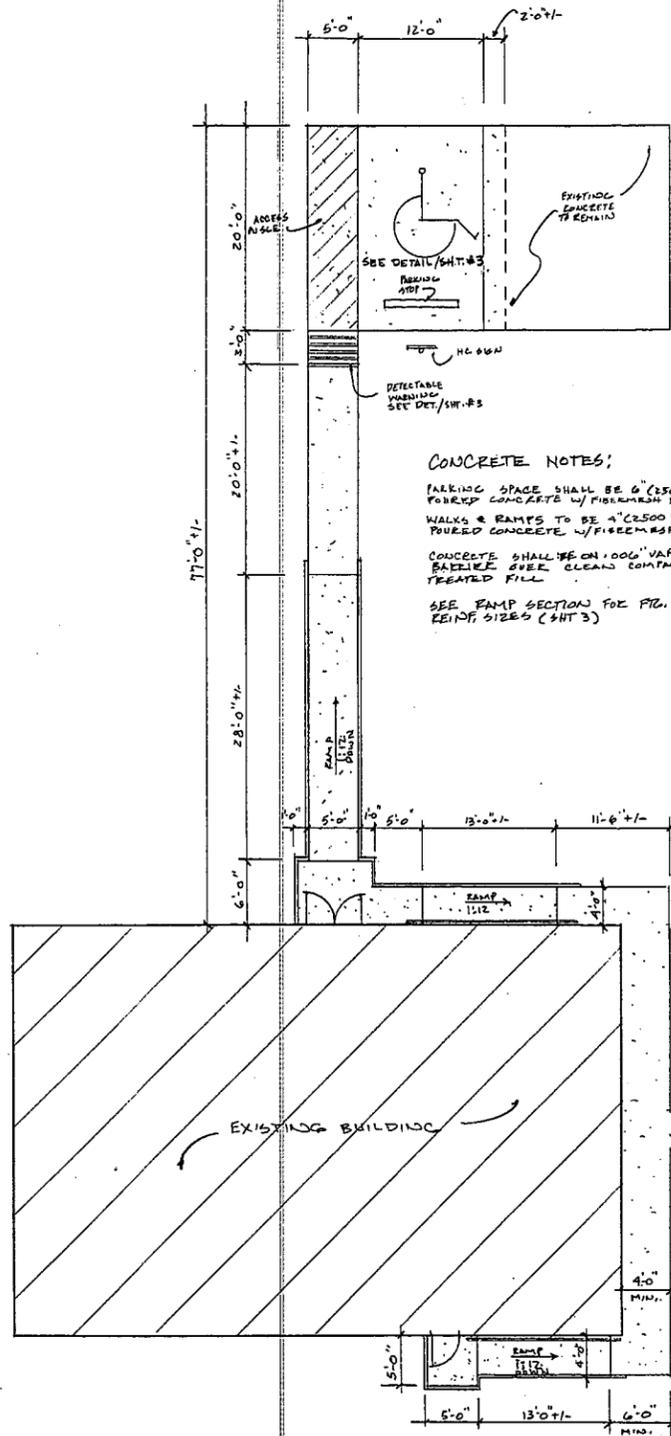
NOTE: PRIOR TO ORDERING, CONTRACTOR TO VERIFY WITH PAPER PRODUCTS SUPPLIER, FOR THE YMCA, THAT PAPER PRODUCTS FIT THE SPECIFIED DISPENSERS.

SCOPE OF WORK:

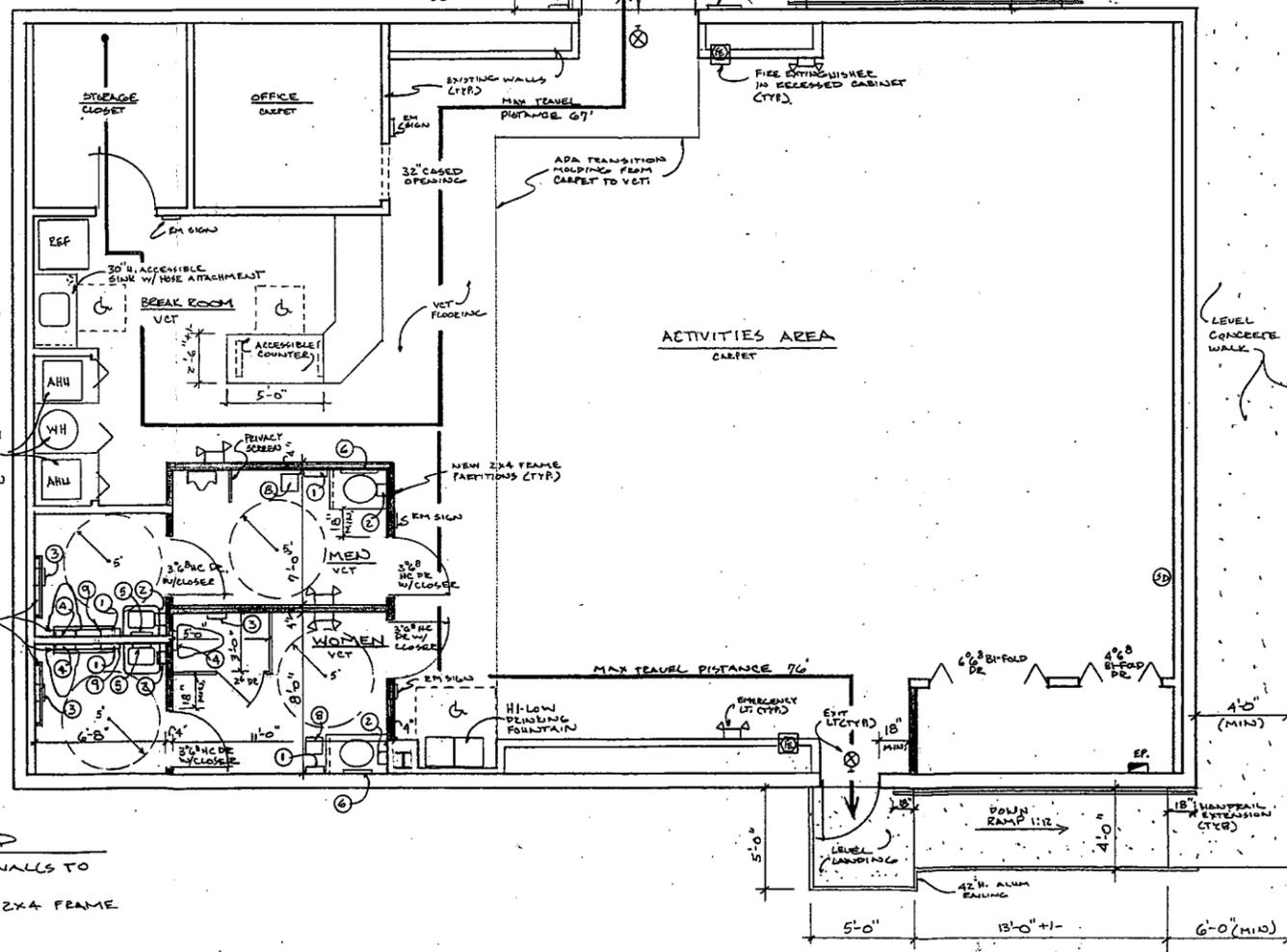
- SERVICE AND REPAIR AIR CONDITIONING AS NEEDED BY LICENSED CONTRACTOR.
- AIR CONDITIONING GRILLES TO BE REMOVED AND REPLACED.
- REMOVE AND REPLACE LIGHT FIXTURE LENSES.
- EMERGENCY LIGHTS TO BE REMOVED, REPLACED OR ADDED PER PLAN BY LICENSED ELECTRICIAN.
- RESTROOMS TO BE RE-CONSTRUCTED PER PLANS TO MEET ADA REQUIREMENTS.
- HI-LOW DRINKING FOUNTAIN TO BE INSTALLED.
- SERVICE SINK TO BE REMOVED AND REPLACED AS REQUIRED TO BE ADA ACCESSIBLE.
- TEMPERING VALVE TO BE ADDED TO THE EXISTING WATER HEATER COMPLYING WITH ASAE 1070 REQUIREMENTS. SET @ 110° MAX.
- PLUMBING WORK TO BE PERFORMED BY A LICENSED PLUMBER.
- OFFICE DOOR TO BE REMOVED AS REQUIRED TO MAKE 32" CLEAR CASSED OPENING.
- ADA RAMPS, WALKS, RAILINGS, ETC... TO BE ADDED AND INSTALLED PER PLANS.
- CEILING TILES TO BE REMOVED AND REPLACED.
- FLOOR COVERING TO BE REMOVED AND REPLACED WITH CARPET AND VCT FLOORING PER PLAN.

CONCRETE NOTES:

PARKING SPACE SHALL BE 6" (2500 PSI) FORTIFIED CONCRETE W/ FIBERGLASS REINFT. WALKS & RAMPS TO BE 4" (2500 PSI) FORTIFIED CONCRETE W/ FIBERGLASS REINFT. CONCRETE SHALL BE ON 100% VAPOUR BARRIER OVER CLEAN COMPACTED TREATED FILL. SEE RAMP SECTION FOR FIG. & REINFT. SIZES (SHT 3)



BUILDING ACCESS PLAN



RENOVATION FLOOR PLAN

WALL LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED 2x4 FRAME WALLS

PERMIT

ADA REMODEL FOR THE  
**YMCA**  
CITY OF PORT ST. LUCIE, FLORIDA

PETER R. COOK

**COOK & MENARD**  
ARCHITECTURE INC.  
STATE OF FLORIDA REGISTRATION NO. AAD000494  
806 DELAWARE AVE. FT. PIERCE, FLORIDA 34909  
PHONE: (888) 466-7151 FAX: (888) 466-4244

SHEET  
**2**  
OF 3  
YMCA

12/6/11  
REEMIT

ADA REMODEL FOR THE  
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ARCHITECTURE INC.  
STATE OF FLORIDA REGISTRATION NO. A4800484  
885 DELAWARE AVE. FT. PIERCE, FLORIDA 34950  
PHONE: (772) 466-7151 FAX: (772) 466-4144

SHEET  
OF 3  
YMCA

**BUILDING INFORMATION:**

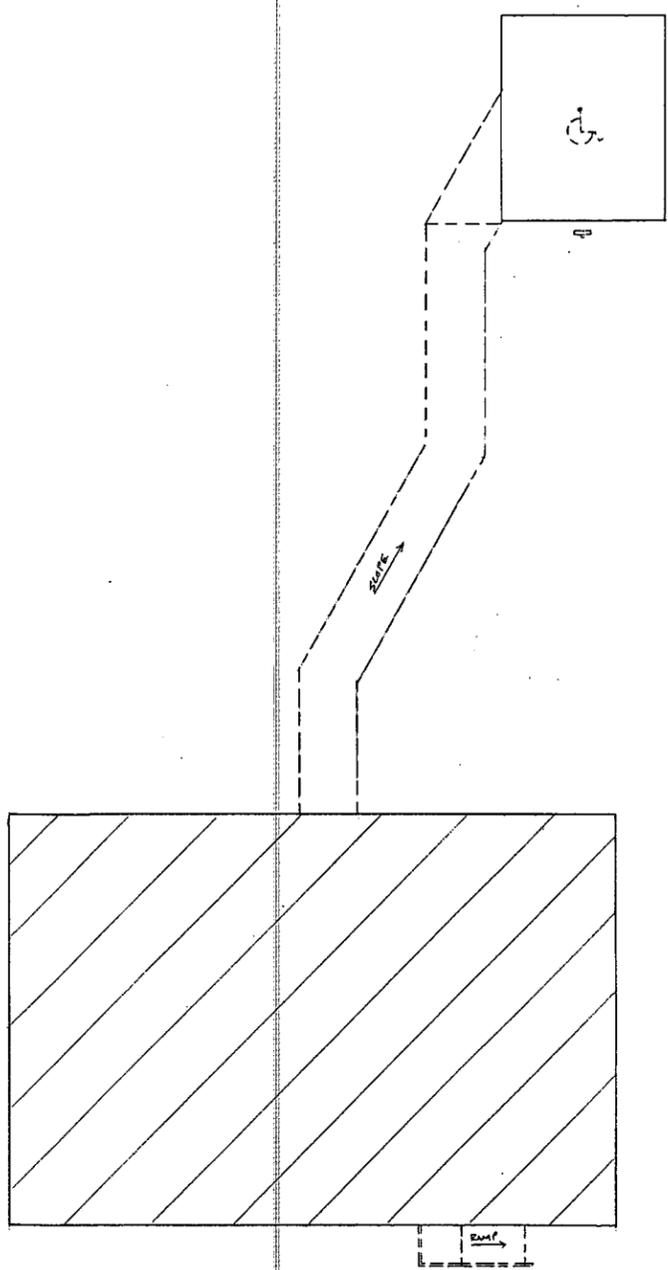
**BUILDING AREA:**  
2,400 S.F.  
**GROUP:** A-3 ASSEMBLY  
**OCCUPANT LOAD PER TABLE 1004.1.2**  
ASSEMBLY AREA 1600 / 7 = 228.5  
OFFICE 100 / 200 = .5  
RESTROOMS AND STORAGE 700 / 500 = 1.4  
**TOTAL OCCUPANT LOAD 231**

**CONSTRUCTION TYPE:** TYPE V B

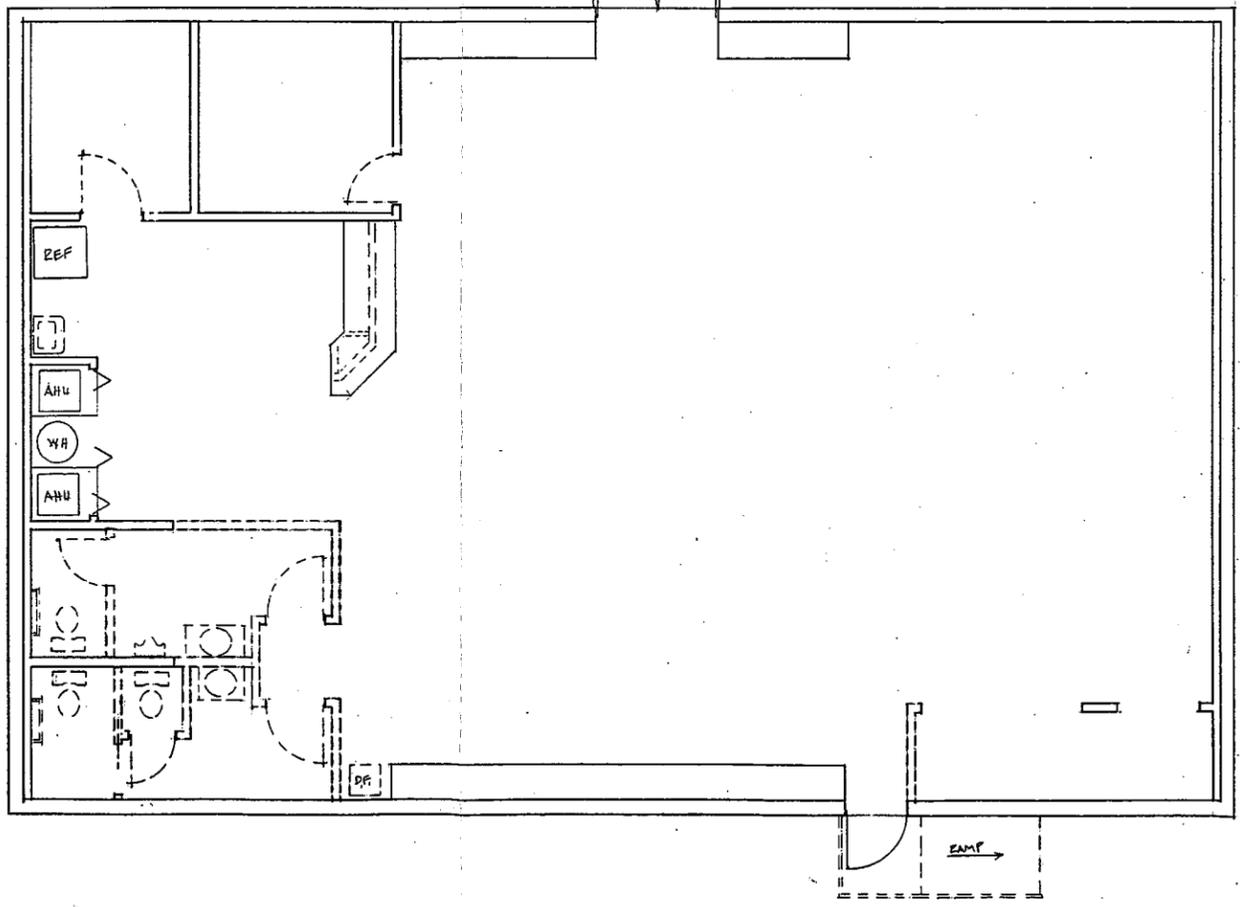
**ALLOWABLE AREA PER TABLE 503:**  
GROUP A-3 6000 S.F.

**BUILDING IS NON-SPRINKLERED**

**REQUIRED NUMBER OF PLUMBING FIXTURES 2 MEN AND 2 WOMEN**  
**PROVIDED NUMBER OF PLUMBING FIXTURES 2 MEN AND 2 WOMEN**



AS-BUILT / DEMOLITION  
BUILDING ACCESS PLAN 1/8"



**WALL LEGEND**  
[Solid line] EXISTING WALLS TO REMAIN  
[Dashed line] EXISTING WALLS TO BE REMOVED

AS-BUILT / DEMOLITION PLAN 1/4"