Scope of Work
Dated 25 June 2026
Bailey's Point A-Loop Showerhouse
Partial Demo & Remodel
U.S. Army Corps of Engineers
Barren River Lake
11088 Finney Rd.
Glasgow, KY 42141

TP-1.1 GENERAL:

a. **Description**. The contractor shall furnish all materials, supplies, tools, parts, equipment, transportation, labor, supervision, communication, and quality control to complete the work listed below, at the areas specified at Barren River Lake, located in Barren and Allen Counties, Kentucky.

b. Work shall be provided in accordance with all Terms, Conditions, General, Specific and Technical Provision, Exhibits, Attachments, Drawings, etc. contained herein or incorporated by Reference. All distances and measurements given are approximate. Each interested contractor is urged to visit the job site to assess quantities, critical dimensions, and work conditions. All work will be done according to standard industry practices. Access to the work area is controlled and appointments to look at the site shall be coordinated with the Technical Representative (TR). This includes all mandatory provisions of the Federal Acquisition Regulation (FAR), whether referenced or not, current at time of award.

c. **Contractor Responsibility**. Contractor's work and responsibility shall include but are not limited to supply of equipment/materials, all planning, programming, administration, management, supervision, and inspection required to assure all equipment/materials are acquired and work is conducted in accordance with the contract and all applicable laws, regulations, or directives. The Contractor shall ensure all work meets or exceeds specifications. The prime Contractor shall be responsible for ensuring all subcontractors comply with the provisions of this contract.

d. **Performance Required.** Special consideration of the Contractor is directed to the fact that required accuracy, thoroughness, safety, and progress of this work are essential to the intended purpose. The contractor must be cognizant of the difficulties involved and of the contingencies which may arise, and must make certain that their personnel, equipment, transportation facilities and supply of materials are always adequate to ensure complete compliance with all provisions of these specifications. The work shall be done under professional supervision by competent employees. All contract work shall be in accordance with the submitted documents, and any additions, revisions or deletions must be approved by the Contracting Officer or his/her authorized representative.

e. **Completion of Work.** Completion of work shall include acceptable performance of all aspects of this contract.

f. **Conditions.**

1. **Pre-Work Conference**: The contractor will be required to attend a pre-work conference, scheduled at least one week prior to beginning work, where the Contractors plan of work, safety plan, security plan, start-up date, and other items included in this contract will be briefly discussed. The contractor will also be required to supply the necessary proof of liability insurance (copy of insurance forms) at that time. In addition, a copy of the Safety Data Sheet will be given to the government at this time and reviewed to ensure contractor compliance. This area is a secure area, and the contractor will need to supply the government with a list of contractor personnel that will be working on-site.

2. **Damages.** The contractor shall be responsible for all damages to government or private property during this contract. The contractor shall have appropriate insurance to cover liability and damages.

3. **Hours and Days of Work.** Work may be conducted between the hours of 6:30 a.m. and 7:00 p.m. Central Time, Monday through Friday (only during daylight hours). No work shall be performed outside of these times, on Saturdays or Sundays, or on federal Holidays, unless approved by the Technical Representative, or as otherwise noted below.

Monday, January 01 New Year's Day

Monday, January 15	Birthday of Martin Luther King, Jr.
Monday, February 19 *	Washington's Birthday
Monday, May 27	Memorial Day
Wednesday, June 19	Juneteenth National Independence Day
Thursday, July 04	Independence Day
Monday, September 02	Labor Day
Monday, October 14	Columbus Day
Monday, November 11	Veterans Day
Thursday, November 28	Thanksgiving Day
Wednesday, December 25	Christmas Day

4. **Payment Procedure/Additional Work.** At no time should the contractor do additional work without prior authorization of the Contracting Officer, and no work shall be performed that will cause the Contractor to exceed the contract price. Work performed without a binding contract document authorizing such work shall result in the Contractor not being paid for that work performed. During the contract, any additional work determined to be needed may be requested by the Technical Representative to the Contracting Officer for a Contract Modification.

5. **Contract Start and Completion Dates.** The Contractor shall begin performance within 10 calendar days after the close of the campground on October 25, 2026 and complete it within 120 days after receiving. Additional time may be granted for inclement weather, when coordinated with and approved by the Technical Representative. This includes delay of work that may occur during excessive rainfall or wet periods.

6. **Wage Rates:** Department of Labor wage rates apply to this work and are included. The contractor is required to provide payroll documents for all work performed under this contract.

7. The Contractor shall, at all times prior to delivery, take care to protect and preserve all materials, supplies, and equipment of every description (including material and property which may be Government owned) and all work performed. All reasonable requests of the Contracting Officer or his/her authorized representative to enclose or specially protect such property shall be complied with. If so, determined by the Contracting Officer, material, equipment, supplies, and work performed are not adequately protected by the Contractor, such property may be protected by the Government and the cost thereof may be charged to the Contractor or deducted from any payment due.

8. The Contractor will notify the Technical Representative or his/her authorized representative, upon commencement of work activities, and difficulties, interruption, or suspension of work, and when the required work has been completed. The Contractor shall update the Technical Representative, or their authorized representative, no less than once weekly on status of work being done. Work will commence when the funds are allocated, and work orders have been received from the Contracting Officer or his/her authorized representative.

9. **Site Visit**: The Scope of Work only contains approximate measurements for reference. It is **Strongly Encouraged** that each interested contractor visit the job site and assume responsibility for quantities, materials, critical dimensions and work conditions used to calculate a quote. Contractors will contact the project office for a site visit to be scheduled. The POC's contact information is as follows:

Dan Taylor, Lead Ranger
daniel.r.taylor@usace.army.mil
Barren River Lake
270-646-2055

TP-1.2 CONTRACTOR SUBMITTAL. Unless otherwise specified, the Contractor shall submit the following information to the Technical Representative prior to the pre-work conference for this contract:

a. **Safety Plans.** The Contractor shall submit, for acceptance by the Technical Representative, an accident prevention plan and Activity Hazard Analysis (AHA) in accordance with the requirements of the Corps of Engineer's Safety and Health Requirements Manual, EM385-1-1, hereinafter referred to as the Safety Manual, current at the time of award.

b. **Certification of Employees Qualified to Administer First Aid and CPR.** The Contractor shall submit proof the appropriate number of employees, as required in the Safety Manual, are certified to administer First Aid and CPR.

c. **Performance Bond.** The Contractor shall submit proof of a Performance Bond (where applicable).

TP-1.3 SAFETY.

a. **General Safety.** The Contractor shall comply with the safety standards contained in Corps of Engineers Manual, EM 385-1-1, "Safety and Health Requirements Manual", current at the time of award, as well as all current provisions of the Occupational Safety and Health Act (OSHA).

b. **Safety Manual Requirements.** The Contractor and employees shall comply with all pertinent sections of the Corps of Engineer's Safety and Health Requirements Manual, EM 385-1-1, current at the time of award, and any subsequent revisions. This manual will be available on the Internet at: http://www.publications.usace.army.mil/Portals/76/Publications/EngineerManuals/EM_385-1-1.pdf The Contractor's safety plan must be submitted in writing and can be turned in at the same time as the pre-work conference.

c. **Personal Protective Apparel and Equipment.** Protective apparel and equipment, as identified in the AHA, shall be provided to eliminate or minimize hazards to personnel. As a minimum, each employee shall wear a sleeved shirt, long trousers and safety-toe shoes or boots during all contract work. Hard hats, face shields, safety glasses with side-shields, or goggles, and hearing protection shall be worn by employees when required by safety manual. Fire extinguisher(s) and first aid kit(s) meeting the Safety Manual standards shall also be provided and easily accessible to all employees.

d. **Contractor Employees Certified in First Aid & CPR.** The Contractor shall schedule employees, so the appropriate numbers of certified personnel are on duty to administer First Aid and CPR as required by the Safety Manual. Copies of their certification shall be provided before work begins under this contract.

TP-1.4 ACCIDENT REPORTING. The Contractor shall maintain accurate accident records and report accidents as prescribed by the Technical Representative. Accidents shall be reported within 24 hours of occurrence, and all serious accidents (those resulting in death or injury requiring medical attention or lost time) shall be reported immediately.

TP-1.5 DAMAGE REPORTS. In all instances where Government property, equipment, natural features, landscape, or trees are damaged by contract employees, an immediate notification shall be made to the Technical Representative. A full report of the incident and extent of such damage shall be submitted to the Technical Representative within two working days of occurrence, excluding weekends and holidays.

TP-1.6 CONTRACT EMPLOYEES. All contract employees shall always conduct themselves in a proper and courteous manner. Contract employees shall comply with all provisions of Title 36, Chapter III, Part 327, CFR and obey all posted signs and regulations in the performance of the work under this contract. Being under the influence of or consuming alcoholic beverages or controlled substances by the Contractor or employees while on duty is prohibited.

TP- 2.1 SPECIAL REQUIREMENTS:

a. **Security**

1. **General security requirements and guidance:** The security requirements described below apply to all contract personnel (including employees of the prime Contractor ("Contractor") and all subcontractor employees) supporting the performance requirements of this contract. The Contractor is responsible for compliance with these security requirements. Questions regarding security matters shall be addressed to the designated Government representative (e.g., Contracting Officer Representative (COR), Requiring Activity (RA) representative, or Contracting Officer (if a COR or other RA representative is not appointed)). Contract personnel are critical to the overall security and safety of US Army Corps of Engineers (USACE) installations, facilities and activities, and security awareness training contributes to those efforts. The Department of Defense (DoD) and Army security training requirements specified below, if applicable, are performance requirements; all applicable contract personnel shall complete initial training within 30 days of contract award or the date new contract personnel begin performance on the contract. Within five business days from the completion of training, the Contractor shall provide written documentation (e.g., email or memorandum) to the Government

representative. The documentation shall include the names of contract personnel trained and which training they completed; the Contractor shall maintain training records as part of their contract files and be prepared to provide copies of training certificates to the Government representative. Contractor personnel and vehicles are subject to search when entering federal installations. Additionally, all contract personnel shall comply with Force Protection Condition (FPCON) measures, Random Antiterrorism Measures (commonly referred to as "RAMs"), and Health Protection Condition (HPCON) measures. The Contractor is responsible for meeting performance requirements during elevated FPCON and/or HPCON levels in accordance with applicable RA plans and procedures—this includes identifying mission essential and non-mission essential personnel. In addition to the changes otherwise authorized by the changes clause of this contract, should the FPCON or HPCON levels at any individual facility or installation change, the Government may implement security changes that affect contract personnel. The Contractor shall ensure all contract personnel are aware of their security responsibilities, including any site-specific requirements identified in local policies or procedures.

2. **Physical security and access control requirements:** All contract personnel requiring physical access to a federal installation or facility shall comply with the access control procedures of that location. Contract personnel requiring unescorted access to meet contract performance requirements on a DoD installation in the US shall be vetted by the installation/facility Provost Marshal/Directorate of Emergency Services/Security Office using the National Crime Information Center-Interstate Identification Index (commonly referred to as "NCIC-III") and Terrorist Screening Database (commonly referred to as "TSDB"). Contract personnel shall comply with all personal identity verification requirements specified in installation/facility policies and procedures. Contract personnel who do not meet requirements for unescorted access to USACE facilities shall coordinate escorted access with the Government representative, as needed. Contract personnel who receive keys, access cards, or lock combinations that provide access to government-owned property shall comply with key and lock control procedures of the RA.

3. **Suspicious Activity Reporting training (e.g. iWATCH, CorpsWatch, or See Something, Say Something):** All contract personnel shall receive initial and annual refresher training from the RA representative on the local suspicious activity reporting program. This locally developed training provides contract personnel with general information on suspicious behavior, and guidance on reporting suspicious activity to the project manager, security representative or law enforcement entity.

4. **Pre-screen candidates using E-Verify Program:** Contractors shall comply with the requirements set forth in FAR clause 52.222-54 Employment Eligibility Verification and FAR Subpart 22.18 in using the E-Verify Program at (https://www.e-verify.gov/) (website subject to change) to meet the contract employment eligibility requirements. Contractors are encouraged to cooperate with Federal and State agencies responsible for enforcing labor requirements to include eligibility for employment under United States immigration laws in accordance with FAR 22.102-1(i). An initial list of verified/eligible candidates shall be provided to the COR no later than three business days after the initial contract award. When contracts are with individuals, the individuals will be required to complete a Form I-9, Employment Eligibility Verification, and submit it to the Contracting Officer to become part of the official contract file.

SUPPLEMENTAL SECURITY REQUIREMENTS

All Contractors and subcontractor employee(s) working on this contract who require access to any Louisville District Lake Projects and Lock and Dam Projects shall receive authorization to be on site at these facilities based upon a favorable background investigation in accordance with "Homeland Security Presidential Directive 12: Policy for a Common Identification Standard for Federal Employees and Contractors" (HSPD 12). The Louisville District Security Management Office shall submit contractor(s) personal information to complete the basic background investigation in order to make a recommendation to the Contracting Office of an employee's suitability for work on Government property. The Procuring Contracting Officer (PCO) has the right to deny any contractor or subcontractor employee from working on the contract based upon the results of the background investigation provided by the Louisville District Security Office. The Government, Contractor, and subcontractors shall not permit any employee(s) access to drawings, blueprints, records, photos, sites, or projects until the Louisville District Security Management Office has completed an Operations Security (OPSEC) review of such items and determined they can be released.

FOR ALL LOUISVILLE DISTRICT CONTRACTS:

Contractors shall submit a complete investigation packet for each contractor and subcontractor employee to the Louisville District Security Management office within 10 working days after award of any contract, or prior to the individual being permitted access to Louisville District facilities.

The Contractor must also provide the following: (1) Name of the Contract Specialist with whom he/she is working, (2) Project Name, (3) Contract Number (4) Task Order Number when applicable, and (5) US Citizens Security Access Form each employee working on site must have a background investigation form submitted directly to the Louisville District Security Office.

The Contractor must provide a full legal name, complete SSN#, Date of Birth, Place of Birth (City and State) and Driver's license number if available. It is the Contractor's responsibility to ensure the above information is accurate and legible, otherwise delays may occur.

Contractors shall have background checks completed for their employees annually in the case of Contracts with an initial period of performance (POP) greater than 1 year and those Contracts with Options or Modifications Which Extend the POP beyond 1 year. For instance, if the employee was cleared in May of 2022, they shall be cleared again in May of 2023. It is the Contractor's responsibility to ensure that each employee's security is up to date. Failure to comply may lead to possible removal from the project/jobsite.

The Contractor must ensure if new employees are brought in to work on an existing Contract with the U.S. Army Corps of Engineers (USACE), they must process the employee through the Louisville District USACE Security Office for background purposes.

FOREIGN NATIONALS

The Contractor shall provide the package listed above, as well as additional materials noted below for all Foreign Nationals. The Contractor is to expect additional time in the approval process for all Foreign Nationals due to the level of review and elevation of the review to Headquarters staff to complete. All Foreign Nationals must comply with the following paragraph:

In accordance with Engineering Regulation 380-1-18, "Technology Transfer, Disclosure of Information and Contacts with Foreign Representatives" dated 1 August 1996, Section 4, all foreign nationals who work on Corps of Engineers' contracts shall be approved by the Headquarters US Army Corps of Engineers (HQ USACE) Foreign Disclosure Officer before beginning work on this contract; this regulation includes subcontractor employees. The Contractor shall submit to the Security Management Office, the names of all foreign nationals proposed for performance under this contract,

along with documentation to verify legal admittance into the United States. Such documentation shall include at least one of the following: a U.S. passport, Certificate of
U.S. Citizenship (INS Form N-560 or N-561), Certificate of Naturalization (INS Form N- 550 or N-570), Alien Registration Card with photograph (INS Form I-151 or I-551), Employment Authorization Card (INS Form I-688A), etc.

In order to assure forms are properly completed, and to minimize time delays, the Contractor is encouraged to work closely with the Louisville District Security Office. The Government will return for correction incomplete forms, illegible forms, etc. which will delay the contractor / subcontractor from beginning work.

Security requirements are subject to change in accordance with HSPD-12, Office of Personnel Management, regulation, or policy changes, etc. The Government shall add any changes to security requirements by modification to the contract.

The Contractor shall contact the Louisville District Security Office by phone, letter, or email at the following numbers/addresses:

CELRL-SM
600 Martin Luther King Jr. Pl Louisville, KY 40202

Primary Email: **DLL-CELRL-Security-SM@usace.army.mil**

Alternate (if no response in 72 hours):
James R. Milner, phone (502) 315-6916; **James.R.Milner@usace.army.mil**
Jason Almodovar, phone (502) 315-6754; **Jason.Almodovar@usace.army.mil**

b. Payment: Payment will be made by Electronic Funds Transfer (EFT), upon acceptance of the completed work and providing final invoice and labor records.

c. **Qualifications:** The contractor shall have at least five (5) years' experience in the requirements for this Scope of Work.

TP-3.1 GENERAL SPECIFICATIONS:

a. CLIN 0001 (Base): Partial Demo and Remodel of A-Loop Showerhouse at Bailey's Point Campground

Please Note: All distances, measurements, and quantities given are approximate and should be verified by the contractor. Each bidding contractor is **Strongly Encouraged** to visit the job site to assess quantities, critical dimensions, and work conditions. All work will be done according to standard industry practices.

Contractor shall furnish all materials, supplies, tools, equipment, transportation, and labor to complete this Scope of Work. All materials and workmanship will be manufactured and accomplished according to industry standards and specifications. All work shall comply with the latest editions of the **ADA Standards for Federal Facilities**, **USACE EM 1110-1-400**, and all applicable national/local building codes, including strict adherence to the **National Electrical Code (NEC)** and the **International Plumbing Code (IPC)**.

Project Manager will approve all final paint colors, fixtures, and finishes.

1.0 DEMOLITION AND SITE PREPARATION PHASE

1.1 Building Envelope Demolition

Exterior Siding: Completely remove and legally dispose of all existing exterior siding and underlying lathing strips from the entire building envelope.
Roof Elements: Carefully remove the existing skylights from the roof structure.
Exterior Doors: Remove and legally dispose of the existing exterior entry doors and frames on both the Men's and Women's sides. *(Note: Exterior doors to the laundry and pipe chase shall remain).*
Exterior Hardscape: Break up, excavate, and remove the designated failing sidewalk section located at site A-8.

1.2 Interior Demolition

Wood Lathing: Remove and legally dispose of existing wood lathing above the concrete walls on each side of the showerhouse to facilitate the construction of the framing for the new ceiling and blown in insulation.
Utilities: Disconnect, remove, and safely dispose of all existing above grade plumbing, electrical wiring, conduit, and light fixtures. (*Existing on-demand water heaters and main electrical panels/disconnects shall remain in-place.)*
Mechanical Ventilation & Ductwork: Completely disconnect, dismantle, remove, and legally dispose of all existing mechanical ventilation systems, including ceiling/wall exhaust fans, controls, framing, and all associated interior ductwork, runs, and vents.

2.0 STRUCTURAL AND EXTERIOR RECONSTRUCTION

2.1 Roof and Ceiling Structure

Skylight Deletion: Structurally sheet over former skylight openings. Install new **standing seam metal roofing** over the patched areas to match the existing roof.
Spec: 24-gauge Galvalume steel, concealed fastener, mechanically seamed. Kynar 500 factory finish to match existing roof panel profile and color.
Ceiling Framing and Metal Installation: Frame a new ceiling structure throughout using **2"x6" dimensional lumber** graded for structural use, framed at 16" on-center. Ceiling will start where the existing wood lathing terminates at the concrete block wall. (Note: Laundry room retains its existing ceiling structure). Install heavy-duty, minimum 26-gauge commercial **D-Rib metal siding** with Kynar 500 finish on all interior ceilings.
Wall Vent Openings: Enclose existing wall vent openings on each side (Men's and Women's) to match existing concrete wall. Ensure the new Concrete Masonry Units (CMUs) match the exact dimensions,

weight, and strength (e.g., ASTM C90 for load-bearing) of the existing wall. Use Type S Mortar for the bed and head joints. Clean the perimeter of the existing opening. Remove all loose paint, dirt, and debris down to the bare block. Chisel away jagged edges to create a clean, uniform vertical surface to match existing block.

Insulation: After MEP rough-in is complete, **blow in insulation** into the new ceiling cavity to the appropriate R-rating for new commercial construction.

2.2 Exterior Wall Assembly & Doors

Building Wrap: Wrap the entire building exterior with rigid foam board, silver-faced **insulation panels** (minimum 1-inch thickness) to create a continuous thermal break. Tape all seams with foil tape.
Lathing and Finishes: Install new lathing strips. Construct a continuous 3' high pony wall finished with commercial-grade cementitious adhered **faux stone veneer**. Install heavy-duty, minimum 26-gauge commercial **D-Rib metal siding** with Kynar 500 finish on all upper exterior wall surfaces (including eaves and overhangs).
Pillar Painting: Prepare, prime, and paint all existing exterior structural stone pillars to match the faux stone veneer.
New Entry Doors: Furnish and install new heavy-duty, commercial-grade exterior entry doors and frames. *Spec:* 16-gauge hollow metal insulated doors with 14-gauge welded steel frames. Polyurethane insulated core. ADA-compliant commercial lever handles, hydraulic door closers, continuous stainless-steel hinges, weather-stripping, and ADA aluminum thresholds.
Existing Doors (Pipe Chase & Laundry): Clean per SSPC-SP 1. Mechanical prep per SSPC-SP 2/3. Apply high-adhesion commercial primer (1.5-2.0 mils DFT) and two (2) coats of industrial enamel topcoat (semi-gloss or gloss, 1.5-2.0 mils DFT per coat). Color selected by Government.

2.3 Exterior Finishes and Site Work

Overhangs and Eaves: Install heavy-duty, minimum 26-gauge commercial **D-Rib metal siding** with Kynar 500 finish on all overhangs and undersides of exterior eaves.
Drainage: Install heavy-duty gutter guards and extend downspouts away from the foundation with concrete splash pads (24" in length color matched to new pony wall).
Hardscape: Level existing concrete sidewalks. Pour a new, fully ADA-compliant concrete sidewalk at site A-8. Install a new weatherproof composite outdoor wall mount enclosed cork board double door bulletin board (48"x36"). Doors shall break resistant acrylic glass with stainless steel keyed locks.

3.0 INTERIOR FINISHES AND FIXTURES

3.1 Surface Preparation and Finishes

Substrate Preparation: Prior to epoxy application, all existing concrete floors and masonry walls must be thoroughly mechanically profiled (diamond grinding or shot blasting) to achieve a concrete surface profile (CSP) of **CSP 3 to 5**. Remove all paints, sealers, and contaminants. Route and fill all cracks/spalls with compatible rigid epoxy filler. **Leave existing shower cleanouts exposed once the epoxy floor covering has been removed.**
Epoxy Flooring: Apply a multi-layer poured-in-place epoxy flooring system (minimum 1/8" to 1/4" nominal thickness) with an integrated broadcast quartz aggregate for ADA slip resistance. Floor must be sloped a minimum of 1/4" per foot (1:50) to drains. Include an integrated 4-inch to 6-inch seamless cove base radius transition. Color must be a Two-tone blend providing a minimum 70% visual contrast ratio at the wall/partition base. **All floor drains must be covered to ensure that epoxy floor covering does not stop up drains.**
Epoxy Wall Coating: Apply a floor-to-ceiling high-build, 100% solids epoxy wall coating with antimicrobial additives over a compatible block-filler primer. Semi-gloss or gloss finish. Must withstand 1,500 PSI hot-water pressure wash cycles (140°F) and resist chemical cleaners/graffiti.

Partitions (HDPE): Furnish and install High-Density Polyethylene (HDPE) partitions for all toilet stalls and shower dressing areas. Partitions must be solid, rust-proof, and moisture-impervious with a textured finish. Hardware (stainless) must include heavy-duty adjustable anchors, ADA-compliant slide latches, and vandal-resistant Torx-head fasteners. Minimum 60-inch-wide wheelchair-accessible stalls with 56-inch to 59-inch clear floor depths per ADA guidelines.

3.2 Laundry Room Finishes & Exterior Door Restoration

A. Laundry Room Finishes (Floor, Walls, Ceiling)

The existing floor, walls, and ceiling shall be prepared and painted with the following system:

1. Floor
System Classification: Commercial-grade, single-component acrylic-urethane or 2-part waterborne epoxy floor coating.
Surface Prep: Clean per **SSPC-SP 1** to remove grease/soap residue. Mechanically scarify or acid-etch to achieve a **CSP 1 to 2** profile.
Primer: Self-priming or compatible bonding primer.
Topcoat (2 coats): Apply high-performance floor enamel with a broadcasted slip-resistant additive (e.g., aluminum oxide) in the final coat.
(such as, Sherwin-Williams ArmorSeal Tread-Plex)
Color: To be selected by Government.

2. Walls
System Classification: Pre-catalyzed waterborne epoxy or high-performance architectural acrylic enamel.
Surface Prep: Wash with TSP. Scrape/sand loose paint. Patch holes/cracks with elastomeric compound.
Primer: High-adhesion acrylic masonry primer or block filler (if bare block exposed).
Topcoat (2 coats): Semi-gloss finish. Must contain EPA-registered mildewcides. Highly washable.
Color: To be selected by Government.

3. Ceiling
System Classification: Moisture-resistant architectural acrylic enamel.
Surface Prep: Wash thoroughly. Scrape/sand flaking paint. Patch water damage.
Primer: High-hide, stain-blocking synthetic primer.
Topcoat (2 coats): Eggshell or Satin finish. Must contain mildewcides.
(such as, Sherwin-Williams Duration Home Interior Satin)
Color: To be selected by Government.

B. Interior Doors (Pipe Chase & Laundry)

The existing entry doors and frames shall be prepared and painted with the following system:

System Classification: Single-component, waterborne acrylic-alkyd or polyurethane-modified alkyd enamel.
Surface Prep: Clean per SSPC-SP 1. Mechanical prep per SSPC-SP 2/SP 3 to remove loose paint and rust. Sand smooth.
Primer: High-adhesion, rust-inhibitive (metal) or stain-blocking (wood) commercial primer (1.5–2.0 mils DFT).
Topcoat: Semi-gloss or Gloss industrial enamel (2 coats, 1.5–2.0 mils DFT per coat). Must withstand 10,000 scrubs (ASTM D2486) and contain mildewcides.
Color: To be selected by Government.

3.3 Plumbing Fixtures and Accessories

Men's Restroom:

ADA Toilets: One (1) Commercial-grade vitreous china (porcelain). Wall-hung with a blow-out flushing action. Elongated bowl with fully enclosed siphon-jet trapway. Heavy-duty, manual-operation (push-button or lever) commercial flushometer. ADA-compliant actuation force. Heavy-duty, open-front white plastic seat without cover, stainless steel self-sustaining check hinges. Concealed wall-mounting carrier. Low-consumption 1.28 GPF max. Type 304 stainless steel grab bars (1-1/2″ dia), mounted 33″–36″ AFF.
Standard Toilets: Two (2) Commercial-grade vitreous china (porcelain). Wall-hung with a blow-out flushing action. Elongated bowl with fully enclosed siphon-jet trapway. Heavy-duty, manual-operation (push-button or lever) commercial flushometer (1.28 GPF max). Open-front white plastic seat without cover.
Urinals: Two (2) Commercial-grade vitreous china (porcelain). One (1) Wall-hung and One (1) Floor mount (location at old laundry sink location), washout flushing action, continuous flushing rim, integrated stainless steel beehive strainer. Heavy-duty, manual-operation (push-button or lever) commercial flushometer. High-efficiency (0.125 to 0.5 GPF).
Countertops: Furnish and install continuous, commercial-grade, ADA-accessible countertops. Countertops must be constructed of a durable, moisture-resistant material approved for high-traffic commercial wet use (e.g., solid surface, heavy-duty laminate on exterior-grade plywood core, or stainless steel). Countertops must feature an integrated or sealed backsplash. The mounting height and under-counter knee/toe clearances must strictly adhere to ADA guidelines at the ADA sink location.
Standard Sinks: Three (3) Commercial-grade vitreous china (porcelain) drop-in or undermount sink basins. Standard commercial-grade lever handle faucet. ASSE 1070 thermostatic mixing valve. Low-flow 0.5 GPM multi-laminar spray. ASSE 1070 compliant thermostatic mixing valve factory-set to 110°F max.
ADA Sinks: One (1) Commercial-grade vitreous china (porcelain), drop-in or undermount sink basin. . Must provide ADA-compliant knee/toe clearances and include fully insulated, flame-retardant pipe wraps on all exposed hot/cold supplies and P-traps. Vandal-resistant, manual-operation, ADA-compliant lever handle faucet. ASSE 1070 thermostatic mixing valve. Low-flow 0.5 GPM multi-laminar spray. ASSE 1070 compliant thermostatic mixing valve factory-set to 110°F max.
Mirrors: Furnish and install one (1) new heavy-duty, vandal-resistant mirror directly above each of the hand sinks. Frames must be Type 430 or Type 304 stainless steel with theft-resistant mounting brackets. The reflective surface must be tempered/shatter-resistant glass or highly polished stainless steel. Installation height and tilt angle (if applicable) must strictly comply with ADA reach and reflection guidelines.
Hand Dryers: One (1) high-speed automatic hand dryer with vandal-resistant stainless-steel covers on dedicated circuits.
Baby Changing Station: One (1) heavy-duty fold-down diaper changing station with HDPE body (supports 200 lbs static load).

Women's Restroom:
ADA Toilets: One (1) Commercial-grade vitreous china (porcelain). Wall-hung with a blow-out flushing action. Elongated bowl with fully enclosed siphon-jet trapway. Heavy-duty, manual-operation (push-button or lever) commercial flushometer. ADA-compliant actuation force. Heavy-duty, open-front white plastic seat without cover, stainless steel self-sustaining check hinges. Concealed wall-mounting carrier. Low-consumption 1.28 GPF max. Type 304 stainless steel grab bars (1-1/2″ dia), mounted 33″–36″ AFF.
Standard Toilets: Three (3) Commercial-grade vitreous china (porcelain). Wall-hung with a blow-out flushing action. Elongated bowl with fully enclosed siphon-jet trapway. Heavy-duty, manual-operation (push-button or lever) commercial flushometer (1.28 GPF max). Open-front white plastic seat without cover.
Countertops: Furnish and install continuous, commercial-grade, ADA-accessible countertops. Countertops must be constructed of a durable, moisture-resistant material approved for high-traffic commercial wet use (e.g., solid surface, heavy-duty laminate on exterior-grade plywood core, or stainless steel). Countertops must feature an integrated or sealed backsplash. The mounting height and under-counter knee/toe clearances must strictly adhere to ADA guidelines at the ADA sink locations.
Standard Sinks: Three (3) Commercial-grade vitreous china (porcelain) drop-in or undermount sink basins. Standard commercial-grade lever handle faucet. ASSE 1070 thermostatic mixing valve. Low-flow 0.5 GPM multi-laminar spray. ASSE 1070 compliant thermostatic mixing valve factory-set to 110°F max.
ADA Sinks: One (1) Commercial-grade vitreous china (porcelain), drop-in or undermount sink basin. Must provide ADA-compliant knee/toe clearances and include fully insulated, flame-retardant pipe wraps on all exposed hot/cold supplies and P-traps. Vandal-resistant, manual-operation, ADA-compliant lever handle

faucet. ASSE 1070 thermostatic mixing valve. Low-flow 0.5 GPM multi-laminar spray. ASSE 1070 compliant thermostatic mixing valve factory-set to 110°F max.
Mirrors: Furnish and install one (1) new heavy-duty, vandal-resistant mirror directly above each of the hand sinks. Frames must be Type 430 or Type 304 stainless steel with theft-resistant mounting brackets. The reflective surface must be tempered/shatter-resistant glass or highly polished stainless steel. Installation height and tilt angle (if applicable) must strictly comply with ADA reach and reflection guidelines.
Hand Dryers: One (1) high-speed automatic hand dryer with vandal-resistant stainless-steel covers on dedicated circuits.
Baby Changing Station: One (1) heavy-duty fold-down diaper changing station with HDPE body (supports 200 lbs static load).

Showers Assemblies:
Standard Showers (Qty 2 - 1 per side): Standard commercial shower stall dimensions. Heavy-duty brass body, pressure-balancing, thermostatic mixing valve (ASSE 1016, Type T/P). Fixed, institutional-grade, vandal-resistant, wall-mounted solid brass head (1.5 GPM max). Replacing existing bench top with High-Density Polyethylene (HDPE) bench for shower dressing areas. Bench must be solid, rust-proof, and moisture-impervious with a textured finish. Hardware (stainless) must include vandal-resistant Torx-head fasteners.
ADA Showers (Qty 2 - 1 per side): Fully equipped ADA-compliant shower systems (1 Men's, 1 Women's). Must include pressure-balancing anti-scald valves (ASSE 1016), vandal-resistant showerheads (1.5 GPM max), ADA grab bars, heavy-duty fold-down bench, and stainless-steel clothing hooks. Shower system must include a hand-held shower wand with a 60-inch heavy-duty stainless steel flexible hose, inline vacuum breaker, and quick-disconnect wall bracket (for ADA stall utility).

Laundry Room:
One (1) commercial-grade laundry utility sink (fiberglass, structural plastic, or standard commercial stainless). Heavy-duty, solid brass, (one-piece cast gooseneck faucet) with a swing or rigid spout and lever handles. Must be rated for commercial/institutional high-volume use. Furnish and install continuous, commercial-grade, 4' countertop at standard height (wall mounted). Countertop must be constructed of a durable, moisture-resistant material approved for high-traffic commercial wet use (e.g., solid surface, heavy-duty laminate on exterior-grade plywood core, or stainless steel). Countertop must feature an integrated or sealed backsplash.

3.4 MEP Systems

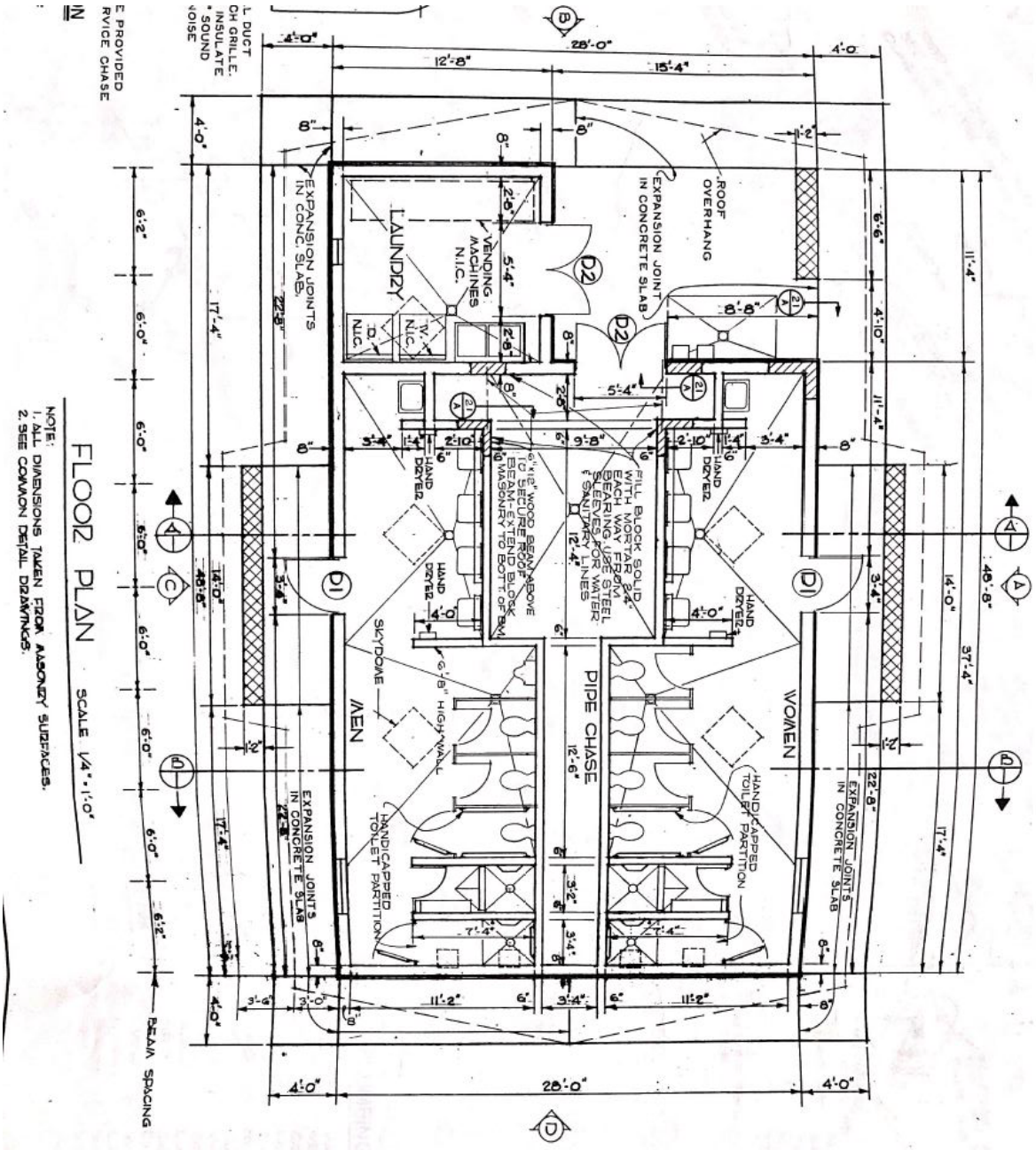
Supply & Drainage: Install all-new PEX supply piping with accessible winterization blowout valves. The Contractor shall install completely new sanitary waste and drain lines above grade (Schedule 40 PVC drain lines with accessible cleanouts in the pipe chase) to service all new plumbing fixtures (toilets, urinals, sinks, and laundry tub), routing them to tie into the existing main facility sewer system. This includes necessary core drilling through structural masonry walls or trenching/patching of the concrete slab required to accommodate the modernized fixture layout.
HVAC and Ventilation: Two (2) independent, commercial-grade, single-zone ductless mini-split heat pump systems (one dedicated to the Men's restroom, one dedicated to the Women's restroom). (minimum 18 SEER / 10 HSPF) with factory-applied anti-corrosion coil coatings. Nominal 12,000 to 18,000 BTU/hr per side (contractor to submit load calculations based on local climate zone). Indoor unit printed circuit boards (PCBs) must be conformal-coated with moisture-resistant resin to prevent short-circuiting in high-humidity restroom environments. Wall-mounted, tamper-proof, locked digital thermostats with set point limiters (e.g., cooling limited to 74°F minimum, heating limited to 68°F maximum).
Install 36-inch-wide unheated commercial electric air curtains with heavy-gauge corrosion-resistant aluminum or Type 304 stainless steel housing above main exterior entryways equipped with automatic magnetic door-limit switches. The air curtain motor must activate instantly upon door opening and shut off immediately upon door closure (with an adjustable 0–60 second delay-off timer). Low-profile blower fan producing a minimum velocity of 1,600 feet per minute (FPM) at the floor level to establish an impenetrable thermal and insect barrier.

Install vapor-proof LED can lights (UL wet location listed) with integrated high-capacity exhaust fans directly over each shower stall. Minimum 110 CFM (Cubic Feet per Minute) per fan, operating at a maximum sound level of 1.0 Sone (ultra-quiet operation).
Attic/Pipe Chase Ventilation: Install a commercial-grade, dual-controlled (adjustable thermostat/humidistat), TEFC power ventilator with gravity backdraft dampers and an exterior bird/insect screen. Totally Enclosed Fan Cooled (TEFC), permanently lubricated ball-bearing motor with thermal overload protection, completely sealed against humid air. Hardwired to an adjustable Dual Thermostat/Humidistat controller mounted inside the service pipe chase.

- *Thermostat Range:* Adjustable from 80°F to 130°F (Set to 95°F).
- *Humidistat Range:* Adjustable from 20% to 90% Relative Humidity (Set to 60% RH).

Minimum 1,200 CFM to achieve at least 10 Air Changes per Hour (ACH) within the structural attic and central pipe chase.

Electrical & Accessories: The Contractor shall install entirely new, NEC-compliant electrical services from the main distribution panel to all new fixtures and equipment. Conductors must be 100% copper THHN/THWN-2. Conduit in wet/damp locations must be Rigid PVC Schedule 40 or rigid aluminum. Perform and submit insulation resistance (megger) testing on all new branch circuits prior to energizing. Install three (3) 8-foot linear LED strip lights in the central pipe chase and (1) 8-foot linear LED strip light in the laundry area. Install LED can lights in common areas of each restroom, and battery-backed emergency lighting. Install “Dawn-to-Dusk” automatic LED security lights on exterior corners.



FLOOR PLAN SCALE 1/4"=1'-0"

NOTE:
1. ALL DIMENSIONS TAKEN FROM MASONRY SURFACES.
2. SEE COMMON DETAIL DRAWINGS.

Exhibit 1 – Bailey's Point A-Loop Showerhouse Existing Floorplan Detail

Pic 1 - Bailey's A-Loop Showerhouse

Pic 2 - Bailey's A-Loop Showerhouse

Pic 3 – Bailey's A-Loop Showerhouse

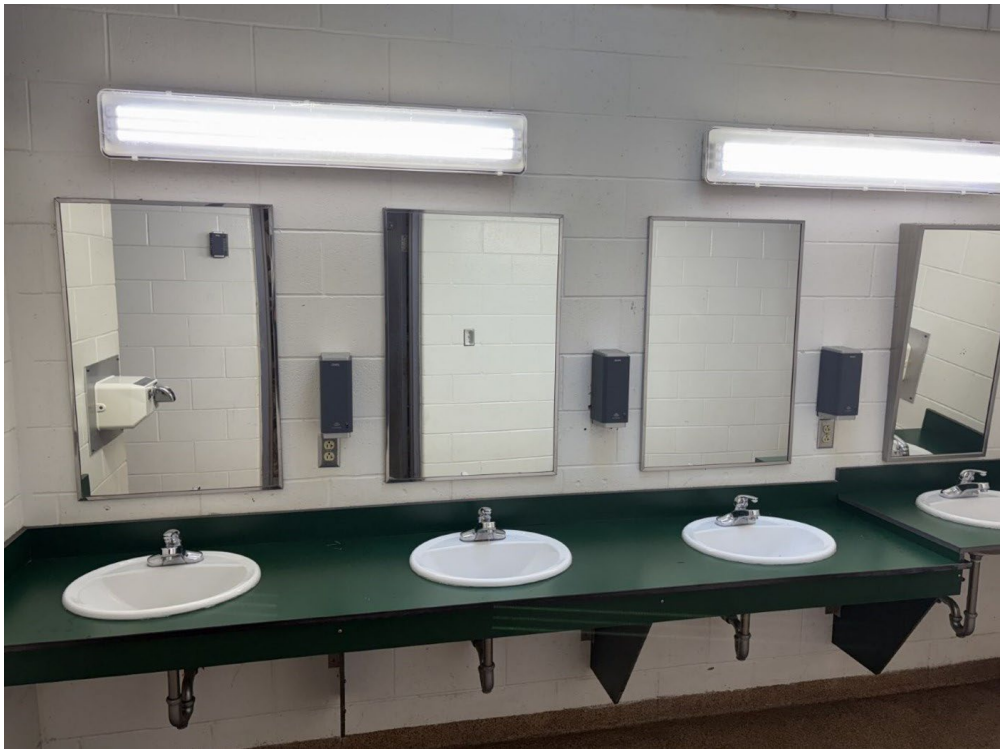
Pic 4 – Bailey's A-Loop Showerhouse

Pic 5 – Bailey's A-Loop Showerhouse

Pic 6 – Bailey's A-Loop Showerhouse

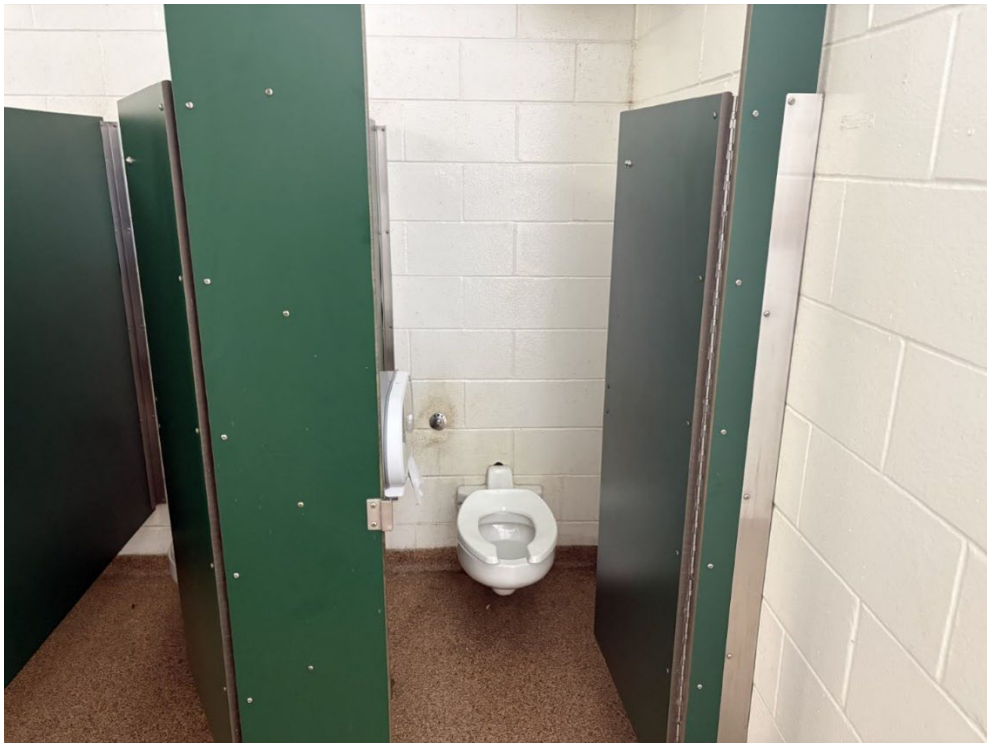
Pic 7 – Bailey's A-Loop Showerhouse

Pic 8 – Bailey's A-Loop Showerhouse

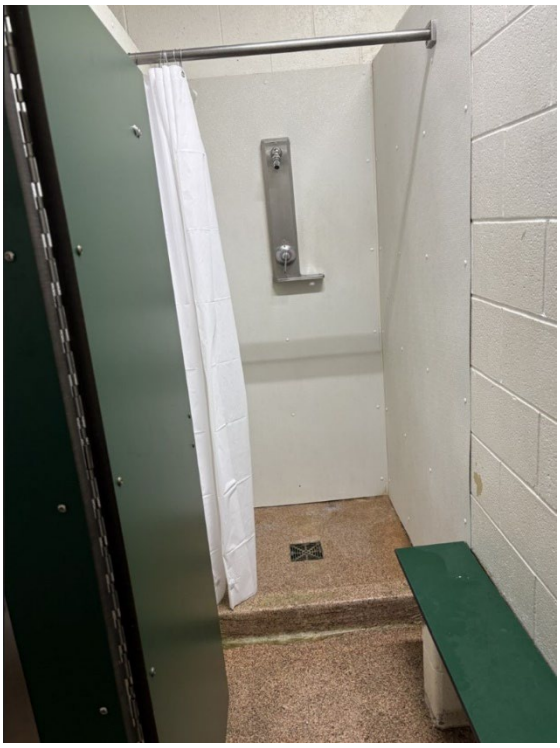


Pic 9 – Bailey's A-Loop Showerhouse

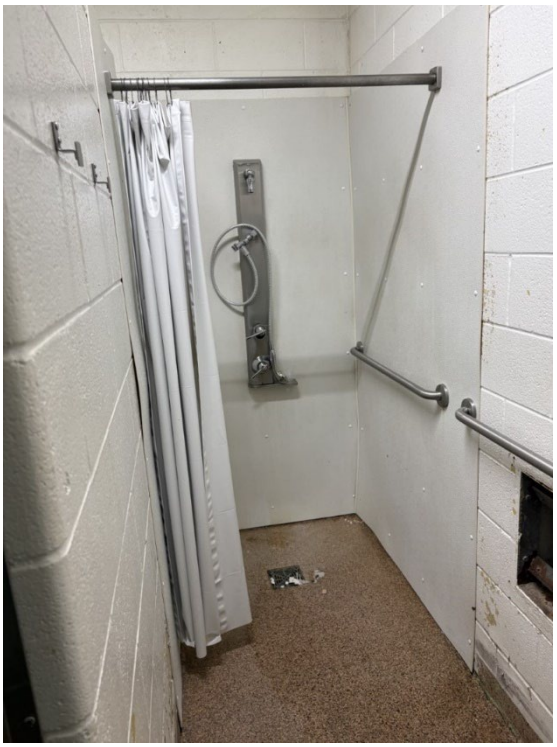
Pic 10 – Bailey's A-Loop Showerhouse



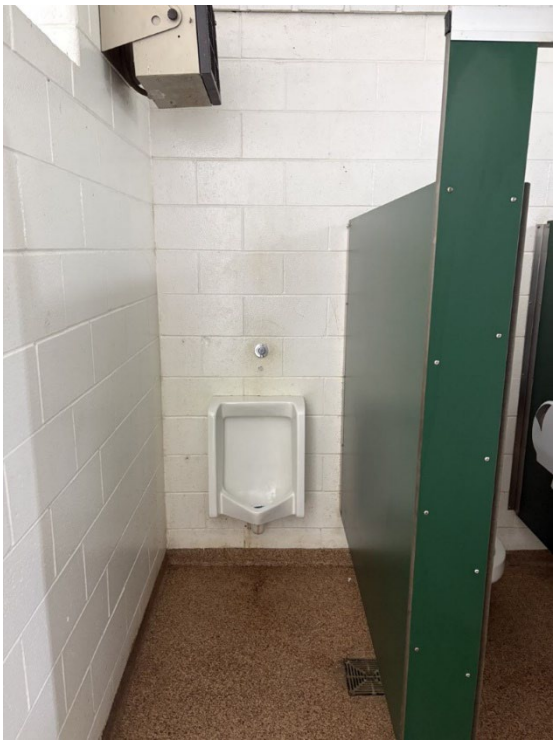
Pic 11 – Bailey's A-Loop Showerhouse



Pic 12 – Bailey's A-Loop Showerhouse



Pic 13 – Bailey's A-Loop Showerhouse



Pic 14 – Bailey's A-Loop Showerhouse

Pic 15 – Bailey's A-Loop Showerhouse

Pic 16 – Bailey's A-Loop Showerhouse

Pic 17 – Bailey's A-Loop Showerhouse

Pic 18 – Bailey's A-Loop Showerhouse

Pic 19 – Bailey's A-Loop Showerhouse

Pic 20 – Bailey's A-Loop Showerhouse

TP-3.2 <u>WARRANTY</u>: The Contractor shall provide a **1 (one) year** written warranty covering the install and labor for work performed under this contract. The Contractor shall not be paid for work under this contract until the warranty is furnished to the Project Manager.

TP-3.3 <u>SITE CLEANUP</u>: After the work is completed, the Contractor shall clean and restore work area to its original condition. All supplies and materials shall be disposed of properly.

-End of Specification-

Price Breakout Schedule
Dated 25 June 2026
Bailey's Point A-Loop Showerhouse
Partial Demo & Remodel
U.S. Army Corps of Engineers
Barren River Lake
11088 Finney Rd.
Glasgow, KY 42141

CLIN	Description	Unit Price	Unit of Measure	Qty	TOTAL
0001	Partial Demo and Remodel of A-Loop Showerhouse at Bailey's Point Campground	$_____	JOB	1	$_____
TOTAL CONTRACT PRICE: $_____					

CLIN 0001 (Base): Partial Demo and Remodel of A-Loop Showerhouse at Bailey's Point Campground