

Exhibit A, Attachment I

Scope of Work

Contract No. C26935001

Tijuana River Estuary Restroom ADA Access and Plumbing System Improvements

Alleyway Scope

1. Bring drains for sinks, toilets, and urinals as close to the finished floor as permitted by applicable code requirements. This shall allow staff to safely step over drain lines that currently sit above typical working height.
2. The main drain line, which is currently buried underground, shall remain in its existing location to avoid additional costs. The system includes a total of eleven (11) connections ranging in size from 2 inches to 4 inches.
3. The drain vents associated with the eleven (11) connections shall be relocated to the right-hand side of the alleyway (south wall) and replaced with ABS piping.
4. Convert two (2) urinals to waterless units and remove all associated plumbing serving those fixtures.
5. Remove Sloan valves for toilets from the alleyway and relocate them to be installed within the restroom areas.
6. No hot water lines shall be installed or required under this scope.
7. Replace existing copper lines as necessary to accommodate new venting and water supply configurations.
8. The primary vent stack shall be evaluated and replaced with ABS piping if deemed necessary.
9. Existing alleyway lighting shall be maintained in its current condition and configuration.
10. Relocating sink P-traps from the alleyway to inside the restrooms is acceptable in concept; any revision to the work shall be reviewed and approved by the State prior to implementation. All new P-traps and sink installations shall comply with current ADA requirements, including applicable fixture height and clearance standards.

Men's and Women's Restrooms

1. Replace four (4) light fixtures in each restroom, for a total of eight (8) fixtures, with energy-efficient, motion-activated lighting. This includes four (4) can lights and four (4) strip lights. Motion activation may be integral to the fixtures or controlled via motion sensors.
2. Remove existing light switches and replace with lockable light switches.
3. Access to the existing furnace unit located above the men's restroom shall be repaired as necessary. Full replacement of the unit is not required under this scope.
 - a. Existing ductwork shall be cleaned and remain in place.
 - b. The exterior vent shall be inspected and repaired or replaced as needed.
4. (Potential) Flooring may be sealed with a garage-grade epoxy coating for aesthetic purposes. Color shall be determined (TBD).
5. Existing stainless steel sinks and toilets shall be replaced with porcelain fixtures.
 - a. Existing Chicago faucets shall be retained for all sinks (five [5] sinks total).
 - b. Existing mounting heights of toilets, sinks, and urinals shall be maintained.
 - c. Toilets shall be porcelain fixtures compatible with new Sloan valves installed within each stall (six [6] toilets total).
 - i. Mounting flanges for toilets shall be replaced as required to accommodate new fixtures.
6. Restroom painting shall include repainting walls in a color to be determined and repainting ceilings white.
7. Existing stall dividers shall be preserved and remain in place.
8. Provide and install new interior and exterior doors, including ADA-compliant handles and deadbolts (four [4] doors total).

9. Provide and install signage identifying Gender-Specific Restrooms in accordance with applicable code and accessibility requirements.

General Project Requirements

1. The Contractor is not required to obtain any City permits for the scope of work under this project.
2. Temporary facilities will be provided for the duration of the project. Chemical toilets will be delivered and serviced by Diamond Environmental.
3. Due to space constraints in front of the restrooms, installation of temporary fencing may be difficult. The work area shall nevertheless be clearly delineated and separated from the public by other appropriate means.
4. Available mechanical, plumbing, and electrical as-built drawings and the mechanical schedule for the existing equipment may be provided by the State if available.