



Scope of Work (SOW) ADA-Compliant Bathroom Renovation 2025

We are seeking a Design-Build General Contractor to renovate an existing bathroom, ensuring full compliance with the Americans with Disabilities Act (ADA) standards. The selected contractor will be responsible for:

1. Managing the project from start to finish.
2. Designing the restroom layout to meet ADA requirements.
3. Providing a comprehensive plan set suitable for permit submission.
4. Supplying all necessary materials, fixtures, and equipment.
5. Performing all labor to fully construct the ADA-compliant bathroom, incorporating the client's specified design features.

This project requires expertise in ADA standards, attention to detail, and a commitment to delivering a functional and accessible restroom that aligns with the client's vision.

Project Title: ADA-Compliant Bathroom Renovation 2025

Project Location: 408 N Third Ave, Stayton, OR 97383

Please contact the District Manager: Brenda Sanchez at 503.871.7311 to schedule a walk-through.

SOW Prepared By: Marion Soil and Water Conservation District (MSWCD or District)

Deadline to Submit Proposal: April 10, 2025, 5:00 PM.

Please email the proposal to brenda.sanchez@marionswcd.net or mail to PO Box 537, Stayton, OR 97383. You may also deliver your proposal in person. Set up a time to stop by with the District Manager.

1. Project Overview

The purpose of this project is to renovate an existing bathroom to ensure full compliance with the Americans with Disabilities Act (ADA) standards. The renovation will improve accessibility, safety, and usability for individuals with disabilities, aligning with local building codes and ADA guidelines.

2. Objectives

- Transform the existing bathroom into a unisex ADA-compliant facility.
- Enhance accessibility for individuals with disabilities through barrier-free design.
- Upgrade fixtures, finishes, and features to meet ADA requirements.
- Ensure the work is completed within budget and the specified timeline.

3. Scope of Work

3.1. Demolition and Preparation

- Remove existing non-compliant fixtures, partitions, and flooring.
- Prepare walls, floors, and plumbing systems for the new layout.
- Dispose of all debris in accordance with local environmental regulations.

3.2. Structural Modifications

- Widen doorway if needed, to meet ADA standards.
- Adjust wall framing as necessary to accommodate grab bars, sinks, and other fixtures.
- Ensure floor leveling for a smooth, non-slip surface.

3.3. Plumbing

- Relocate and install fixtures (toilets, sinks) at ADA-compliant heights.
- Install faucets with lever or touchless operation.
- Ensure proper insulation of pipes to prevent contact burns.

3.4. Electrical

- Remove the electrical panel currently located on a wall that needs to be moved as part of the renovation and reinstall the electrical panel on the new wall.
- Add appropriate lighting to ensure visibility.
- Install light switches and outlets at ADA-compliant heights (between 15 and 48 inches above the floor).
- Incorporate motion-sensor lighting or accessible switches as required.

3.5. Fixtures and Features

- Install ADA-compliant grab bars at specified heights and locations.
- Install a mirror with a bottom edge no higher than 40 inches from the floor.
- Provide signage with Braille and high-contrast lettering.

3.6. Flooring and Finishes

- Install slip-resistant flooring.
- Apply durable, low- volatile organic compounds (VOC) paint or wall covering.
- Ensure smooth transitions between flooring types to avoid tripping hazards.

3.7. Inspections and Compliance

- Conduct interim and final inspections to ensure compliance with ADA standards and local building codes.
- Obtain necessary permits and approvals.

4. Deliverables

- Fully renovated, ADA-compliant bathroom.
- Compliance documentation, including ADA checklist and permits.

- Manufacturer warranties for fixtures and equipment installed.

5. Schedule The District is willing to work with the Project Manager to determine the time frame. However, the desired time frame:

- Project Start Date: May-June 2025
- Project Completion Date: June-July 2025

6. Budget

- A detailed cost breakdown will be provided and agreed upon before commencement.

7. Exclusions

- Repairs to areas outside the defined bathroom space unless explicitly agreed.
- Hazardous material removal (e.g., asbestos) unless identified during preliminary inspections.

8. Requirements

- All contractors must hold relevant licenses and insurance.
- Work hours will be limited to 7:00 AM to 6:00 PM Monday through Friday, unless prior approval is obtained.
- The contractor must complete all work within the mutually agreed upon project timeframe. Regular progress updates shall be provided to the District Manager, who serves as the Project Coordinator, to ensure timely completion and coordination.
- Work with District Manager on design elements.

Proposal Submission Details

- **Deadline:** April 10, 2025, at 5:00 PM
- **Submission Format:** Proposals can be submitted via email (PDF preferred) or in as a hard copy via US Post or in person with an appointment.
- **Proposal Should Include:**
 - Company's qualifications and relevant experience.
 - Project approach and timeline.
 - **Itemized cost breakdown** (labor, materials, permits, fees, etc.).
 - References from similar projects.

Proposal Evaluation & Selection Process

Proposals will be evaluated based on the following criteria:

- 1. Experience & Qualifications (30%)**
 - Relevant experience in **design-build** project management
 - Proven track record with **ADA-compliant renovations**
 - Licensing, insurance, and bonding

2. **Project Approach & Timeline (25%)**
 - Understanding of the project scope
 - Realistic and efficient project schedule
 - Strategy for securing permits and ensuring compliance
3. **Cost Proposal (20%)**
 - **Itemized breakdown** of costs
 - Competitive pricing and cost efficiency
 - Justification for proposed costs
4. **References & Past Performance (15%)**
 - Positive feedback from past clients
 - Successful completion of similar projects
5. **Compliance & Sustainability Considerations (10%)** *(Optional but valuable)*
 - Adherence to all ADA, local, state, and federal regulations
 - Sustainable construction practices, if applicable

Selection Process

Proposals will be reviewed by the Marion Soil and Water Conservation District. The contract will be awarded based on **best overall value**, not necessarily the lowest bid. Final award is subject to the District's Board of Directors approval.

We sincerely appreciate the time and attention you've dedicated to considering our project and providing a quote.

Thank you,

Brenda Sanchez
Marion Soil and Water Conservation District
District Manager
Brenda.Sanchez@marionswcd.net
503-871-7311