



COCHISE COUNTY PROCUREMENT DEPARTMENT

1415 Melody Lane, Building C, Bisbee, AZ 85603
Phone: (520) 432-8390 | Fax: (520) 432-8397
24-14-DEV-01

Attachment 2 – Scope of Work

In accordance with 24-14-DEV-01, the Contractor shall provide all labor, materials, transportation, and expertise to accomplish the remodel of the Cochise County Airport Terminal Building located at 780 S. Vista Ave., Willcox, AZ 85643 to the satisfaction of the County.

See attached Asbestos and Lead Based Paint Report. All asbestos will be abated by the County under a separate contract by a licensed contractor before the start of the remodel.

The Contractor shall complete the following tasks:

Task:

1. Demolition and Removal:

- Execute a comprehensive demolition plan, including removing designated walls, fixtures, and debris.
- Carefully remove existing windows and dispose of them in an environmentally responsible manner.

2. Roofing:

- Install a new metal roof with appropriate insulation to enhance energy efficiency and weather protection.

3. Entry Enhancements:

- Install a new entry door with sidelights for the Lounge area.
- Replace the Reception entry door to provide a refreshed look.

4. Windows:

- Replace existing windows with energy-efficient, high-quality windows to improve interior comfort and aesthetics.

5. Interior Partitions and Doors:

- Construct new interior partitions per the floor plan to create functional spaces.
- Install interior doors with hardware, including sliding glass doors where specified.

6. Ceiling Upgrades:

- The popcorn ceiling will be removed by an asbestos contractor (separate project). Replace it with a new drywall ceiling, ensuring a modern and polished finish.

7. Cabinetry and Countertops:

- Install new cabinets and countertops to provide storage and work surfaces in specified areas.

8. Interior Finishes:

- Execute interior painting with selected color schemes to enhance the ambiance.
- Apply exterior painting to refresh the building's exterior appearance.



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9. Flooring Upgrades:

- Replace existing carpet with Luxury Vinyl Plank (LVP) flooring for improved aesthetics and durability.

10. Accessibility Improvements:

- Replace the standard toilet with an ADA-compliant toilet to ensure accessibility.
- Relocate the wall-hung lavatory to a more convenient and accessible location.

11. Plumbing Installations:

- Install a service sink in the designated area to facilitate various cleaning tasks.

12. HVAC Modifications:

- Modify existing ductwork to accommodate layout changes and optimize HVAC efficiency.

13. Ventilation:

- Install exhaust fans in toilet rooms to improve air quality and circulation.

14. Lighting and Safety:

- Plan and install updated lighting fixtures to create a well-lit, inviting environment.
- Ensure the installation of exit signs, emergency lights, and fire extinguishers for safety compliance.

15. Signage:

- Install address numbers and other necessary signage for wayfinding and identification.

16. Electrical Upgrades:

- Install new receptacles and switches per the electrical plan to accommodate the layout changes.

Project Management:

- Assign a project manager to oversee and coordinate all aspects of the remodel.
- Maintain clear communication with all stakeholders, including the client, contractors, and vendors.
- Ensure adherence to the project timeline and budget.

Quality Assurance:

- Conduct regular inspections to ensure work is performed according to specifications and standards.
- Address any issues promptly and implement corrective actions as needed.

Completion and Handover:

- Upon completion, ensure a thorough walkthrough with the client to review all aspects of the remodel.
- Provide documentation, warranties, and manuals for installed systems and materials.
- After completion, redline drawing of as-builts depicting all electric and HVAC configurations.

Attendance at the Site Visit is Required.