

**Engine House 23 Renovation  
Attachment J.1.1**

**SOW -Standard Work Requirements (SWR)**

The General Contractor (GC) shall complete the following Standard Work Requirements (SWR) for all individual rooms where construction activities are noted to occur:

- (a) Salvage and re-use/re-mount any existing ceiling speakers, WAP.
- (b) F&I ALL room/stairwell smoke detectors; replace in-kind.
- (c) Inspect all existing electrical junction boxes and secure for code compliance as needed.
- (d) Upgrade all Purvis System ALERTING devices to LED. DATANET MUST PERFORM THESE SERVICES; SEE ATTACHMENT J.1.7. PLEASE CONTACT ED NATHAN AT MOBILE 240-481-4757 AND EMAIL [ED.NATHAN@DC.GOV](mailto:ED.NATHAN@DC.GOV).
- (e) Remove and salvage existing HVAC existing ceiling diffusers and registers; ~~reinstall F&I NEW~~ **DIFFUSERS AND REGISTERS** as indicated in individual room SRR section.
  1. Remove and dispose of existing HVAC wall units and replace with HVAC diffusers and registers as indicated in individual room SRR section. GC responsible for making sure all diffusers and registers are connected to ducts in final installations. Remove cap and recover all associated refrigerants.
  2. Relocation of ductwork if necessary, to maintain the proper supply and return requirements, this includes lowering the elevation of the registers to fall in line with the new ceiling grid elevation, as needed.
- (f) HVAC PM & Maintenance - Contractor will be responsible for the PM of ALL HVAC equipment on site including:
  - (SEE ATTACHMENT J.1.3 MECHANICAL SCHEDULE)
  - Exterior returns
  - Radiant floor heating
  - Heaters in Apparatus Bay
  - Duct cleaning
  - Belt change
  - Filter change
  - Chemical cleaning of all air handlers and condensing units
  - Check all wires, mechanical, and electrical connections; note/record any deficiencies
  - Check & record AMP draws on all motors and compressors; note/record any deficiencies
  - Check & record refrigerator pressure @ each unit; note/record any deficiencies
  - Check/clear condensate lines & clean/clear condensate pans of any accumulated sludge/debris/sediment
  - Grease all bearings/motors; note/record any deficiencies
  - DELIVER COMPREHENSIVE OPERATIONS AND MAINTENANCE REPORT AT COMPLETION OF HVAC PM & MAINTENANCE PROCESS.
- (g) Demo and dispose of drop-ceiling grid and tile. F&I new 2' x 4' drop ceiling grid and tile WHERE ONE EXISTS OR IF SPECIFICALLY ADDED IN SRR. CEILING GRID TO BE ARMSTRONG PRELUDE XL 15/16" EXPOSED TEE: WHITE. CEILING TILE TO BE ARMSTRONG MODEL 280 PLAIN WHITE IN GENERAL AREAS. IN KITCHEN/ BATHROOMS/WET AREAS (UNLESS HARD CEILING), ARMSTRONG MODEL 672 TO BE USED. WHITE IS COLOR FOR ALL CEILING TILES.
  1. New ACT installation must return all existing and new interrelated items (i.e.

- lights, air diffusers, speakers, etc.) to practically the same locations as presently found.
2. Functionality is not to be impaired during or after construction.
  3. Ceiling height shall accommodate new recessed light fixtures, coordinate in the field. GC to seek DGS PM approval of existing ceiling height changes before proceeding with the work. Any rework for failure to seek DGS PM approval firstly will be at Contractor's expense.
  4. GC shall make accommodations in their scope of work for lowering, modifying and adjusting existing duct work supply, return, exhaust drops to new ceiling heights.
- (h) Demo and dispose of existing light fixtures. F&I new 2' x 4' recessed LED light fixtures, the GC is responsible for a 1-to-1 light fixture replacement in the rooms that are part of this project. A REFLECTED CEILING PLAN WILL NOT BE PROVIDED. LED LIGHTS MUST BE ABLE TO BE DIMMABLE. F&I NEW WALL LIGHT SWITCHES WITH MOTION SENSORS WHERE INDICATED IN INDIVIDUAL ROOM SRR.
- (i) Salvage for re-use/re-mount all wall hung items (i.e., artwork, pictures, white boards, etc.) prior to painting walls.
- (j) F&I (1) coat primer and (2) coats finish paint on all walls and hard ceilings
1. For hard walls and ceilings, skim & patch prep for paint to include any existing conditions and holes created during demolition
  2. For CMU & other walls, fill cracks before painting.
- (l) F&I new (1) coat primer (shop applied) and (2) coats of direct to metal finish paint to INTERIOR doors & frames. See FF&E Paint Schedule.
- (m) F&I one trash can and one recycle can in each room: Kitchen, Sitting/Dining, Toilet Rooms and Lockers.
- (n) For existing VCT flooring to remain or new VCT flooring installations, GC to include stripping of existing floor wax and installation of (3) coats applications of wax/sealer.
- (o) Final clean all spaces in this scope of work and adjacent areas. If existing floor is tile, scrub with machine and seal per manufacturer recommendations. If existing floor is VCT or LVT, strip finish and apply (3) coats wax.
- (p) ALL BUILDING KITCHEN EQUIPMENT MATERIAL NEEDS TO BE ON- HAND AND READY FOR INSTALLATION BEFORE KITCHEN DEMOLITION OCCURS TO MINIMIZE DOWNTIME. SALVAGE EXISTING KITCHEN APPLIANCES FOR TEMPORARY KITCHEN SET UP IN LOCATION DETERMINED BY DGS PROJECT MANAGER.
- (q) OFFICER SUITE BATH MUST BE COMPLETED FIRSTLY BEFORE RENOVATING WOMEN'S LOCKER ROOM/SHOWER SECONDLY, THEN MEN'S TOILET/SHOWER ROOM LASTLY TO MINIMIZE DOWNTIME.
- (r) CREATE WALL BARRIER WITH PLASTIC SHEETING PROTECTION TO SEAL-OFF CONSTRUCTION AREAS FROM ENGINE HOUSE OPERATIONS.
- (s) BASEMENT WORK MUST BE COMPLETED FIRSTLY IN ADVANCE OF BEGINNING CONSTRUCTION ON COMMERCIAL LAUNDRY (ROOM 100) AND THE APPARATUS BAY IN ORDER TO PREPARE FOR STORAGE OF CONTENTS FROM THESE ROOMS (see respective SRRs).
- (t) WINDOWS: F&I upgrade exterior windows in ALL LOCATIONS with new custom-fabricated, historic-preservation grade units to match existing. SEE ATTACHMENT J.1.2, BELL ARCHITECTS' COMPLETE SPECIFICATIONS AND REQUIREMENTS FOR WINDOWS, PER AIA SECTION 080152.

- (u) DOOR SCHEDULE: F&I all exterior and interior pedestrian doors; replace in kind. GC to furnish & install new commercial metal door frames, metal doors, hardware, closures, silencers and kick-plates. Prep doors as required for electronic strikes, card readers, etc. if existing. [Also see Door Labels in red text – Attachment J.1.2, Bell Architects Drawings]

Label	Description	Model	Room Locations, 1 EA (unless indicated with QTY)
F	First Floor - 30" Solid Interior Metal	Ceco-F	101, 102, 112, 201, 203(QTY-2), 204, 205, 206, 211, 215
FV	30" Solid Interior Metal w/Vent	Ceco-F with vent	109, 207 (QTY-2), 210 (QTY-2), 212, 213(QTY-2), 214
S1	Stairwell Interior	Ceco G; add 2 rec sidelights	104
S2	Stairwell Interior	Ceco G; add matching 2 sidelights and top window	209
DX2	Dutch Exterior Door	Vintage Doors (See attachment J.1.2 for spec and vendor contact)	201
FX	36" Full Exterior Metal Door	Ceco-F	Basement entry
FXL	39" Full Exterior Metal Door	Ceco-F	100
HX	36" Half-Light Metal Exterior Door	Ceco-G	106,110 (QTY-3)
H1	30" Half-Light Interior Metal Door	Ceco-G	103, 105, 106, 111

Where new doors are called to be installed, GC to F&I new commercial metal door frames, metal doors, hardware, closures, silencers and kick- plates. Prep doors as required for electronic strikes, card readers, etc., if called out.

1. Contractor shall be responsible for furnishing and installing all additional hardware for complete operation of the door to include bottom strike, top strike, closures, hinges, pivots, flush bolts, kick plates, armor plates, overhead stops and holders, seals and gaskets, thresholds, silencers, wall bumpers, floor-mounted stops and small format interchangeable cores
2. F&I **BEST** hardware on all new keyed doors with small format interchangeable cores and keys. It is the Contractors responsibility to coordinate keying and biting requirements with DGS/Facility. With each new keyway (3) keys should be provided to DGS/Facility.

Where new Access Control devices are called to be installed (SEE SECTION SRR):

3. Card reader (1 card reader per door) - Card readers must support legacy FACILITY cards, new FACILITY cards, and be FIPS-201 complaint. Provide and install GE multitechnology transition readers that are APLapproved.
  - Manufacturer: GE Multitechnology Transition Readers APL Approved (no exceptions)

4. Request to exit motion sensor- specifically designed for detecting exiting through a door from the secure area to a non-secure area. Include built-in timers (up to 60-seconds adjustable timing), door monitor with sounder alert, internal vertical point ability coverage, 12VDC or 24VDC power and selectable relay trigger with fail safe/fail secure modes.
    - Manufacturer: Detection Systems DS-160 or approved equal
  5. Door position switch - Door position magnetic reed contact switches specifically designed for use in commercial door applications. On recessed models the contact and magnetic housing snap - lock into a 1" diameter hole. Provide SPDT, N/O switches with optional Rare Earth Magnet installation on steel doors with flush top channels.
    - Manufacturer: Sentrol or approved equal
  6. Electronic strike
    - Manufacturer: HES, Securitron, Schlage, or approved equal
  7. Contractors scope is inclusive of all cabling, integration and coordination related to electronic access control
  8. Three (3) keys shall be provided with each keyway
- (v) Contractor is responsible for saving/obtaining any equipment/appliance literature (i.e. manuals, warranty cards, etc.), and specifically confirming the warranty card(s) or other documents include the model, serial number, and the in-service date of the equipment installed. Contractor to provide to the DGS Project Manager, at the completion of the job, such information in an organized/bounded format (i.e. notebook, folder, etc.).
- (w) DCFEMS may elect to temporarily house EC23 firefighters during the renovation process. Accordingly, an allowance for providing temporary quarters, e.g. trailers, is included under Allowances, Attachment J.1.11.

## **SPECIFIC ROOM REQUIREMENTS**

The following **Specific Room Requirements (SRR)** section outlines more detailed scope and/or unique scope descriptions that is not included in Standard Work Requirements (SWR) section above. Conflicts between SWR and SRR information shall be clarified by DGS PM, but greater quality, greater quantity rules shall apply in all cases and shall be included in Base Bid.

### **ATTIC**

#### **CONSTRUCTION:**

- F&I new commercial-grade, aluminum, attic ladder with minimum 350 lb. load capacity, 25-inches or maximum standard width to fit current opening. Adjust attic hatch door as required for tight seal. Test all for safety. Dispose of existing ladder.
- Remove existing hay door inside attic and fill to match existing wood structure.
- F&I new 4-inch, lay-in insulation, R25-minimum grade; approximately 2,000 SF. Remove and dispose of old insulation and all attic debris with general clean-up. When disposing of existing materials and insulation, remove all refuse through existing hose tower and dispose so it will not impact sleeping and house quarters.

**ELECTRICAL:** Add two (2) additional T-5 light fixtures to match existing on existing switch; coordinate with DGS project manager on light locations.

### **HOSE TOWER**

Only AFTER the (old boiler) flue has been removed (reference detail in “Basement”, section), discard any/all other debris between basement and the ceiling of Hose Tower. Vacuum AND wipe down interior walls for dirt and dust (DO NOT POWERWASH THIS AREA). F&I: replace existing lights and corresponding switches.

### **SECOND FLOOR**

#### **Room 201 – Exercise Room/Technician’s Room**

##### **DOORS:**

- F&I upgraded (1) interior door; replace in kind; see Door Schedule, SWR (u).
- F&I: (1) exterior custom mahogany Dutch door; finish as required. See Attachment J.1.2 Vintage Doors for specifications and contact information. Remove and dispose of existing exterior exit door (no egress).
- Replace attic access in kind with commercial, metal, staircase ladder, 3-feet wide.

**PAINT:** Remove/reinstall monitor prior/after painting process. Scrape, clean and prep walls, trim and window trim for new paint. See FF&E Paint Schedule.

**CEILING:** F&I new 2’x4’ ceiling grid, tile and lights (1:1 replacement). F&I surface mounted electrical conduit.

- 5 lights, 2 supply diffusers, 1 return diffuser, 1 smoke detector

**ELECTRICAL:** F&I (1) one new duplex outlet by bed nightstand. GC to coordinate height of outlet with stand.

**FLOORING:** F&I new rubber flooring. See FF&E Schedule, Attachment J.1.12. Dispose of old flooring.

**FURNISHINGS:** See FF&E Schedule, Attachment J.1.12

- F&I new window shade; dispose of old blind.
- Remove existing blackboard.
- F&I (1) Butler XL twin bed and mattress; remove and dispose of existing.
- F&I (1) Butler Fiero nightstand
- Remove and salvage old lockers; coordinate with DCFEMS for delivery to new location.

## **Room 202 – Stair #2**

CEILING: F&I 2x4 grid, tile and light. F&I padding at bottom of first step at the top for safety and head protection (where staff hit their heads on the steel).

- F&I 1 smoke detector.

F&I (1) 1'x4' surface-mounted light with motion-sensor on underside of beam to illuminate top to bottom of spiral staircase; tie-in to the new LED ceiling light.

ELECTRICAL: F&I new surface mounted electrical conduit (2-way switch top and bottom of staircase)

STAIRS: Secure spiral staircase. F&I new stair treads; See FF&E Schedule, Attachment J.1.12.

PAINT: Scrape, prep and paint spiral stairs structure; F&I new (1) coat primer (shop applied) and (2) coats of direct to metal finish paint to doors & frames. Scrape, clean and prep walls, trim and window trim for new paint. See FF&E Paint Schedule

FLOORING/WALLS: Clean second floor landing per General Work notes (a). Repair wall baseboard trim as needed.

FURNISHINGS: F&I new window shade per FF&E Schedule, Attachment J.1.12.; dispose of old blind.

## **Room 203 – Bunk Room**

**KEEP INTACT THE TWO (2) HAND-PAINTED ENGINE 23 LOGOS ON BUNK ROOM WALLS; COVER TO PROTECT DURING PAINTING PROCESS.**

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

DOORS: F&I (2) two upgraded interior doors; replace in kind; see Door Schedule, SWR (u).

CEILING: F&I new 2'x4' ceiling grid, tile and lights (1:1 replacement).

- 5 lights, 4 supply diffusers, 1 smoke detector.

ALERTING: F&I upgraded Station Alerting LED night lights quantity five (5). Includes night lights, wiring to controllers and system integration. System is a low voltage standalone system which is compatible with existing Fire Station Alerting. DATANET MUST PERFORM THESE SERVICES. See Attachment J.1.7.

ELECTRICAL: F&I (7) seven new duplex outlets; 1 behind each bed nightstand\*. GC to coordinate height of outlet with adjacent nightstand.

FLOORING: Strip and wax existing floor per General Work notes (a)

FURNISHINGS: See room layout of furniture locations in Bell Architects drawing, Attachment J.1.2.

See FF&E Schedule, Attachment J.1.12

- F&I new *blackout* window shades (1:1 replacement). Dispose of old shades.
- F&I (7) seven Butler XL twin Fiero bed and mattress sets; dispose of existing beds and mattresses.
- F&I (7) seven Butler Fiero \*nightstands.

## **Room 204 – Pole Closet**

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. See FF&E Paint Schedule.

FIRE POLE: Remove defective/OSS fire pole. F&I and secure new brass fire pole; length/diameter sized per manufacturer's specifications; test for security. Manufacturer: Slide Pole, model 19, [www.slidepole.com](http://www.slidepole.com)

CEILING: F&I new 2'x4' ceiling grid, tile and 1 (one) light (1:1 replacement).

- F&I one (1) new temperature-controlled exhaust fan, min 12x12, 1-HP motor, vent to attic.

ELECTRICAL: F&I new surface-mounted electrical conduit with motion detector to activate light.

FLOORING: Clean existing floor per General Work notes (a).

## **Room 205– Bunkroom Closet**

### CONSTRUCTION:

- Complete Bunkroom Closet construction and painting in advance of beginning construction on Room 206 (in order to enable DCFEMS to relocate engine house record books; see Room 206 notes).
- DCFEMS to remove closet contents before room construction and restore after construction.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

PAINT: Temporarily remove shelving for painting process. Scrape, clean and prep walls, and trim for new paint. Paint shelving boards and reinstall. See FF&E Paint Schedule.

ELECTRICAL: F&I new surface-mounted electrical conduit with motion detector.

CEILING: F&I new 2'x4' ceiling grid, tile and new LED light (1:1 replacement). F&I wired smoke detector.

FLOORING: Clean existing floor per General Work notes.

## **Room 206 – Lactation Room**

CONSTRUCTION: DCFEMS to relocate record books to Room 205 before construction. Demo and dispose of shelving; prep wall for paint.

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u). F&I new unoccupied /occupied indicator lock and key.

CEILING: F&I new 2'x4' ceiling grid, tile and new LED light (1:1 replacement).

- HVAC: Add new HVAC ceiling flexible duct and diffuser to room to provide adequate heating/cooling of space.

ELECTRICAL: F&I new GFI outlet for mini-fridge; DGS PM to determine location.

FLOORING: F&I new rubber cove wall base and F&I new tile flooring; see FF&E Schedule, Attachment J.1.12.

FURNISHINGS: F&I - See FF&E Schedule, Attachment J.1.12.

- Upholstered chair
- Mini-refrigeration unit
- Table lamp (place on top of refrigerator)
- New window shade; dispose of old blind.

## **Room 207 – Men's Locker**

### CONSTRUCTION:

- Install wall area and door frame for hall entry to locker room; See Bell Architects drawings, attachment J.1.2.
- Demo and dispose of carpet on steps leading into shower area; upgrade with non-slip tread stair covering per FF&E Schedule.

DOORS: F&I locker room door; see Door Schedule SWR (u).

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

CEILING: F&I new ceiling grid, tile and lights (1:1 replacement).

- 2 supply diffusers, 4 lights

FLOORING/WALLS: F&I new vinyl base around locker 2x4 wood base. F&I new rubber cove wall base; replace in kind, black, see FF&E Schedule, Attachment J.1.12. Strip and wax existing floor per General Work notes.

FURNISHINGS: See FF&E Schedule Attachment J.1.12 unless otherwise noted.

- F&I new window shade per.; dispose of old blind.
- F&I new thirty-four (34) personal duty lockers; see W.A. Hamilton plan and specifications, attachment J.1.5.
- Keep existing benches.
- F&I (1) full-length mirror; mounted on wall below high window near toilet room entry.

### **Room 208 – Hall**

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

F&I new 2'x4' ceiling grid, tile and lights (1:1 replacement)

- 3 lights, 2 supply diffusers, 2 return grills

F&I new window shade per FF&E Schedule, Attachment J.1.12.; dispose of old blind

FLOORING/WALLS: F&I new rubber cove wall base; replace in kind, black, see FF&E Schedule, Attachment J.1.12. [This includes exterior of new build-out area for Women's Locker Room Shower; see Bell Architects plan, Attachment J.1.2). Strip and wax existing floor per General Work notes (a)

### **Room 208a – Residential Laundry Closet (New)**

CONSTRUCTION: In hallway adjacent to Women's Locker Room, build new laundry recessed area; F&I new plumbing, drainage, electrical, duct and exhaust work per washer/dryer equipment manufacturer specifications. See Bell Architects drawing, Attachment J.1.2.

HVAC: F&I ceiling-mounted exhaust to vent thru exterior wall.

APPLIANCES: F&I stackable, residential Electrolux washer and dryer with stacking kit and drain hose extension kit installed and tested prior to fitting units into final recessed location. See M&M Appliance Attachment, J.1.4 for product specifications.

DOOR: No door.

FLOORING/WALLS: Keep existing flooring. Strip and wax existing floor per General Work notes.

FINISHES: F&I (1) rubber personal storage cabinet, freestanding on floor, against opposite wall by window; see FF&E Schedule, Attachment J.1.12.

### **Room 209 – Stair**

CONSTRUCTION: Secure spiral staircase. F&I new stair treads; see FF&E Schedule, Attachment J.1.12.

CEILING: F&I new 2'x4' ceiling grid, tile and 1 light (1:1 replacement) with motion-sensor.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

PAINT: Scrape, prep and paint spiral stairs structure; F&I new (1) coat primer (shop applied) and (2) coats of direct to metal finish paint to doors & frames, color: match existing. Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

FLOORING: F&I new rubber cove wall base under sidelight window and to right of window; black, see FF&E Schedule, Attachment J.1.12. Strip and wax existing floor per General Work notes.

FURNISHING: F&I new window shade per FF&E Schedule, Attachment J.1.12.; dispose of old blind.



## **Room 210 – Women’s Lockers & Bathroom**

### **COMPLETE RENOVATION TO FULLY FUNCTIONING OFFICER’S BATH (Room 212) PRIOR TO INITIATING WORK.**

CONSTRUCTION: See Bell Architects, Attachment J.1.2, Drawing A05

ALERTING: F&I Station Alerting LED night light quantity one (1). Includes night lights, wiring to controllers and system integration. System is a low voltage standalone system which is compatible with existing Fire Station Alerting. DATANET MUST PERFORM THESE SERVICES; SEE ATTACHMENT J.1.7.

#### **DOORS:**

- F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u). F&I new card reader at locker room entry door.
- F&I new shower area interior door; see Door Schedule SWR (u). F&I new unoccupied /occupied indicator lock and key.

CEILING: F&I new 2’x4’ ceiling grid, tile and 2 lights

- 1 light in Locker Area – replace 1x4 light with 2x4 light
- 1 light in Shower Area – install 2x4 light
- HVAC: F&I ceiling mounted exhaust in bathroom section to vent thru exterior wall. Add new HVAC ceiling flexible duct and diffuser to room to provide adequate heating and cooling of space.

#### **PLUMBING:**

- F&I new all fixtures and accessories (sink/faucets, adult-height toilet, shut-off valves).
- F&I new built-in, tiled shower with new shower basin and front access diverter assembly.

ELECTRICAL: F&I two (2) new electrical outlets: (1) LEFT of window, adjacent to new lockers; (1) RIGHT of sink at height of mirror (for hairdryer use), 15-amp.

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

#### **FLOORING/WALLS:**

- Locker Area: F&I new vinyl base around locker 2x4 wood base. F&I new rubber cove wall base on interior room walls; replace in kind, black, see FF&E Schedule, Attachment J.1.12. Strip and wax existing floor per General Work notes.
- Bath/Shower: Demo and remove all floor, drywall on walls. Demo and dispose of existing floor covering. F&I with new tile flooring and walls see FF&E Schedule, Attachment J.1.12.

FURNISHINGS: See FF&E Schedule, Attachment J.1.12 unless otherwise noted

- F&I seven (7) personal duty lockers; see Bell Architects A05 drawing in Attachment J.1.2 and W.A. Hamilton plan and specifications, Attachment J.1.5.
- F&I one (1) new 18”x36” 2-pedestal wood bench; W.A. Hamilton.
- F&I (1) shower curtain rod with liner and hooks.
- F&I (1) corner shower caddy.
- F&I (1) 24” mirror, (1) full-length mirror, and F&I (1) 24” mirror, (1) 24” toiletry shelf under mirror and (1) 2-shelf utility above toilet.
- F&I double towel hook, combo toilet seat cover dispenser/toilet paper/sanitary napkin disposal, soap dispenser, and paper towel dispenser.
- F&I new window shade; dispose of old blind.

## **Room 211 – Officers’ Suite**

CONSTRUCTION: Remove and dispose of personal lockers and corner storage locker. Demo and prepare locker area and create and install finishes for four (4) officer closets per Bell Architects’ drawings, Attachment J.1.2.

- For each closet: F&I one (1) closet shelf 15-inches deep at a height of 72-inches above the floor; F&I one (1) closet pole at height of 65-inches above the floor. F&I three (3) coat hooks on interior side of closet doors, center on door.

ALERTING: F&I Station Alerting LED night light quantity one (1). Includes night lights, wiring to controllers and system integration. System is a low voltage standalone system which is compatible with existing Fire Station Alerting. DATANET MUST PERFORM THESE SERVICES; SEE ATTACHMENT J.1.7.

DOORS:

- F&I interior doors; replace in kind; see Door Schedule, SWR (u).

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

CEILING: F&I new 2’x4’ ceiling grid, tile and lights (1:1 replacement).

- 2 lights, 2 supply diffusers

ELECTRICAL: F&I three (3) duplex electrical outlets: one centered between windows and west wall for desk; one centered on west wall between front wall and window; and one on interior wall by bathroom door for nightstand. Relocate wall-mounted monitor to front wall corner right of front window

FLOORING/WALLS F&I new tile flooring; replace in kind. F&I new rubber cove wall base; replace in kind, black. See FF&E Schedule, Attachment J.1.12.

FURNISHINGS - See FF&E Schedule, Attachment J.1.12.

- F&I new blackout window shades; dispose of old blinds.
- F&I one (1) Butler XL Fiero twin bed and mattress set; salvage existing bed.
- F&I one (1) matching Butler Fiero nightstand and one (1) nightstand lamp.
- F&I New 30” x 72” desk (Contact Elocen), (1) one rolling office chair, (1) desk lamp
- F&I one (1) full-length mirror on wall behind suite entry door.

## **Room 212 – Officers’ Bathroom**

TO MINIMIZE DISRUPTION, OFFICERS’ SUITE BATH MUST BE COMPLETED FIRSTLY PRIOR TO RENOVATING WOMEN’S LOCKER/BATH (Rm 210), followed by MEN’S BATHROOM (Rm 213)

CONSTRUCTION: Demo and remove all floor, shower and wall tile; F&I new tile per FF&E Schedule Attachment, J.1.12.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

PLUMBING:

- F&I new (1) shower head and front access diverter assembly.
- F&I new shower basin.
- F&I new all fixtures and accessories (sink/faucets, adult-height toilet, shut-off valves).

CEILING: F&I new ceiling grid, tile (1:1 replacement).

- 1 supply diffuser, 1 exhaust.

HVAC: F&I replacement for existing exhaust fan motor.

ELECTRICAL:

- F&I new wall light switch with delayed motion sensor.
- F&I new above sink ceiling light.
- F&I new shower light.
- See FF&E Schedule, Attachment J.1.12.

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

FURNISHINGS - See FF&E Schedule, Attachment J.1.12:

- F&I new window shade per FF&E Schedule; dispose of old blind.
- F&I (1) shower curtain rod with liner and hooks.
- F&I (1) corner shower caddy
- F&I (1 each) toilet paper holder, paper towel dispenser, soap dispenser
- F&I (1) 24" mirror, (1) 24" toiletry shelf under mirror and (1) 2-shelf utility above toilet
- F&I new (1) robe hook.

### **Room 213 – Men’s Bathroom**

#### **COMPLETE RENOVATION TO FULLY FUNCTIONING OFFICER’S BATH (Rm 212) & WOMEN’S LOCKER ROOM (Rm 210) BEFORE INITIATING WORK TO MINIMIZE DOWN TIME.**

CONSTRUCTION - See FF&E Schedule, Attachment J.1.12:

- Demo and remove all floor, drywall, and tile on walls and in showers. F&I new tile.
- F&I sinks countertop with circular cut-out on far right for placement of trashcan underneath. DGS PM to determine countertop placement on wall, and location/size of trash cut-out.
- F&I new three (3) undermount sinks into countertop at locations of existing sinks
- F&I new three (3) sink faucets, each with ¼ turn H/C water shutoff valves.
- F&I new two (2) adult-height toilets, and one new urinal; all with ¼ turn shut off valves.
- F&I new (2) phenolic toilet partitions and (1) urinal screen.
- F&I new (2) shower heads and front access diverter assemblies.

CEILING: F&I new ceiling, ceiling grid, tile and lights (1:1 replacement).

- Showers: Replace shower ceilings; F&I (2) new LED shower lights.
- Eliminate wall lights. F&I one (1) LED wall light centered on sinks/counter area.
- Replace in kind six (6) ceiling lights with LED lights.
- F&I ceiling motion sensors with delayed shut-off.

DOORS: F&I upgraded (2) interior doors; replace in kind; see Door Schedule, SWR (u).

HVAC: F&I replace existing exhaust fan motors.

ELECTRICAL: F&I ceiling motion sensors with delayed shut-off option. F&I surface-mounted electrical receptacles

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

FURNISHINGS – See FF&E Schedule, Attachment J.1.12:

- F&I (2) two shower curtain rods with liners and hooks.
- F&I (2) corner shower caddies
- F&I (2) toilet paper holder located in stalls, (1) toilet seat cover dispenser located on wall outside of toilets area; (2) paper towel dispensers and (2) soap dispensers located on wall between sinks
- F&I new (4) robe hooks on exterior wall across from each shower; 2 per shower.
- F&I (3) 24" mirrors centered over sinks.
- F&I epoxy-coated storage rack, 36" x 18" x 63" with 4 shelves.
- Replace in kind F&I new window shade per FF&E Schedule, Attachment J.1.12.; dispose of old blind

### **Room 214 – Janitor’s Closet**

CONSTRUCTION - See Bell Architect drawing, Attachment J.1.2 and FF&E Schedule, Attachment J.1.12:

- Demo and remove all tile on walls. F&I new tile. Replace ceiling.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u)

LIGHTING: F&I new LED light with new motion sensor wall switch.

PLUMBING: Replace wall-mounted janitor’s mop sink and H/C faucets with fitted floor mop sink.

FURNISHING: FF&E Schedule, Attachment J.1.12:

- F&I mop holder
- F&I 24-inch, 2-shelf unit.

### **Room 215 – Pole Closet**

CONSTRUCTION: Secure pole; test for safety and active use. Clean and polish brass per manufacturer’s recommendations.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

CEILING: F&I new ceiling, ceiling grid, tile and light (1:1 replacement).

- HVAC: F&I 1 new temperature-controlled exhaust fan, min 12x12, 1-HP motor, vent to attic.

ELECTRICAL: F&I surface mounted motion activated light detector for ceiling light.

FLOORING/WALLS: Clean existing floor per General Work notes.

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. See FF&E Paint Schedule.

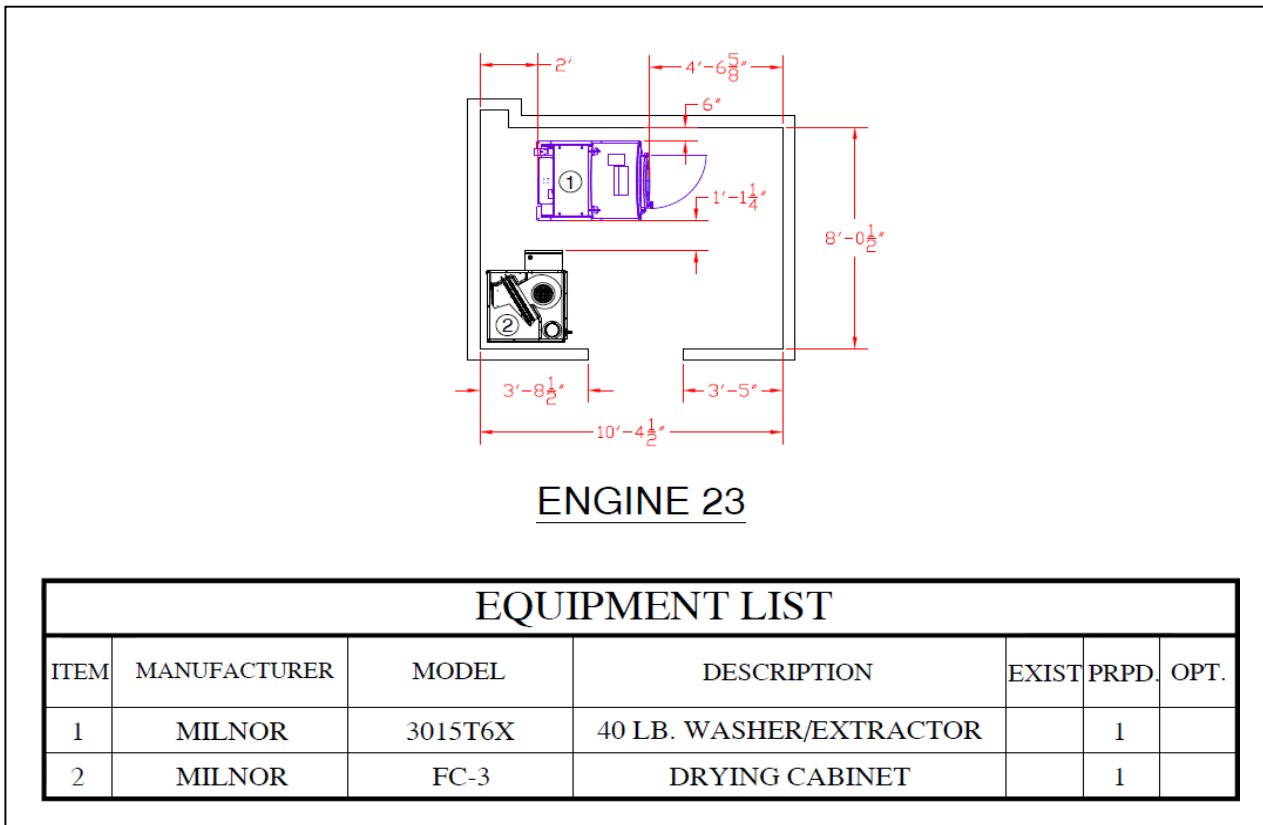
## FIRST FLOOR

### Room 100 - Exterior Storage Room – Conversion to PAC Commercial Laundry Room

Conversion to Commercial Laundry Room [See Attachment J.1.8 for product specifications and vendor contact information].

CONSTRUCTION FOR THIS ROOM MUST FOLLOW COMPLETION OF BASEMENT REHAB IN ORDER TO ENABLE STORAGE OF MOVED CONTENTS. See SWR Note (s).

1. All work is to be performed during normal business hours and not be disruptive to operations of facility.
2. PAC vendor to F&I (1) MILNOR – 3015T6X – 40LB WASHER [with Electrical Configuration: 208-240/60/3].
  - a. Mount and level a 6” steel mounting base to enhance loading height of the washer to the existing concrete floor using an industry standard anchor bolt and grout procedure.
  - b. Provide a 3’x18”x12” polyurethane trough behind the washer with a 3” drain
3. PAC vendor to F&I (1) MILNOR – FC-3 – DRYING CABINET [with Electrical Configuration 208/60/3 with a 50A breaker].
4. PAC vendor to deliver appliances to job site, uncrate, rig, level and mount to existing concrete floor using an industry standard anchor bolt and grout procedure, per approved layout below in EXTERIOR STORAGE ROOM.



#### A. Electrical

1. GC to verify or upgrade engine house electrical panel for additions of commercial washer and dryer. See Product Specifications in Attachment J.1.8.
2. For washer, dryer and chemical pumps: GC to F&I new electrical circuit, conduit, wiring, outlet, and disconnect for washer and dryer only per manufacture requirements as follows:
  - a. F&I new electrical devices, conduits, and circuits for one Milnor 3015T6X washer/extractor and one Milnor FC-3 drying cabinet as needed.
  - b. F&I one 30 amp, 3-phase disconnect and one 60 amp, 3-phase disconnect. Mark panel circuits or disconnect.
  - c. F&I disconnect means for new equipment as needed.
  - d. F&I 120V outlet for chemical pumps.
  - e. Provide support in final testing of equipment to assure functionality.
  - f. Seal all concrete penetrations as needed.
3. Additional electrical for this room:  
 Install separate GIF outlet. F&I box heater.  
 LIGHTING: F&I (2) upgraded lighting, 4-foot, flush mount, wrap around lights on centered on ceiling, perpendicular to back wall. F&I new wall light switch with motion sensor.

**B. Plumbing**

1. GC to F&I (1) new 3” drain line through north wall by washer to adjacent room and former location of boiler flue down into basement drain and make final plumbing connection to the trough
2. GC to F&I (1) one new EF 120-gallon/199k BTUs hot water heater [see BASEMENT in SRR section, J.1.1] with associated piping, connections, electrical, etc. required for complete system.
3. F&I new ¾” hot and cold-water lines from the new hot water heater and final connections to the washer. Include a Y-joint connection to the existing hot water line to adequately supply the dual hot water connections needed for the proposed washer.

**C. Chemical Supply Installation**

1. PAC vendor to F&I 3-pumps chemical dispenser assembly to adequately deliver the proper chemistry to the washer:
  - a. Dimensions of 3-Pump: Height 5.8”/Width 11.6”/Depth 6.3”/Weight 16 lbs.
2. PAC to F&I NFPA-approved chemicals for the initial startup of the washer:
  - a. Detergent: ECOLAB, TRI-STAR, DETERGENT OZ, 5-gallon, #6116561
  - b. Neutralizer: ECOLAB, TRI-STAR, ADVACARE 120 SOUR, 5-gallon, #6114299
3. DGS responsible for all future orders and disposal of empty chemical buckets.

**D. Dryer Exhaust Improvements**

1. GC to F&I new 6” exhaust duct including all supplies and connections to the FC-3 drying cabinet and linear ft. required to reach the outside EAST wall along with all supplies needed to support the entire ducting.
  - a. Include new expanded East wall penetration with proper sealing and downward goose neck exhaust extension to properly vent to the outside toward parking lot area and protect from the outside elements.
  - b. Supply and apply proper sealing around new wall penetration.
2. GC to remove and dispose of any unnecessary ducting.

**E. Installation Inspection**

1. Within [3 days] after the completion of the installation, schedule a factory-authorized MILNOR service tech on-site for review of the installation, connections and Gear Guardian programming.
2. MILNOR to perform startup of all laundry machinery to ensure proper operation and perform operational, troubleshooting.

DOOR: F&I new exterior solid metal door with vent; see Door Schedule, SWR (u) Paint doors on exterior side. Existing frame to be patched and painted. See FF&E Paint Schedule, Attachment J.1.12.  
LIGHTING: F&I (2) two LED flush mount wraparound lights; See FF&E Schedule, Attachment J.1.12.  
HVAC: F&I wall-mounted thermostatically controlled space heater with fan exhausted externally.  
PAINT: F&I new waterproof paint with flex seal, including surface mounted electrical conduit. See FF&E Paint Schedule.  
FLOORING: Grind, clean and seal floor per General Work notes.  
FURNISHING: F&I wall-mounted open shelves; see FF&E, Attachment J.1.12.

### **Room 101 – Mechanical Storage**

CONSTRUCTION FOR THIS ROOM MUST FOLLOW COMPLETION OF BASEMENT REHAB IN ORDER TO ENABLE STORAGE OF MOVED CONTENTS.  
CONSTRUCTION: Demo and dispose of boiler stack. Infill and repair ceiling, wall and floor area to match existing surfaces  
ELECTRICAL: F&I new wall light switch with motion sensor. Make safe existing surface mounted electrical boxes; replace if needed.  
HVAC: F&I electric heater thermostatically controlled exhaust fan, minimum 12x12  
PAINT: Scrape, clean and prep hard ceiling and walls for new paint. Remove workbench while painting; reinstall upon completion. F&I new paint including surface mounted electrical conduit and existing built-in tall shelving. See FF&E Paint Schedule.  
FLOORING/WALL: F&I new rubber cove wall base; replace in kind, black, see FF&E Schedule, Attachment J.1.12. Clean existing floor per General Work notes (a)  
FURNISHING: F&I (2) 48-inch metal shelves; see FF&E schedule J.1.2.

### **Room 102 – Closet (off Hallway)**

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).  
CEILING: F&I new 2'x4' ceiling grid, tile.  
ELECTRICAL: F&I new wall light switch and (1) 2x2 light, 2x2 (1:1 replacement).  
PAINT: Scrape, clean and prep hard ceiling and walls for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.  
FLOORING/WALL: F&I new rubber cove wall base; replace in kind, black, see FF&E Schedule, Attachment J.1.12. Clean existing floor per General Work notes.

### **Room 103 – EMS Office**

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).  
PAINT: Remove and reinstall monitor during painting. Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.  
CEILING: F&I new 2'x4' ceiling grid, tile and (1) light (1:1 replacement).

- HVAC: F&I split HVAC Mitsubishi Electric cassette with required duct work into existing HVAC system. Include heating controller and receiver for room. See FF&E Schedule, Attachment J.1.12.

ELECTRICAL: F&I new wall light switch with motion sensor.  
FLOORING/WALL: F&I new rubber cove wall base; black, see FF&E Schedule, Attachment J.1.12. Clean existing floor per General Work notes  
FURNISHINGS: See FF&E Schedule J.1.12 unless designated otherwise:

- F&I new 30x60 office desk and (1) rolling office chair; dispose of existing furniture and lockers.
- F&I (2) new staff lockers; dispose of old lockers. See Attachment J.1.5; W.A. Hamilton
- F&I new window shade; dispose of old blind.

## **Room 104 – Stair #2**

CONSTRUCTION: Inspect and secure spiral staircase for safety. F&I new stair treads (1:1 replacement); see FF&E Schedule, Attachment J.1.12.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

CEILING: F&I new 2'x4' ceiling grid, tile

ELECTRICAL: F&I new wall surface mounted 3-pole light switch with motion sensor (SEE NOTES ON ROOM 202, TOP OF STAIR).

PAINT: Scrape, prep and paint spiral stairs structure; F&I new (1) coat primer (shop applied) and (2) coats of direct to metal finish paint to doors & frames. See FF&E Paint Schedule. Scrape, clean and prep hard ceiling and walls for new paint. See FF&E Paint Schedule.

FLOORING/WALL: F&I new rubber cove wall base; black, see FF&E Schedule, Attachment J.1.12. Clean existing floor per General Work notes.

FURNISHING: F&I new window shade per FF&E Schedule, Attachment J.1.12; dispose of old blind.

## **Room 105 – Company Office**

CEILING: F&I new 2'x4' ceiling grid, tile and (2) lights (1:1 replacement).

- HVAC: Remove and salvage wall unit per General Work notes. F&I split HVAC Mitsubishi Electric cassette with required duct work into existing HVAC system. Include heating controller & receiver for room. See FF&E Schedule, Attachment J.1.12.

ELECTRICAL: F&I new wall light switch with motion sensor. F&I (4) four receptacles; 2 on Apparatus Bay wall and 2 on back wall.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

WINDOW: F&I new single, fire-rated, tempered-glass interior window to Apparatus Bay. Replace in kind. F&I new exterior window shade per FF&E Schedule, Attachment J.1.12.; dispose of old blind.

PAINT: Remove all wall shelves and cork board and dispose. Remove wall hangings and reinstall upon completion. Scrape, clean and prep walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

FLOORING/WALLS: F&I new rubber cove wall base; black, see FF&E Schedule, Attachment J.1.12. Strip and wax existing floor per General Work notes

FURNISHINGS – See FF&E Schedule, Attachment J.1.12.

F&I the following and dispose of old furniture:

- (1) 30x60 office desk
- (1) 5-drawer, vertical file
- (1) 2-drawer file
- (1) storage bookcase
- (1) rolling office desk chair
- (1) cork board.



### **Room 106 – Sitting Room [Day Room] and adjacent Hallway**

ALERTING: F&I additional microphone and integrate into EH 23 alerting system. DATANET MUST PERFORM THESE SERVICES; see Attachment J.1.7.

**CONSTRUCTION:**

- Remove drywall column enclosure; salvage thermostat and controls to be used as determined by HVAC contractor.
- Relocate and mount monitor on lintel above new kitchen counter area.
- Remove existing monitor DVD shelf in corner. F&I new DVD shelf on lintel next to monitor; paint color: match new wall color.
- Remove and salvage existing ice machine; coordinate for delivery to DCFEMS warehouse.
- Remove and dispose of microwave shelving; salvage existing microwave.

**DOOR:** F&I upgraded interior door to Apparatus Bay and exterior door to back parking lot; replace in kind; see Door Schedule, SWR (u).

**CEILING:** F&I new 2'x4' ceiling grid, tile and (2) lights (1:1 replacement).

- HVAC: Remove and salvage wall/floor HVAC units per General Work notes (g). F&I (2) split HVAC Mitsubishi Electric cassettes with required duct work into existing HVAC system, located for optimum, balanced air flow. Include heating controller & receiver for room. See FF&E Schedule, Attachment J.1.12.

**PAINT:** Temporarily remove and reinstall Engine 23 display and whiteboard when painting. Scrape, clean and prep walls, trim and window trim for new paint. See FF&E Paint Schedule.

**ELECTRICAL:** F&I new surface-mounted electrical conduits. New ceiling LED's for this area require switches that allow the lights to be dimmed.

**FLOORING/WALLS:** F&I new rubber cove wall base, black; remove existing floor tile from exterior wall to outer edge of hall/walkway and replace in kind. See FF&E Schedule, Attachment J.1.12. Clean hall/walkway existing flooring per General Work Notes.

**FURNISHINGS:** See FF&E Schedule, Attachment J.1.12

- F&I new window shade per.; dispose of old blind
- F&I (8) eight new conference chairs; dispose of old conference chairs.
- Keep existing conference table.
- Seek direction on disposition of red leather lounge chairs from DCFEMS.

### **Room 107 – Staff Toilet**

**CONSTRUCTION:** Demo and dispose of all plumbing, fixtures, wall areas, door, flooring and contents in preparation for Kitchen Expansion; see Alto Harley Drawings & Specifications, attachment J.1.10.

**CEILING:** ALIGN CEILING AREA WITH SITTING ROOM'S CEILING HEIGHT. F&I new 2'x4' ceiling grid, tile and (1) light.

**FLOORING/WALLS:** F&I new rubber cove wall base and replace in kind, black; remove existing floor tile and replace in kind. See FF&E Schedule, Attachment J.1.12.

## **Room 108 – Kitchen**

SEE ALTO HARLEY DRAWINGS AND SPECIFICATIONS FOR INSTALLATION FLOOR PLAN AND PRODUCT SPECIFICATIONS – ATTACHMENT J.1.10.

### **CONSTRUCTION:**

**SALVAGE EXISTING KITCHEN APPLIANCES FOR TEMPORARY KITCHEN SET UP IN LOCATION DETERMINED BY DGS PROJECT MANAGER, PER GENERAL WORK NOTES. DEMO OF EXISTING KITCHEN SHALL NOT BEGIN UNTIL NEW KITCHEN EQUIPMENT IS ON HAND TO LIMIT DOWNTIME, PER GENERAL WORK NOTES.**

**ELECTRICAL:** Existing panel to remain; see Attachment J.1.10.

**EXHAUST HOOD:** Existing exhaust hood system to remain. System control components include kitchen hood, exhaust fan, Ansul system, and emergency shut-off. F&I new make-up air system; remove existing make-up air vent on north wall and install new make-up air coming from east wall. Contractor responsible for all final utility connections to ensure proper operation of system and DCRA inspection.

**CEILING:** F&I (2) new 1' x 4' LED ceiling light fixtures (replace 1 light and add 1 light).

HVAC: Remove and salvage wall HVAC unit per General Work notes; F&I per HVAC contractor, new ceiling cassette unit.

**PAINT:** Scrape, clean and prep ceiling, walls, trim and window trim for new paint. F&I new paint including surface mounted electrical conduit. See FF&E Paint Schedule.

**FLOORING/WALLS:** F&I new rubber cove wall base; black; remove existing floor tile and replace in kind. See FF&E Schedule, Attachment J.1.12.

**FURNISHING:** F&I new window shade per FF&E Schedule, Attachment J.1.12.; dispose of old blind

## **Room 109 – New Staff Toilet [former Janitor's Closet]**

### **CONSTRUCTION:**

- Demo existing janitor's closet walls, floor and ceiling and prep to renovate into a new Staff Toilet; see Bell Architects' drawings, Attachment J.1.2.
- Remove and dispose of existing janitor's sink and washing machine.
- F&I drywall on all walls and prep for paint.
- F&I all new finishes (Sink/Faucet, Toilet, Shut-off Valves). See FF&E Schedule, Attachment J.1.12.

**CEILING:** F&I new F&I new 2'x4' ceiling grids, tiles and (1) 2'x4' light

- HVAC: F&I ceiling mounted, externally exhausting fan.

**ELECTRICAL:** F&I new wall light switch with motion sensor. F&I GFI outlet. F&I space heater.

### **PLUMBING:**

- F&I new adult-height toilet, per FF&E Schedule, Attachment J.1.12.
- F&I new wall-mounted sink, per FF&E Schedule, Attachment J.1.12.

**DOOR:** F&I new 30" metal, vented door with vacancy/occupied lock. See Door Schedule, SWR (u).

**PAINT:** Scrape, clean and prep ceiling, walls, trim and window trim for new paint. See FF&E Paint Schedule.

**FLOORING:** F&I new slab for flooring. F&I flooring to match Kitchen and Sitting areas flooring: new rubber cove wall base, black; tile flooring. See FF&E Schedule, Attachment J.1.12.

**FURNISHINGS:** See FF&E Schedule, Attachment J.1.12.

- F&I combo toilet seat cover dispenser/toilet paper/sanitary napkin disposal
- F&I soap dispenser
- F&I paper towel dispenser
- F&I one 24-inch mirror, centered over sink
- F&I one 24-inch toiletry shelf between mirror and sink.

## **Room 110 – Apparatus Bay and Support**

**DOORS:** F&I upgraded exterior pedestrian doors; replace in kind. See Door Schedule, SWR (u).

**EXHAUST SYSTEM:** F&I upgraded Nederman diesel exhaust system including 1- 49' MagnaRail, 2- MagnaRail Extraction units, 1- 3Hp fan, control panel, high temperature nozzles. All suspension brackets, ductwork and electrical work. See product specification Attachment J.1.6. Dispose of old system.

**CEILING:**

- F&I new ceiling lights 3 rows of 4 ceiling-hung (floating) lights for 12 in total; Install motion sensor.
- Front and back lights always on; middle 4 on motion sensor
- F&I TWO (2) IN KIND electric cord ceiling drops.

**ELECTRICAL:** F&I surface-mounted electrical conduit/switches with motion detectors (1:1 replacement).

**PLUMBING:**

- F&I new janitor's mop sink, faucet, and all associated plumbing on staff toilet front interior wall corner (facing apparatus entry door). See Bell Architect drawing, Attachment J.1.2.
- Reinsulate existing pipes for cleaning area by Watch Room. F&I new hose holder; see FF&E Schedule.

**PAINT:** Scrape & prep entire apparatus bay including connecting spiral stairs structure prior to painting the ceiling and walls. F&I new (1) coat primer (shop applied) and (2) coats of direct to metal finish paint to doors & frames. See FF&E Paint Schedule.

**FLOORING:**

- Grind, clean and seal apparatus bay floor per General Work notes.
- Jet out all apparatus floor drains and piping at the end of the engine house construction project.
- F&I new drive aisle markings; remove existing markings firstly.

**FURNISHINGS -** See FF&E Schedule, Attachment J.1.12 unless otherwise designated:

- Remove existing fire hose rack; coordinate relocation or disposal with DCFEMS. DCFEMS to relocate existing hoses to new fire hose rack in Basement.
- Relocate existing work bench from current location by fire pole, to new location across apparatus bay to RIGHT of exterior west side exit door [former location of old metal cabinets].
- F&I (34) new staff lockers per W.A. Hamilton locker plan. See Attachment J.1.5.
- F&I (4) new Frigidaire personnel refrigerators. See Attachment J.1.4 for M&M. Dispose of existing.
- F&I (4) new HDX personnel cabinets located on top of refrigerators. Dispose of existing.
- F&I new metal shelving for chemicals over janitor's sink. Dispose of old shelving.
- F&I new six-mop, wall-mounted rack in existing location.
- F&I (2) Uline heavy-duty storage cabinets in former location of fire hose rack, to left of west side exit door. Dispose of old cabinets.
- F&I new window shades. Dispose of old blinds.

## **Room 111 – Watch Office**

**CONSTRUCTION:** F&I new plywood backing for wall-mounted alerting system. Paint to match exterior trim.

**DOOR:** F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

**WINDOWS:** F&I new fire-rated tempered glass windows (1:1 replacement)

**CEILING:** F&I new 2'x4' ceiling grid, tile (1:1 replacement). F&I (2) two new 4-inch ceiling lights.

**HVAC:** Remove and salvage wall HVAC unit per General Work notes (g). F&I (2) split HVAC Mitsubishi Electric cassettes with required duct work into existing HVAC system, located for optimum, balanced air flow. Include heating controller and receiver for room. See FF&E Schedule, Attachment J.1.12.

**ELECTRICAL:** F&I new surface mounted wall light switch with motion sensor. F&I adequate electrical outlets to ensure adequate function for all office and related equipment.

**PAINT:** Scrape, prep and paint metal walls structure; F&I new (1) coat primer (shop applied) and (2) coats of direct

to metal finish paint to doors & frames. See FF&E Paint Schedule. Scrape, clean and prep interior walls for new paint. See FF&E Paint Schedule.

FLOORING/WALLS: F&I new rubber cove wall base; replace in kind, black, see FF&E Schedule, Attachment J.1.12. Clean existing floor per General Work notes.

FURNISHINGS: F&I new Kimball KORE worktable surface 24"x72", (2) two new rolling office chairs. See FF&E Schedule, Attachment J.1.12.

### **Room 112 – Electrical Room**

CONSTRUCTION: Remove and dispose of debris, existing dryer and duct work; cap existing vents.

DOOR: F&I upgraded interior door; replace in kind; see Door Schedule, SWR (u).

CEILING: F&I new 2'x4' ceiling grid, tile and lights (1:1 replacement)

ELECTRICAL: F&I new surface-mounted electrical conduit with motion detector. Remove existing outdoor light timing/control box; coordinate with DGS Project Manager if replacement is needed.

FLOORING: Clean existing floor per General Work notes.

PAINT: Scrape, clean and prep walls, trim and window trim for new paint. See FF&E Paint Schedule.

## **BASEMENT**

BASEMENT WORK MUST BE COMPLETED FIRSTLY IN ADVANCE OF BEGINNING CONSTRUCTION ON COMMERCIAL LAUNDRY (ROOM 100) AND THE APPARATUS BAY IN ORDER TO PREPARE FOR STORAGE OF CONTENTS FROM THESE ROOMS (see respective SRRs).

REMEDIATION: See Worldwide Waterproofing & Foundation plan, SOW and specifications, Attachment J.1.9.  
CONSTRUCTION:

F&I upgraded energy-efficient, gas hot water heater, size 120-gallon 199,000 BTU. Reuse existing H&C water connections; although with shut-off supply (cold water).

- Check/test existing HW circulating pump prior reuse.
- NOTE: New water heater will need to be vented out the side wall adjacent to the staircase in advance of:  
DEMO and DISPOSAL of ALL former boiler related equipment and hardware including but not limited to:
  - Entire flue from basement that runs up through the Hose Tower
  - All abandoned overhead iron piping; cut-off at points where pipes enter wall or basement ceiling
  - All old exposed pneumatic piping, switches, breaker and control boxes
  - Replace the sump pump with greater capacity model. Prior to installing new pump, clean-out existing sump pit. Test new pump to be certain it is connected to the emergency power circuit.

DOOR: F&I upgraded exterior door; replace in kind; see Door Schedule, SWR (u).

PLUMBING:

- F&I all new cpvc plumbing from exterior wall to kitchen and icemaker; dispose of old plumbing.
- At the completion of all construction on Engine 23, jet the plumbing stacks to clear any/all debris from lines in the building AND outside premises (i.e. driveway storm drains, pedestrian walkway on west side, basement staircase, etc. (connecting to WASA sewer line).

ELECTRICAL: F&I 5 workspace lighting strips: 2 in main area; 1 in each of the 3 smaller back areas. See FF&E schedule.

PAINT: Scrape, clean and prep hard ceiling and walls for new paint. F&I new waterproof paint with flex seal on walls and ceiling, including surface mounted electrical conduit. See FF&E Paint Schedule.

F&I new Fire Hose Direct rack in back left storage area. See FF&E schedule J.1.12.

FLOORING:

## **EXTERIOR**

### **FRONT AREA:**

- Remove and dispose of satellite dish.
- Remove and dispose of old siren.
- Remove conduit in front; alternatively, conceal conduit with the method approved by DGS PM.
- F&I new flagpole and paint WHITE (see FF&E Paint Schedule); dispose of old flagpole.

### **SIDE AREA (OPPOSITE SIDE OF BASEMENT STAIRS):**

- Tie middle roof drain leader into existing drain leader connecting directly to storm water line; chip up concrete; 14 ft to tie-in.
- Father/taper section of the existing driveway that has low spots to assure storm water flows away from the base building and towards the existing surface storm grates that run in the middle of the driveway.

### **FENCING:**

- Replace existing, alley fence and fence gates with black, rubber-coated, chain link fence of same height along basement stairway.
- F&I new lockable gate at top of exterior stairway, running PARALLEL to Exterior Storage roofline, leading to HVAC equipment.
- Tie in the NW roof drain leader (only from the Hose Tower roof) to the middle one that is tied to underground connection to eliminate water in west side pedestrian walk, and prevent this downspout's water flow from running back down the staircase into the basement during major rain events.

**DOORS:** F&I upgraded exterior doors; replace in kind; see Door Schedule, SWR (u).

**LIGHTING:** F&I exterior pack LED lighting (10) ten lights in existing (7) seven locations, plus (1) over exterior entry door; two barn-style gooseneck lights on front of firehouse.

### **PAINTING:**

- Exterior wood trim and finishes – Scrape, prep, caulk, fill, prime paint and repaint all exterior wood areas. See FF&E Paint Schedule.
- Exterior metal finishes - Scrape, prep and paint all exterior door trims; F&I new (1) coat primer (shop applied) and (2) coats of direct to metal finish paint to doors & frames. Color: Fire Hydrant Red

**FURNISHINGS:** F&I exterior mountable (1) six-mop rack by rear entry. F&I exterior (1) hose holder by rear entry. See FF&E Schedule J.1.12.

### **CLEANING:**

- Demo and dispose of old coaxial cable, only after confirming the COMCAST feed to all house monitors is maintained.
- Power wash all exterior exhausts
- Prepare and power wash building foundation, entry concrete, stairways and sidewalks upon completion of construction when all floor drains are jetted.

## PARKING/DRIVE AISLE

- See Attachment J.1.9 – Worldwide Waterproofing for Parking/Drive Aisle scope of work related to this area and basement remediation.
- Upon completion of subcontractor’s work, GC to F&I stripe rear parking lot concrete surface for eight (8) vehicles

## ROOF

~~F&I new exterior gutter and guard system; stainless steel finish. Remove and dispose of old system.~~

~~Replace all slate roof areas where showing progression of age and wear including:~~

- ~~○ F&I slate~~
- ~~○ F&I snow stops~~
- ~~○ F&I isolated gutters~~
- ~~○ F&I isolated copper trim metal areas~~
- ~~○ F&I new downspouts~~

~~Replace all flat roof area:~~

- ~~○ F&I new 2-ply modified bitumen roof system over tapered insulation.~~

~~F&I in kind all roof drains and exterior drainage scuppers.~~

- SUMMARY OF SPECIFIC REQUIREMENTS\*
- WORK STATEMENT\*
- ROOFING AND CONDITIONS ASSESSMENT REPORT (SEE ATTACHMENT J.1.13)

[\*SUMMARY OF SPECIFIC REQUIREMENTS AND WORK STATEMENT ALSO REPEATED IN ATTACHMENT J.1.13]

## SUMMARY OF SPECIFIC REQUIREMENTS

F&I NEW EXTERIOR GUTTER AND GUARD SYSTEM; STAINLESS STEEL FINISH. REMOVE AND DISPOSE OF OLD SYSTEM.

REPLACE IN-KIND ALL ROOFING SYSTEM AND MATERIALS TO INCLUDE:

- F&I NEW SLATE
- F&I NEW SNOW-STOP SYSTEM
- F&I NEW ISOLATED GUTTERS AND ASSOCIATED GUTTER GUARDS
- F&I ISOLATED COPPER TRIM METAL AREAS
- F&I NEW DOWNSPOUTS AND GUTTERS
- F&I NEW PAN PITCH POCKETS
- F&I NEW FLASHING AND ROOF TERMINATION DETAILS

REPLACE IN-KIND IN ALL FLAT ROOF AREAS:

- THIS PROJECT INCLUDES A BASE BID FOR REPLACEMENT OF EXISTING ROOF SYSTEMS AND ASSOCIATED METAL FLASHINGS. THIS PROJECT DOES NOT INCLUDE ANY INCREASE IN AREA OR CHANGES IN OCCUPANCY.
- ALL WORK TO BE PERFORMED IN CONFORMANCE WITH THE LATEST ADOPTED 2013 DC IBC BUILDING CODES, MECHANICAL & PLUMBING CODES, LOCAL GOVERNING BUILDING CODES, ORDINANCES AND ALL REFERENCED STANDARDS. THESE DOCUMENTS SERVE TO DEPICT THE FINAL CONFIGURATION OF IMPROVEMENTS, NOT DICTATE ALL

**RESPONSIBILITIES THE CONTRACTORS HAVE IN ACHIEVING THAT END. THE CONTRACTOR IS TO REPORT TO DGS PROJECT MANAGER ANY CONFLICT BETWEEN BID DOCUMENTS, FIELD CONDITIONS AND/OR CODE REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.**

- **IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT UTILITIES FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.**
- **IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT BUILDING OCCUPANTS AND PASSERS-BY FROM FALLING DEBRIS OR EQUIPMENT. DO NOT THROW MATERIALS FROM THE ROOF.**
- **CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROJECT, INCLUDING VERIFICATION OF EXISTING ROOF SYSTEM CONSTRUCTION AND MATERIALS**
- **CONTRACTOR STAGING AND STORAGE AREAS SHALL BE AS DIRECTED BY THE DGS PROJECT MANAGER AT THE PRE-CONSTRUCTION MEETING. CONTRACTOR SHALL ASSUME A REASONABLE AMOUNT OF STORAGE AND STAGING SPACE WILL BE MADE AVAILABLE**
- **CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING BUILDING SURFACES, FINISHES, AND SYSTEMS FROM DAMAGE, DISCOLORATION, ETC. DURING THE COURSE OF ALL CONSTRUCTION ACTIVITIES**
- **PERSONAL FALL PROTECTION DEVICES ARE NOT, NOR WILL BE, PROVIDED BY THE OWNER ON ANY ROOF AREA DESIGNATED TO RECEIVE WORK. PERSONAL FALL PROTECTION IS THE RESPONSIBILITY OF THE CONTRACTOR.**
- **COORDINATE ALL WORK WITH OWNER.**
- **REMOVE EXISTING ROOF SYSTEM TO THE STRUCTURAL DECK. PROVIDE NEW 2-PLY SBS MODIFIED BITUMEN ROOF SYSTEM OVER 1/2" EXTERIOR FIBERGLASS FACED GYPSUM COVER BOARD OVER 1 LAYER OF 1.5" 20 PSI POLYISOCYANURATE ROOF INSULATION AND 1/4" TAPERED POLYISOCYANURATE ROOF INSULATION (Rt=25.00) OVER CONCRETE ROOF DECK.**
- **SET ALL INSULATION LOW RISE POLYURETHANE ADHESIVE. BEAD SPACING AS REQUIRED TO ACHIEVE THE EVALUATED WIND LOADS FOR ALL (4) ROOF SECTIONS AS DEFINED BY ASCE 7-16**
- **THE ROOFING CONTRACTOR IS TO PLACE EVENLY DISTRIBUTED MANUFACTURERS RECOMMENDED WEIGHTS ACROSS THE NEWLY ADHERED INSULATION SHEETS. CONTRACTOR IS TO ALSO PLACE FOUR FASTENERS AND PLATES, ONE AT EACH CORNER OF THE INSULATION BOARD TO HELP HOLD THE INSULATION IN PLACE WHILE THE ADHESIVE IS SETTING. FASTENERS MUST NOT PENETRATE THE ROOF DECK. PROVIDE SCREWS AND PLATES SUPPLIED AND APPROVED BY THE ROOF MANUFACTURER ON THE PITCHED ROOF AREAS GREATER THAN 2 IN 12.**
- **WOOD NAILERS TO MATCH INSULATION THICKNESS AT EXISTING LOCATIONS AND AS DETAILED. WHERE INSULATION IS TAPERED PROVIDE A MINIMUM 2" THICKNESS AT DRAIN. SEE ALSO DETAIL 10/A160.**
- **TAPER FIELD INSULATION IS TO BE A MINIMUM OF 1/4" PER FOOT WHERE THE ROOF DECK IS NOT SLOPED. TAPER CRICKETS AND SADDLES A MINIMUM OF 1/2" PER FOOT. PROVIDE A MINIMUM OF 2 LAYERS OF 1/2" THICK POLYISOCYANURATE INSULATION. STAGGER ALL JOINTS. ALL GAPS 1/4" OR LARGER ARE TO BE FILLED WITH INSULATION.**



- EXISTING FLASHING HEIGHTS MAY DICTATE MODIFICATIONS TO THE SLOPE OF THE TAPERED INSULATION (CONSULT WITH DGS PROJECT MANAGER).**
- **SECURE TOP EDGE OR TERMINATION OF ALL MEMBRANE FLASHING USING AN ALUMINUM TERMINATION BAR SECURED 12-INCHES O.C., MAX., AND WITHIN 2-INCHES OF EACH END. PRIOR TO TERMINATION BAR INSTALLATION, INSTALL MANUFACTURERS RECOMMENDED COMPRESSION SEALANT BEHIND FLASHING WHERE TERMINATION BAR WILL BE PLACED. APPLY MANUFACTURERS' APPROVED SEALANT TO THE TOP EDGE OF FLASHING AND TERMINATION BAR AFTER PROPER MECHANICAL ATTACHMENT.**
  - **ALL ROOF MEMBRANE DETAILS ARE TO FOLLOW ROOF MANUFACTURER'S DETAILS FOR A 30 YEAR WARRANTY WHETHER OR NOT A 30 YEAR WARRANTY IS REQUIRED.**
  - **INSTALL INSIDE AND OUTSIDE FLASHING CORNERS FOLLOWING THE RECOMMENDATIONS AND REQUIREMENTS OF THE ROOFING MEMBRANE MANUFACTURER. PROVIDE "T-JOINT COVERS" AT THE BASE OF ALL VERTICAL FLASHING / FIELD SEAM INTERSECTIONS.**
  - **THE USE OF "PITCH PANS" OR PENETRATION POCKETS IS NOT PERMITTED UNLESS THE GEOMETRY OF MULTIPLE PENETRATIONS IS NOT SUFFICIENT FOR FIELD WRAPPING AND WITHOUT PRIOR OWNER APPROVAL. THE USE OF PMMA LIQUID FLASHING MEMBRANE IS PREFERRED FOR ALL VENT STACKS AND SINGLE CYLINDRICAL OR STEEL PIPING, OR I-BEAM PENETRATIONS**
  - **EXTEND ALL NEW MEMBRANE FLASHING UP PERIMETER PARAPET WALL AND UNDER METAL EDGE TO COVER BEYOND THE EXTERIOR OF THE WOOD NAILER / PARAPET TRANSITION BY 1 ½" MINIMUM.**
  - **EXTEND ALL NEW MEMBRANE FLASHING UNDER ROOF METAL EDGE TO COVER BEYOND THE EXTERIOR OF THE WOOD NAILER / PARAPET TRANSITION BY 1 ½" MINIMUM.**
  - **ADD WOOD BLOCKING AND PLYWOOD TO PERIMETER PARAPET WALLS AND RAKE WALLS TO ACCOMMODATE THE NEW INSULATION THICKNESS TO EXCEED INSULATION HEIGHT BY (1) 2 X BOARD (1 1/2") AT LOWEST POINT.**
  - **COUNTER SINK ALL FASTENERS FOR WOOD BLOCKING.**
  - **ALL EXISTING WOOD BLOCKING TO REMAIN IS TO BE FASTENED WITH ADDITIONAL SCREWS AS PER FM 1-49 PLACEMENT. PRE-DRILL AS REQUIRED FOR ATTACHMENT TO MASONRY OR STRUCTURAL STEEL, ETC.**
  - **ALL WOOD SUPPORTS FOR ELECTRICAL CONDUIT AND GAS LINE SUPPORTS MUST BE REPLACED WITH NEW CADDY, MIRO, OR EQUAL UNITS TO ACCOMMODATE THE NEW ROOF SYSTEM.**
  - **DO NOT INSTALL WOOD NAILERS AHEAD OF NEW ROOFING WORK. ONLY INSTALL NAILERS THAT CAN BE COVERED THE SAME DAY.**
  - **ALL LUMBER TO BE PRESSURE TREATED EXCEPT FOR PLYWOOD, U.O.N.**
  - **ALL PERIMETER EDGE METAL PROFILES MUST MEET ANSI/SPRI ES-1 WIND DESIGN REQUIREMENTS FOR FM GLOBAL AND INCLUDED IN THE MEMBRANE MANUFACTURERS WARRANTY FOR THE MINIMUM OF 30 YEARS INCLUDING WIND AND PERFORMANCE .**
  - **ALL DISSIMILAR METALS TO BE SEPARATED BY PAINT COAT TO AVOID ELECTROLYTIC REACTION.**
  - **ALL METAL SEAMS TO BE SOLDERED UNLESS PRE-FINISHED OR ALUMINUM IS USED. HEM ALL METAL EDGES.**
  - **EXISTING ROOF DRAINS ARE TO BE REPLACED AS SPECIFIED. PLUMBING IS TO BE REPLACED TO THE FIRST ELBOW OR WITHIN 10 LINEAR FEET OF THE NO-HUB CONNECTION. COORDINATE LOCATION WITH DESIGNER & OWNER.**

- ALL ELECTRICAL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN WITHIN THE JURISDICTION OF THE CONTRACT FACILITY'S ADDRESS.
- ALL SECURITY CAMERAS MUST REMAIN OPERATIONAL DURING THE NEW ROOF INSTALLATION.
- INSPECT ALL HEATER STACKS (B-VENTS) AND REPLACE DEFECTIVE / RUSTED PIPING ABOVE THE ROOF WITH NEW STAINLESS STEEL INSULATED UNITS TO FIT EXISTING EXTENSIONS.
- ALL ROOF TOP CONDENSER UNITS ARE TO BE SECURED TO THE EXISTING OR NEW ROOF CURBS IN ACCORDANCE WITH NEW FM GLOBAL REQUIREMENTS FOR ROOF TOP WIND SECUREMENT.
- ALL HVAC AND RTU CURBS, DUCTWORK, ELECTRICAL PENETRATIONS AND GAS SUPPORTS SHALL BE ADJUSTED TO ACCOMMODATE THE NEW ROOF INSULATION THICKNESS. ALL ROOF CURBS SHALL MEET A MIN. 12" VERTICAL HEIGHT ABOVE FINISHED ROOF, UNLESS APPROVED IN WRITING BY ROOFING MANUFACTURER AND DESIGN CONSULTANT.
- F&I NEW 2-PLY MODIFIED BITUMEN ROOF SYSTEM OVER TAPERED INSULATION
- F&I NEW ROOF DRAINS AND DRAINAGE SCUPPERS
- F&I NEW PAN PITCH POCKETS
- F&I NEW FLASHING AND ROOF TERMINATION DETAILS

WARRANTY:

- 20-YEAR LEAK-FREE WARRANTY ON MATERIALS
- 5-YEAR CONTRACTOR'S WORKMANSHIP WARRANTY

WORK STATEMENT

I. OBJECTIVES:

- A. GENERAL. THE INTENT OF THIS SOLICITATION IS TO OBTAIN A COMPETITIVE AND QUALIFIED OFFER TO PROVIDE A LEAK-FREE ROOF DESCRIBED IN THE SCOPE OF WORK OUTLINED BELOW. ALL VENDORS MUST HAVE A MINIMUM OF 7 YEARS' EXPERIENCE IN SLATE REMOVAL AND REPLACEMENT (INCLUDING RE-USE OF SOUND MATERIAL), COPPER SHEET METAL FABRICATION, INSTALLATION AND FIELD SOLDERING, STAINLESS GUTTER AND DOWNSPOUT INSTALLATION AND SOLDERING WITH SOME OF THAT EXPERIENCE ASSOCIATED WITH HISTORIC RENOVATIONS.

THIS PROJECT WILL INVOLVE SELECTIVE DEMOLITION OVER AN ACTIVE FACILITY WITH SCHEDULED ACTIVITIES IN THE FACILITY AT VARIOUS TIMES THAT MAY REQUIRE COORDINATION OF WORK TO OTHER AREAS OR TO BE POSTPONED AND RE-SCHEDULED. THIS SITE HAS LIMITED PARKING AND STAGING. DESIGNATED AREAS FOR STAGING AND PARKING WILL BE DISCUSSED AT THE PRE-PROPOSAL MEETING.

B. SPECIFIC. THE SUCCESSFUL OFFEROR WILL BE EXPECTED TO:

- 1) COMPLY WITH ALL DGS, FEMS, OSHA AND LOCAL CODE REQUIREMENTS FOR SAFETY.
- 2) COMPLY WITH ALL WAGE & HOUR REQUIREMENTS ASSOCIATED WITH THE CORRECT DAVIS BACON WAGE DECISION FOR THIS REGION.

- 3) COMPLETE A THOROUGH INSPECTION OF THE ROOF AREA IDENTIFIED IN THIS RFP, INCLUDING THE EXTERIOR CONDITION OF THE SLATE, COPPER FLASHING, EXPOSED MASONRY PARAPET WALLS AND CAPS, GUTTERS, DOWNSPOUTS, DECKING, EXTERIOR WOOD FASCIA AND TRIM, PRIOR TO SUBMITTING A PROPOSAL.
- 4) COMPLETE A THOROUGH INSPECTION OF ALL STAGING AREAS FOR MATERIALS AND EQUIPMENT, MOBILE DEBRIS REMOVAL UNIT, ACCESS POINTS TO THE ROOF AND BUILDING INTERIOR, ELECTRICAL OR WATER ACCESS (IF REQUIRED), AND RESTROOM FACILITIES.
- 5) PROVIDE A SITE SPECIFIC PLAN OF ACCESS AND PERFORMANCE, INCLUDING ALL OSHA APPROVED JHA'S (JOB HAZARD ANALYSIS) ASSOCIATED WITH THE SOW (SCOPE OF WORK).
- 6) PROVIDE MATERIAL SUBMITTALS AND OSHA APPROVED SDA'S FOR THE WORK TO BE PERFORMED. SLATE SAMPLES MUST BE APPROVED, ORDERED AND A COPY OF THE DELIVERY SCHEDULE RECEIVED BY THE PROJECT MANAGER PRIOR TO COMMENCEMENT OF WORK.
- 7) PROVIDE DAILY WORK COMPLETED REPORTS TO BE TURNED IN WEEKLY TO THE DESIGNATED PROJECT MANAGER OR DGS REPRESENTATIVE.
- 8) PROVIDE A CONSISTENT TEAM OF INSTALLERS WITH CRAFTSMANSHIP QUALITIES THAT WILL PROVIDE A HIGH PERFORMANCE AND QUALITY INSTALLATION OF A LEAK-FREE ROOF, COPPER FLASHINGS AND STAINLESS GUTTER. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A CONTRACTOR'S "LEAK-FREE" GUARANTEE FOR 5-YEARS FROM THE DATE OF COMPLETION.

## **II. SCOPE OF THE PROJECT.**

### **A. GENERAL SCOPE OF WORK**

#### **SLATE**

- 1) REMOVE ALL EXISTING DAMAGED AND SOUND SLATE FROM THE IDENTIFIED AREAS IS A SUFFICIENT QUANTITY TO AFFECT THE AREA REPAIR TO PROVIDE THE SPECIAL PROJECT WARRANTY. SEPARATE AND STACK THE "SOUND" UNITS ON PALLETS FOR RE-USE. REMOVE THE BROKEN UNITS AND DISCARD IN ACCORDANCE WITH THE APPROVED SITE-SPECIFIC WORK PLAN AND JHA OR AHA. SLATE SHALL BE OF QUALITY, FINISH, COLOR, SIZE AND SHAPE TO MATCH EXISTING.
  - a. REPLACE IDENTIFIED DAMAGED SLATE
  - b. SLATE SHALL BE OF QUALITY, FINISH, COLOR, SIZE AND SHAPE TO MATCH EXISTING.
  - c. COLOR: SELECT COLOR(S) BEARING IN MIND THE SLATE'S WEATHERING CHARACTERISTICS. THERE ARE THREE BROAD CLASSIFICATIONS OF WEATHERING CHARACTERISTICS: "UNFADING", "SEMI-WEATHERING" AND "WEATHERING". UNFADING SLATES WILL HOLD THEIR BASIC COLOR AFTER MANY YEARS; WEATHERING SLATES WILL CHANGE COLOR (USUALLY TO BROWNISH TONES) OVER TIME.
  - d. SLATES WITH A STRONG GRAIN MUST BE PRODUCED "ON THE GRAIN", THAT IS, THE DIRECTION OF THE GRAIN OF THE STONE MUST BE PARALLEL TO THE LONG DIMENSION OF THE SHINGLE. SLATES SHALL BE RANDOMLY SELECTED FROM EACH SHIPMENT AND TESTED FOR GRAIN DIRECTION TO ENSURE PROPER FABRICATION.
  - e. SLATES WITH BROKEN CORNERS ON THE EXPOSED ENDS SHALL NOT BE INSTALLED WHEN EITHER THE BASE OR LEG OF THE RIGHT TRIANGULAR PIECE BROKEN OFF IS GREATER THAN 1 1/2 INCHES. SLATES WITH BROKEN CORNERS ARE ACCEPTABLE FOR CUTTING STOCK.

- f. THE CURVATURE OF SHINGLES SHALL NOT EXCEED 1/8 INCH IN 12 INCHES. CURVED SLATES SHALL BE TRIMMED AND HOLED TO PERMIT THEM TO BE LAID WITH THE CONVEX SIDE FACING UP.
- g. "KNOTS" AND "KNURLS" ARE ROUNDED DEFECTS THAT AFFECT THE SMOOTHNESS OF SPLIT. THEY ARE ACCEPTABLE ON THE EXPOSED PORTION OF THE TOP FACE BUT ON OTHER PARTS WILL PREVENT CLOSE CONTACT OF SHINGLES. SHINGLES HAVING KNOTS OR KNURLS ON THE COVERED PORTIONS PROJECTING IN EXCESS OF 1/16 INCH SHALL NOT BE USED IF THEY PREVENT PROPER FIT AND CONTACT.
- h. SLATES SHALL BE FREE FROM RIBBONS.
- i. NOT MORE THAN 1% OF BROKEN SLATES, INCLUDING THOSE HAVING CRACKS MATERIALLY PRECLUDING RINGING WHEN SOUNDED, SHALL BE ACCEPTED. FACE DIMENSIONS SHALL NOT DIFFER FROM THE EXSITING BY MORE THAN 1/8 INCH.
- j. ALL RIDGES SHALL BE LAID TO FORM "SADDLED" RIDGES. NAILS OF THE COMBING SLATE SHALL PASS THROUGH THE JOINTS OF THE SLATES BENEATH.
- k. NAILS FOR SLATES AND CLEATS SHALL BE 11 GAUGE COPPER, OR STAINLESS, LARGE HEAD AND LONG ENOUGH TO PENETRATE 3/4" INTO DECK.
- l. NEW FLASHING SHALL BE 20 OZ. COPPER. ALL FLASHING SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH CURRENT INDUSTRY STANDARDS REFERENCED IN BOTH COPPER AND COMMON SENSE AND SMACNA MANUALS FOR COPPER ROOFING AND FLASHING INSTALLATIONS. ALL FIELD SEAMS MUST BE FULLY SOLDERED AS SPECIFIED IN THE ABOVE REFERENCED MANUALS. NO DEVIATIONS ARE ALLOWED FOR SEALANTS OR EXPOSED FASTENER ATTACHMENTS.
- m. PLASTIC ROOF CEMENT (TO BE USED AT RIDGE AND HIP APPLICATIONS) SHALL MEET OR EXCEED ASTM D2822 AND FEDERAL SPECIFICATION SS-C-153, TYPE I.
- n. SEALANT FOR METAL TO MASONRY FLASHING TERMINATIONS SHALL BE SILICONE TO MEET OR EXCEED ASTM D1002 OR ASTM D42.
- o. BEGIN INSTALLATION ONLY AFTER VERIFYING PHYSICAL AND ENVIRONMENTAL CONDITIONS ARE ACCEPTABLE TO ACCOMPLISH WORK.
- p. ALL REPAIR / REPLACEMENT UNDERLAYMENT MUST BE A MINIMUM 30 MIL SBS SELF-ADHERING SHEET MEMBRANE (ASTM D5147 / D5147M-18) WITH A HIGH TEMPERATURE RESISTANCE OVER 205 DEG. (ASTM D1970) SHEET MEMBRANE. INSTALLATION OF THE UNDERLAYMENT IS TO BE APPLIED HORIZONTALLY; LAP AT LEAST 4" IN THE FIELD AND 6" OVER VALLEY AND GUTTER METAL; TURN UP 8" AGAINST ALL ABUTTING VERTICAL SURFACES AND EXTEND WITHOUT BREAK OVER HIPS AND RIDGES.
- q. NAIL EACH SHEET ALONG THE EDGES WHICH WILL BE COVERED BY THE LAP OF THE NEXT SHEET; LAP THE SHEETS 3" AT SIDES AND 6" AT ENDS AND CEMENT TOGETHER.
- r. SLATE SHALL BE LAID IN REGULAR COURSES PARALLEL WITH THE EAVES AND NO ATTEMPT MADE TO STRETCH THE COURSES. THE COURSES SHALL BE ACCURATELY SPACED SO AS TO FINISH EVEN AND PARALLEL AT THE TOP OF ALL LEVEL TERMINATIONS.
- s. WHEN THE SLOPES OF THE ABUTTING ROOF SURFACES ARE AT THE SAME PITCH, THE COURSES SHALL GIBE A CONTINUITY OF LINE ACROSS VALLEYS AND AROUND HIPS. VALLEYS SHALL BE OPEN 6" WIDE BETWEEN SLATE. FIT THE SLATE CLOSELY AT HIPS AND RIDGES AND AROUND VENT PIPES, VENTILATORS, AND OTHER PROJECTIONS THROUGH THE ROOF.
- t. EVERY PIECE OF SLATE SHALL BE SECURED BY AT LEAST ONE FASTENING; SPANISH TYPE SLATE SHALL HAVE TWO, UNLESS IMPRACTICABLE. WHERE NAILING IS NOT POSSIBLE, OR TO AVOID NAILING THROUGH SHEET METAL, USE WIRE ATTACHED TO NAILS DRIVEN ABOVE THE METAL LINE OR TO OTHER PERMANENT FASTENINGS AND SET THE SLATE IN ELASTIC CEMENT. ALL SLATE SHALL BE LAID WITH AN END LAP OF AT LEAST 3". EAVE CLOSURES OF PAN AND COVER SLATE SHALL BE RECESSED AT LEAST 1 1/2" FROM THE LOWER END OF THE SLATE.

- u. HIPS AND RIDGES SHALL HAVE ROLL COVER SLATE WITH CLOSED HIP STARTERS AND PLAIN TERMINALS. FIELD SLATE THAT VERGE ALONG HIPS AND VALLEYS SHALL BE CUT BEFORE BURNING AND VALLEY SLATE SHALL HAVE CLOSED ENDS. TOP FIXTURES SHALL BE FURNISHED AT DECK AND RIDGE AND AT THE LOWER SIDE OF ABUTTING VERTICAL SURFACES. GABLES SHALL HAVE END BANDS, GABLE RAKES AND CLOSED GABLE ENDS AT RIDGE.
- v. THE LAP OF END BANDS, OR COVER SLATE ON HIPS AND RIDGES, OF GABLE RAKES TO END BANDS AND FIELD SLATES, AND THE SPACES BETWEEN FIELD SLATES AND HIP STRINGERS SHALL BE FILLED WITH ELASTIC CEMENT. A LIMITED AMOUNT OF ELASTIC CEMENT OR RT-100 MAY BE USED FOR LEVELING SLATE AND FOR POINTING AROUND EAVE CLOSURES AND TOP FIXTURES.
- w. ALL INTERSECTIONS OF ROOFS WITH VERTICAL SURFACES OF EVERY KIND AND ALL OPENINGS IN ROOF SURFACES SHALL BE FLASHED AND COUNTER FLASHED. FLASHINGS SHALL TURN UP NO LESS THAN 6" AGAINST ABUTTING VERTICAL SURFACES WHERE POSSIBLE AND SHALL BE AS LONG LENGTHS AS PRACTICAL. ON SLOPES THEY SHALL LAP LONGITUDINALLY NOT LESS THAN 3". ELSEWHERE THE JOINTS SHALL BE FLAT-LOCKED AND SOLDERED. LAPS AND LOCKS SHALL BE MADE TO SHED WATER IN THE DIRECTION OF WATER FLOW; RIDGES AND DECK MOLDS SHALL BE FLASHED OVER THE WOOD STRINGERS. EXPOSED BOTTOM EDGES OF ALL FLASHINGS SHALL BE HEMMED UNDER ABOUT 1/2" TO STRAIGHT LINES.
- x. AT VERTICAL SURFACES ALONG SLOPES, THE FLASHINGS SHALL EXTEND UNDER THE SLATE AT LEAST 8 1/2" WITH AN UPTURNED EDGE AS HIGH AS THE CONTOUR OF THE SLATE WILL PERMIT, BUT NOT LESS THAN 5" INCHES. AT THE UPPER SIDE OF VERTICAL SURFACES, THE FLASHINGS SHALL EXTEND UNDER THE SLATE TO THE NAILS, WITH THE UPPER EDGES TURNED BACK 1/2". FLASHINGS AT THE LOWER SIDE OF VERTICAL SURFACE AND THE FLASHINGS OF RIDGES AND DECK MOLDS SHALL EXTEND ONTO THE ROOF SLATES AND TOP FIXTURES AT LEAST 4 1/2" AND BE BENT DOWN FOR STIFFNESS.
- y. AT CORNERS AND PROJECTIONS THROUGH THE ROOF, THE INTERSECTING BASE FLASHINGS SHALL BE LAPPED OR LOCKED AND THE JOINTS SWEATED WITH SOLDER. BASE FLASHINGS AT THE SIDES WHICH ARE NORMAL TO THE SLATE COURSES SHALL SPILL ONTO THE ROOFING BELOW.
- z. EXPOSED NAILS ARE ONLY PERMISSIBLE AT THE TOP COURSES WHERE UNAVOIDABLE. EXPOSED NAIL HEADS SHALL BE COVERED WITH ELASTIC CEMENT. HIP SLATES AND RIDGE SLATES SHALL BE LAID IN ELASTIC CEMENT SPREAD THICKLY OVER UNEXPOSED SURFACE OF UNDER COURSES, NAILED SECURELY IN PLACE, AND POINTED WITH ELASTIC CEMENT.
- aa. ALL PENETRATIONS SUCH AS PIPES AND VENTILATORS SHALL HAVE SLATE NEATLY FITTED AROUND THEM.
- bb. THE ROOFER SHALL BUILD IN, AND PLACE, ALL FLASHING PIECES. EACH COURSE OF SLATE SHALL HAVE COPPER STEP-FLASHING NEATLY WOVEN INTO THE SLATE.
- cc. ENTIRE SURFACES OF ALL ROOFS, EXCEPT AS NOTED, SHALL BE COVERED WITH SLATE IN A PROPER AND WEATHERPROOF MANNER. UPON COMPLETION, ALL SLATES MUST BE SOUND, WHOLE AND CLEAN. THE ROOF MUST BE LEFT WATERTIGHT AND NEAT IN EVERY RESPECT, AND SUBJECT TO THE ARCHITECT'S APPROVAL.
- dd. THE OWNER SHALL BE FURNISHED WITH A STOCK OF 2% EXTRA SLATES FOR FUTURE ROOF REPAIRS.
- ee. FLASHINGS AT THE SILLS OF OPENINGS, WHICH ARE NOT COUNTER FLASHED, SHALL EXTEND UNDER THE SILLS OF THE FRAMES AND TURN UP AT LEAST 3/4" AT THE BACK EDGES.
- ff. BASE FLASHINGS AT THE CURBS OF ROOF OPENINGS, WHICH ARE NOT COUNTER FLASHED, SHALL TURN OVER THE TOPS OF THE CURBS AND BE FASTENED ON THE INSIDE BY LOCKING TO CONTINUOUS CLEATS OF THE SAME METAL WHICH SHALL BE FASTENED EVERY 4" TO THE CURBS.

- gg. SUMMARY NOTE: REMOVE EXISTING SLATES, CAREFULLY TO AVOID BREAKAGE. STOCKPILE EXISTING ROOF SLATES. INSTALL A NEW 30 MIL SBS SA MEMBRANE UNDERLAYMENT; MAKE MINOR REPAIRS TO THE EXISTING FLASHINGS, THEN REPLACE SLATE IN ACCORDANCE WITH ABOVE SPECIFICATIONS. NEW FLASHING INSTALLATION WILL BE DONE UNDER A SEPARATE LINE ITEM.
- hh. NATURAL SLATE SHALL MEET OR EXCEED UNDERWRITERS' LABORATORIES STANDARD UL-790, UNIFORM BUILDING CODE STANDARD 15-2 AND NATIONAL FIRE PROTECTION ASSOCIATION STANDARD NFPA 256.
- ii. PROVIDE OWNER WITH CONTRACTORS WORKMANSHIP WARRANTY FOR A 2-YEAR PERIOD.

### **GUTTERS**

- 2) INSPECT AND REPAIR ALL GUTTERS AND DOWNSPOUTS TO A "LIKE-NEW" CONDITION. THE CURRENT REPORT HAS IDENTIFIED APPROXIMATELY 20 LINEAR FEET OF GUTTER TO BE REPLACED AT THE SOUTH ELEVATION OF THE FACILITY. ALL DISPLACED GUTTER SCREENS ARE TO BE RE-ATTACHED AND SECURED WITH NEW STAINLESS CLIPS OR APPROVED STAINLESS FASTENERS. NEW GUTTERS ARE TO BE REPLACED IN A MINIMUM OF 10 FT. SECTIONS, OR TO THE NEAREST EXISTING SPLICE JOINT. CONTRACTOR IS TO MAKE EVERY EFFORT TO PROVIDE A CLEAN AND "LIKE-NEW" SPLICE OF THE NEW MATERIALS TO THE EXISTING GUTTERS. THE NEW REPLACEMENT SECTIONS ARE TO MATCH THE EXISTING IN GUAGE, FINISH AND PROFILE. NO DEVIATION WILL BE ACCEPTED. THE EXISTING GUTTERS APPEAR TO BE A 6" "K-STYLE" WITH HIDDEN AND CLIPS TO BE CORRECTLY INSTALLED AT THE EXISTING EAVE CONDITION. CONTRACTOR IS TO INCREASE THE HIDDEN HANGER FREQUENCY TO MAXIMUM OF 24" O.C. THE QUANTITY OF ADDITIONAL HANGERS IS TO BE INSTALLED IS TO BE ESTIMATED AT AN 100 EA. THE EXACT HANGER STYLE WILL BE IDENTIFIED AT THE PRE-PROPOSAL MEETING. DOWNSPOUTS APPEAR TO BE GOOD CONDITION AND ARE NOT PART OF THIS REPAIR SCOPE OF WORK.

### **III. REQUIREMENTS:**

- A. PROFESSIONAL ETHICS AND STANDARDS OF PRACTICE: ALL WORK SHALL CONFORM TO THE CODE OF ETHICS AND STANDARDS OF PRACTICE OF THE NRCA, NSA (NATIONAL SLATE ASSOCIATION) COPPER AND COMMON SENSE, SMACNA AND OTHER CONFORMING TRADE ORGANIZATIONS. ALL WORKMANSHIP WILL BE HELD TO THE HIGHEST OF QUALITY ESTABLISHED BY THOSE IDENTIFIED ORGANIZATIONS FOR THE BENEFIT OF THE OWNER.
- B. INSURANCE: DGS FEMS STANDARD CONTRACT TERMS AND CONDITIONS
- C. WARRANTY: CONTRACTOR WILL PROVIDE A 5-YEAR "LEAK-FREE" WARRANTY DATED FROM THE ACCEPTANCE OF THE WORK PERFORMED TO THE SATISFACTION OF THE OWNER.

### **IV. REPORTING AND PROJECT CONTROL:**

- A. PROJECT PLAN. A DETAILED INSTALLATION SCHEDULE WILL BE REQUIRED FOR THIS PROJECT. THE RFP RESPONSE SHOULD IDENTIFY RESOURCES REQUIRED BY THE PROJECT (FOREMAN, WORK HISTORY AND MATERIALS), ASSOCIATED COSTS, AND A TIMELINE FOR COMPLETION.
- B. STATUS REPORT. A SHORT DAILY PROGRESS REPORT COVERING ACTIVITIES, PROBLEMS AND RECOMMENDATIONS. THIS REPORT MUST SUBMITTED TO BLUEFIN FOR REVIEW WEEKLY.

- C. **SCOPE DEVIATION OR HIDDEN CONDITION IDENTIFICATION.** IT IS THE INTENT OF THIS RFP TO PRESENT A “TEAM” APPROACH TO THE PROJECT MANAGEMENT, AND THEREFORE COMMUNICATION WILL BE A REQUIRED AND EXPECTED TO BE OF THE HIGHEST PRIORITY. ANY DEVIATION FROM THE SITE-SPECIFIC SOW DEVELOPED AS A RESULT OF THE POST WARD PRE-CONSTRUCTION MEETING WILL BE REQUIRED TO BE DOCUMENTED VIA PHOTO AND CORRESPONDENCE TO BE DETERMINED AND ACCEPTED AT THE PRE-CONSTRUCTION MEETING.
- D. **FINAL REPORT.** THE FINAL REPORT SHOULD BE PREPARED PER THE DELIVERABLES LISTED BELOW:
- 1) PROVIDE AN ORIGINAL PLUS COPIES (THREE) OF THE PROGRESS PHOTOS AND DAILY REPORTS (INCLUDING ANY ROOF PLANS OR DETAIL CLARIFICATIONS INCLUDING THE SUBMITTALS).

[END OF SECTION J.1.1]