

Established 1974



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Park @ 14th

Quakertown, PA

Project: Prepare former YMCA "Natortium" for new tenant occupancy.

Scope of Work: Design-Build Notes and Specifications

Updated June 7, 2017

Draft

Division 00: Contract requirements

1. Pre-Proposal Site investigations. The key people estimating this work shall visit the site and make all investigations reasonable.
2. Existing Conditions Information. Secure copies of the building drawings, use to make notes of existing conditions influencing the work.

Division 01: General Requirements

3. Contracts. The work is offered on a design-build contract basis. There will be a series of phased projects which evolve with new tenant occupancies. The Owner is looking to identify a team for this initial project and for future phases.
The Owner's design team will not provide detailed design for building plumbing, HVAC, electrical, and alarm systems. General contractors shall provide quality sub-contractors who can provide design schematics, shop drawings, design, and calculations as may be required for municipal permitting and installation of the work.
The Owner will identify "scopes of work," the contractor will respond with options and cost estimates. A value engineering phase will adjust scopes and qualities as required to achieve a feasible budget.
4. Insurances. All contracts shall include certificates of insurance naming the Owner and Architect as Additional insured. See drawings for limits.
5. Waste removal: Contractor shall remove all debris and waste from the site. Site shall be kept clean and safe on a daily basis.
6. Site safety: Contractors are responsible for work area security and safety. This facility is used by the public including children.
7. Lead paint safety: This building has a high probability of containing lead paint. Take the appropriate precautions.

Division 02: Existing Conditions

8. Demolitions: Demolish the western exterior canopy, except leave the structural steel frame intact. Clean the steel up and paint it blue, same as building.

Division 03: Concrete

9. Not described, no work anticipated.

Division 04: Masonry

10. Not described, no work anticipated.

Division 05: Metals

11. Cold Rolled light weight metal framing: Cover over swimming pool.

Pool is 37 ft wide by 75 ft long. Depth varies from 3'6 to 10'3. Each end is level, only 30 ft of pool floor is sloping.

Divide the length into 5 equal spans, build 6 kneewalls across the short length of pool. Use 2x6, 16 ga mtl studs. At the three walls on on the slope, first form and pour simple high strength leveling base. Drill and Tapcon walls to pool floor 32" O.C.

Build deck using 10" metal joists (10"TDW14), cover with 26 Ga. metal pour deckk, top with 3" lightweight concrete, pump mix. Concrete shall flow into existing depressed pool gutter. Apply non-yellowing sealer. Around the perimeter of the room are flloor drains. Seal them, level with grout. Final finish by Tenant

Division 06: Wood, Plastics, Composites

12. Not described, no work anticipated.

Division 07: Thermal and Moisture Protection

13. Not described, no work anticipated.

Division 08: Openings

14. Windows: Not described, no work anticipated.
15. Doors: all existing doors remain. Scope is from pool room entry doors and all doors accessible from that space. All doors shall be surveyed and evaluated, make recommendations when hardware requires replacement. All doors shall be lubricated and adjusted for proper function.

Division 09: Finishes

16. Ceiling: pressure wash clean with non-toxic detergents.
17. Walls: Most is white ceramic tile. No work, no changes.
18. Floor: Except for leveling at drains, no work. Final floor finish by Tenant.

Division 10: Specialties

19. Accessibility improvements: A percentage of the project budget shall be devoted to improving the handicapped "accessibility" of the facility.
Add auto-opening feature to the enrty doors and vestibule doors.
Install accessible drinking fountain.
Install platform lift to make Studio 3 accessible.

Division 11: Equipment

20. Not described, no work anticipated.

Division 12: Furnishings

21. Not described, no work anticipated.

Division 13: Special Constuction

22. Cable Suspension System: 24" below the existing ceiling install a continuous rail of heavy duty "unistut" all around the room. Anchor through ceramic tile to masonry wall with 3/16" x 3" expansion bolts every 32" O.C. (room perimeter is approximately 330 ft.) Then install 3/16"

stranded cable across the short dimension every 72" on center (approx 17 cables averaging 60ft. long) Cables are to support protective netting for ceiling.

Division 14: Conveying Equipment

23. Platform Lift: future see drawings Provide estimate only.

Division 22: Plumbing

24. Plumbing is limited to closing and filling fittings between the pool basement and the main floor. Make smoke proof between floors.

Division 23: Heating, Ventilating, Air-conditioning

25. Building was original designed with equipment using fuel oil. New natural gas service has been installed. Boiler works. What is the future?

Recommission the existing system. Provide local controls for this tenant. What is involved. This pool room is heated from the steam plant in the main floor boiler room. There is a big air-handler on mechanical mezzanine at west end of room. The room has not been in service for over 5 years.

26. Air-conditioning: Provide recommendations

Division 26: Electrical

27. New lighting for entire 6,375 sq.ft. room, 20 ft ceiling. Use existing switch legs, with new local switching.

28. New lighting on mechanical mezzanine.

29. All existing exit and emergency lighting in the former pool hall construction (pool room and locker/shower/restrooms) is energized by an emergency stand-by generator. Replace the generator with a new unit. Use existing panels and circuits. Test all auto transfer switches. Provide control with automatic exercise features.

30. All new exit and emergency lighting fixtures to meet standard for Assembly Use Group.

Division 28: Electronic Safety and Security

31. Smoke Alarm System: Install new smoke detection and alarm system throughout the pool room chamber, basement, and the entry lobby. System controls shall be in the lobby switch room. System shall be capable of expansion to cover the entire facility.

Division 31: Earthwork

32. Not described, no work anticipated.

Division 32: Exterior Improvements

33. Paving: Restripe the parking stalls. All new handicapped signage for three stalls.

34. Playground Equip: Dissassemble all existing equipment in front yard and put in pool basement.

35. Front yard pavillion: Remove all front yard fencing. Remove front yard pavillion. Repair yard and reestablish health turf. Keep all the trees. Make it easily mowable.

Division 33: Utilities

36. Not described, no work anticipated.

END OF DOCUMENT