

**ADDENDUM  
to  
Plans and Specifications**

**PN QAF42-6P  
Repairs to Building 3101  
Fort Lee, Virginia**

1. Toilet Accessories. Replace all existing toilet accessories including towel bars, mirrors, toilet tissue dispensers, shower curtain rods and soap dishes in all 96 bathrooms. All items shall be as specified in section 10800, except that shower curtain rods shall match existing.
2. Existing Windows. Existing windows shall be repaired. All materials shall match existing. This building has 324 total casement windows excluding the ones in the service module and at the stairwells. Quantities of window repair to be included in contractor's bid are as follows:

<u>Item</u>	<u>Estimated Quantity</u>	<u>Unit of Measure</u>
a. Adjust and lubricate windows	324	EA
b. Replace operating hardware	80	EA
c. Replace locking hardware	230	EA
d. Repair screen	70	EA
e. Replace screen	125	EA
f. Replace fogged/ broken glass	85	EA
g. Replace exterior sealant	324	EA
h. Clean existing window frames including removal of paint splatter	324	EA
i. Repair storefront glazing at each of 6 stairwells	200	SF

3. Interior Janitors, Dorm Entrance and Bathroom Wood Doors. All interior doors and hardware shall be replaced. This includes dorm entrance doors, and bathroom doors. Doors and hardware shall be as specified in Division 8. Dorm entrance doors and other doors in corridors shall be 20-minute fire rated. Rated hardware shall be provided for fire rated doors.
4. Stair Treads. Existing aluminum treads shall be removed prior to installation of new rubber treads in all stairwells. If necessary, concrete surface shall be patched and repaired to insure proper installation of new rubber treads.
5. Exterior Finish Insulating System (EFIS). Portions of the existing EFIS are damaged. Contractor shall make repairs to EIFS prior to painting. Quantity of repair to be included in contractor's bid is 300 square feet.
6. Energy Management Control System (EMCS). Contract documents call for installation of direct digital controls (DDC) for the heating ventilating and air-conditioning (HVAC) system. The DDC shall be connected to the post wide EMCS system. Connections shall be

in accordance with added specification section 13815 Energy Monitoring and Control System (EMCS) Connection and Extension to Existing" Fort Lee system.

7. Ceramic Tile in Bathrooms. All ceramic tile in bathrooms shall removed and replaced. This includes floors and wall, including shower areas. Floor tile shall be as specified in section 09310. Wall tile shall be the same type as floor tile (ceramic mosaic) and shall be installed in accordance with TCA-01, method W243-2K.
8. Shower Pans in Bathrooms. Shower pans on ALL FLOORS shall be replaced. (Note: plans only call for replacement on the first floor). *Drain opening in replacement shower pan shall be sized to receive 3" drain.*
9. Exhaust Duct for Bathroom Exhaust. In lieu of connecting new bathroom exhaust fans to new ductwork in a new chase which then runs horizontally through each room and exits the building through a new hole and grill in the exterior wall, the contractor shall utilize the existing vertical 12"x8" duct in the existing pipe chase and connect the new exhaust fans via galvanized ductwork to it, 6 fans per vertical duct. The existing duct shall be cleaned in entirety and repaired where required. Remove the existing power ventilator at the roof duct terminus, and replace it with a Greenheck Model GRS relief gravity vent (GRS-12), or equal, to provide minimum capacity of 450 CFM. The new vent shall be attached to the existing roof curb. New bathroom fans shall be equipped with integral back draft dampers. *Finish on new vent shall be Duranodic Bronze.*
10. PVC Domestic Water Pipe Option. New water piping shall be copper. Other options in the specifications will not be permitted.
11. Existing Fire Extinguisher Cabinets. Replace all 2630 existing fire extinguisher cabinets located in the common area on each floor between each cluster. Cabinets shall match existing and shall be factory finished.
- 12. Closet Shelving. Provide vinyl coated wire shelving in all dorm room closets. Shelving shall be 12" deep and have a clothes hanging bar.*
- 13. Expansion Joint Covers. Replace 2nd. and 3 rd. floor expansion joint covers.*
- 14. Service Module Partition Wall. CMU partition wall between Men's and Women's Toilets shall be 8".*
- 15. Janitor's Closet Wall. Extend transfer grill through new gypsum board wall with new metal sleeve. Sleeve shall comply with requirements of specification section 15895.*
- 16. Plumbing Demolition Notes. Delete note 10 on sheet P-1.*
17. Vinyl Base. Remove all wood base and replace with vinyl base as specified in section 09650.
18. Additional Telephone and LAN line Requirements. Additional telephone and LAN shall be provided in accordance with attached drawing, EXISTING ADT EQUIPMENT LOCATIONS, dated May 2002.

19. ADT Security System. Remove and reinstall existing security system. System locations shall be provided in accordance with attached drawing, EXISTING ADT EQUIPMENT LOCATIONS, dated May 2002.
20. Cable TV and Telephone Cabinet Doors. Provide cabinet doors, fabricated from flat sheet metal and secured to the existing cabinets located on each floor of the building. Doors shall be as specified in section 05500 and painted to match adjacent wall.
21. Existing Sanitary Lateral to First Manhole. Sheet C-1, Note-4 states that existing laterals are 6-inch diameter. These laterals are actually 4-inch diameter. Laterals shall be replaced with 6-inch diameter pipe as specified in section 02730.
22. Dual Temperature Pipe Insulation. Existing dual temperature fiberglass pipe insulation above the first floor ceiling shall be repaired. Quantities of insulation repair to be included in contractor's bid are as follows:

<u>Size</u>	<u>Quantity</u>	<u>Unit of Measure</u>
5-inch	110	LF
4-inch	65	LF
3-inch	40	LF
2.5-inch	40	LF
1.5-inch	40	LF
5-inch valve	5	EA
4-inch valve	5	EA
3-inch valve	5	EA
2.5-inch valve	5	EA
1.5-inch valve	5	EA

In addition to repair of damaged insulation, the contractor shall repair, at no additional cost to the Government, dual temperature piping insulation damaged while removing the adjacent domestic hot and cold water pipes.

*23. Dual Temperature Access. Provide fire-rated access doors to all valves on the existing dual temperature piping that may become inaccessible by new construction. Access panel shall be as specified in section 05500.*

24. Backflow Preventers. Remove and replace existing backflow preventers with Conbraco Industries, Inc., Model DC, double check valve assembly, 3-inch backflow preventers, or equal. 2 each shall be located to spaces S11A and *S16A. Patch and paint abandoned wall penetrations resulting from removing the backflow preventers. Finish and paint to match existing adjacent wall.*

25. Dual Temperature System. The contractor shall flush the dual temperature piping system prior to start up.

26. Fire Alarm System. The Fire Alarm System shall be replaced. The following information shall be incorporated.

- a. Sheet E8, E9 and E10. All work shall meet NFPA 72,101 and MILHDBK 1008B, 1997.
- b. Panel shall be of the analog addressable type that would provide for individual identification of each installed device. This control shall be UL listed for this application and if existing wiring is to be utilized, shall be listed and approved for operation with the type and size of wiring contained in the renovated facility. Control units for which proprietary laptop programming is required and factory certified programming training, programming software, and job specific program files that can not be made available to the Government are not allowed. The Fire Alarm Panel shall be programmed in Microsoft Windows. After completion the following shall be turned over to DEL:
  - (1) Complete installation manual
  - (2) Complete programming manual and work sheets
  - (3) Complete programming software and training after warranty expiration
  - (4) Complete as-built drawings and as-built job program file
- c. The new smoke detectors in the rooms and common hallways shall be connected to and supervised by the fire alarm panel.
- d. Smoke detectors shall be one of two types:
  - (1) Photoelectric addressable that is to be programmed for alarm verification.
  - (2) Multi-sensor that incorporates photoelectric, ionization and thermal sensors.

These detectors do not need to be programmed for alarm verification.

- e. 200 degree fixed temperature heat detector shall be provided in all mechanical, kitchen and other areas that present a hostile environment for smoke detectors.
- f. Audible alarms shall be installed at intervals of no more than 50 feet. Minimum sound levels shall be as required by NFPA 101 and NFPA 72.
- g. All rooms shall be numbered so each will have its own address.
- h. Provide one smoke detector to the top of each stairwell*
- i. Provide smoke detectors to all hallways and corridors on all floors. Space smoke detectors a maximum of 35 linear feet on center.*
- j. Provide a smoke detector at the Fire Alarm panel.*
- k. Provide a heat detector in each new laundry room on every floor.*

1. Provide a heat detector in the mechanical space L12.

27. Fan Coil Units (FCUs). Provide all labor, materials and equipment to remove existing dual fan coil units and provide new ceiling-mounted dual fan coil units.
- a. Prior to beginning work provide complete shop drawings and equipment information to fully describe the system and all incidental work to complete the installation of FCUs as described herein. Submittals shall be in accordance with Section 01330 SUBMITTAL PROCEDURES.
  - b. Demolish existing FCUs located above the ceiling in bathrooms including all access panels, ductwork, valves, and accessories.
  - c. Provide new FCUs with same capacity as existing units to be installed directly above room entrance doors. Specifications for existing units are provided in Attachment A. New units shall be concealed in a new metal stud and drywall soffit painted to match adjacent surfaces.
  - d. Provide new controls in the return and piping package as necessary to provide a fully functional, efficient system.

~~*e. Existing air return shall remain.*~~

~~*f.e. Ceiling in bathrooms shall be finished complete as specified. Provide an 18 inch by 18 inch access panel to access remaining equipment above ceilings. Access panel shall be as specified in section 05500 and factory finished to match new ceiling surface. Fill in abandoned opening from demolished air registers, control and other incidental appurtenances and finish to match adjacent surfaces. Refer to construction notes and details in NEW WORK NOTES and GENERAL NEW WORK NOTES on sheet A5, A6 and A7 and soffit details on sheet A15. All condensate drain lines from FCU's shall be copper.*~~

- f. Phasing of Fan Coil Units. Removal and installation of fan coil units must be phased. The existing dual temperature piping system is a continuous loop. The HCS piping enters building 3101 in cluster D and extends through the building. Both HCS and HCR piping exit at cluster A and enter building 31000 in cluster G and extend through the building. HCR piping exits at cluster E and back to the mechanical room. To isolate piping necessary for installation of new FCUs, only 2 risers will be permitted to be deactivated at a time. New FCUs shall be installed and accepted prior to beginning work on next set of FCUs.
  - g. Flush and clean entire heating/cooling system including all dual temperature lines, following completion of the installation of new FCUs.
  - h. Testing, balancing and commissioning procedures as described in Section 15990 TESTING, ADJUSTING AND BALANCING OF HVAC SYSTEMS will be followed.
28. Partition Bracing. Partitions shall be braced at the top in accordance with attached detail, TYPICAL PARTITION BRACING DETAIL.

29. Roofing. Reroofing work is hereby deleted from this contract. All roofing work, flashing and related connections and/or accessories including but not limited to work indicated in Sections 07220 ROOF INSULATION and 07535 MODIFIED BITUMEN ROOFING, roof flashing and accessories as specified in section 07600 SHEET METALWORK, GENERAL and roofing work shown on drawings A12 and A13, are to be deleted in entirety from the project. Existing storm water piping from existing roof drains to remain. Only work to remain associated with the roof is where new or replacement work penetrates existing roof surface and replacement of roof access ladders.

30. Contractor Quality Control. Replace Section 01451 in the specifications in entirety with new Section 01451, Attachment B.

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**END OF ADDENDUM**

## **12490A, WINDOW BLINDS**

### **2.1 WINDOW BLINDS**

Each blind, including hardware, accessory items, mounting brackets and fastenings, shall be provided as a complete unit produced by one manufacturer. All parts shall be one color unless otherwise shown, and match the color of the blind slat. Steel features shall be treated for corrosion resistance.

#### **2.1.1 Horizontal Blinds**

Horizontal blinds shall conform to FS AA-V-00200, Type II (25 mm (1 inch) 1 inch slats), except as modified below. Blind units shall be capable of nominally 180-degree partial tilting operation and full-height raising. .

##### **2.1.1.1 Head Channel and Slats**

Head channel shall be steel or aluminum nominal 0.61 mm 0.024 for Type II. Slats shall be aluminum, not less than 0.008 inch thick, and of sufficient strength to prevent sag or bow in the finished blind. A sufficient amount of slats shall be provided to assure proper control, uniform spacing, and adequate overlap.

##### **2.1.1.2 Controls**

The slats shall be tilted by a transparent tilting wand, hung vertically by its own weight, and shall swivel for easy operation. The tilter control shall be of enclosed construction. Moving parts and mechanical drive shall be made of compatible materials, which do not require lubrication during normal expected life. The tilter shall tilt the slats to any desired angle and hold them at that angle so that any vibration or movement of ladders and slats will not drive the tilter and change the angle of slats. A mechanism shall be included to prevent over tightening. The wand shall be of sufficient length to reach to within 1500 mm 5 feet of the floor.

##### **2.1.1.3 Intermediate Brackets**

Intermediate brackets shall be provided for installation of blinds over 60 inches wide and shall be installed as recommended by the manufacturer.

##### **2.1.1.4 Hold-Down Brackets**

Universal type hold-down brackets for sill or jamb mount shall be provided.