OWNER'S PRELIMINARY PROGRAM
DCSS PROJECT #421-116

PROJECT: Vanderlyn Elementary School
DCSS # 421-116 HVAC, Ceiling and Lighting Replacement, Roof Replacement and ADA Modifications
1877 Vanderlyn Drive
Dunwoody, GA 30338

Program Narrative:

The HVAC, Ceiling and Lighting Replacement, Roof Replacement, and ADA Modifications at the Vanderlyn Elementary School will encompass the following scope of work:

Demolition: Mechanical

1. Remove all existing P-Tac through the wall units, exhaust fans, gravity vents, kitchen hood, grease duct, and abandoned equipment on roof.
2. Reuse any existing roof penetrations. Cap existing roof curbs weather-tight with insulated sheet metal cap.
3. Patch and seal all penetrations in corridor walls, ceilings, storage rooms, electrical rooms, boiler room and floors.
4. Remove abandoned control panels and accessories.
5. Mechanical contractor shall visit and examine the site prior to construction to ascertain the existing conditions and limits of demo and construction.
6. It shall be the responsibility of the mechanical contractor to protect and retain all active and existing HVAC systems in other phases of the work.
7. Mechanical construction shall coordinate removal of existing HVAC systems and equipment with Plant Services to determine which items will be turned over to the owner (existing P-tac units).
8. Coordinate new P-tac unit installation with existing openings in the exterior walls. Patch and seal around openings, and paint to match adjacent color.

Demolition: Electrical

1. All existing lighting and wiring shall be removed. Remove all ceiling grid.
2. Remove all wiring, conduit, surface raceways, etc., for devices, loads and equipment being removed.
3. Remove all starters, disconnects, and associated conduit and wiring.
4. Remove all wiring and conduit, boxes and fastening devices as required to avoid any interference with new HVAC and electrical installations.
5. Conduits may be abandoned in floor, ceilings and walls only. Remove all wiring from abandoned conduits. Disconnect from all power sources and provide blank plates on all abandoned outlets. Cut off abandoned conduits 1" below finished floor and grout flush. All abandoned conduit shall be capped at both ends.
6. The electrical contractor shall trace all circuits in existing panels to remain affected by demolition. Tag all unused circuit breakers as "spare" and tighten all connections. Provide new typed directories on all panels and protect with plastic covers.

7. Any electrical outages required by the work shall be coordinated with the owner and confirmed in writing. Any outages shall not be scheduled during normal business hours or during facility functions. All costs for overtimes shall be included in the bid.
8. Seal all holes left by the removal of devices, conduit and wiring. Paint patchwork to match existing surfaces.
9. During demolition, all existing low voltage wiring, including but not limited to, fire alarm, data, telephone and security shall be supported via J-hooks throughout the entire building and phases.

New Work: Mechanical

1. Provide design-build installation of all HVAC systems and accessories. Provide stamped drawings.
2. See mechanical maintenances standards for new construction and renovations dated 3-09-09 (attached).
3. Kitchen: provide new kitchen hood, greases exhaust fan and makeup air unit, grease duct, fly fan, and rooftop unit for conditioned air. Provide new exhaust fans for toilets and janitors room in kitchen.
4. Provide a fire protection system and accessories for a complete system.
5. Cafeteria and Stage: Provide new rooftop unit. Use existing ductwork.
6. Media Center: Reuse rooftop unit. Clean unit, coils, and service unit. Reuse all existing ductwork. Rebalance entire system to provide better conditioning of computer lab.
7. Administration Area: Provide new rooftop unit. Reuse existing ductwork. Size unit to condition connecting corridors.
8. Typical Classrooms: Condition classrooms using P-tac units. One unit per classroom. Unit to be commercial grade with outside air option. (See Alternate)
9. Provide sheet metal ductwork and all transitions to adapt to existing ductwork. All existing ductwork to be cleaned, sealed, and insulated throughout. Replace all air distribution devices, grills, diffusers and accessories for complete system(s). Provide volume dampers at all take-offs to diffusers.
10. Provide new exhaust systems for all toilets, restrooms, janitor closets, teacher lounges. Provide new dryer exhaust in laundry.
11. Reuse existing roof openings where possible. Enlarge openings as required. Cap and make weather tight all roof openings with an insulated sheet metal cap.
12. All existing HVAC systems will be maintained in other phases not in this scope of work.
13. Controls and control systems will be by Staefa-Talon.
14. Verify all fire-rated assemblies and provide fire dampers where required by the AHJ.
15. All condensate drains shall terminate in an approved manner. No drains shall spill on sidewalks.
16. Test and Balance Report shall be provided from a certified TAB agency.

New Work: Electrical

1. Provide design/build electrical installation with stamped drawings. Provide all new ceiling grids, ceiling tile and lay-in lighting.

2. Provide all new disconnects, starters, conduit, wiring for lighting and HVAC systems. Grounded conductors are to be added.
3. Provide and wire all duct mounted smoke detectors for installation by mechanical contractor.
4. Provide a new fire alarm panel and system for all new work. See attached M and M standards for approved systems.
5. Provide all new service panels, sub panels and main panels. Provide new transformer. Provide bonded grounding system.
6. Provide new main service distribution control center, 1200 amp, 3 phase, 4 wire, NEMA 3R.
7. Provide fire stopping at all wall, floor and ceiling penetrations where conduit penetrations occur per U.L. requirements.
8. Provide connections from existing fire alarm panel to all new duct detectors located in new RTUs, AHUs or FCUs.
9. Provide a new generator. See attached M and M standards and guide specifications for generator. Provide all gas piping, wiring connections, concrete pad and fencing.
10. Existing fire alarm, data, telephone, and security wiring and devices shall be maintained in working order. All active existing low voltage wiring shall be identified, labeled and supported by J-hooks through building and phases.
11. Contractor to provide all temporary utilities to ensure that all areas of the building not under construction remain in service.
12. Provide 2 year service contract on generator.

New Work: Architectural

1. Provide all new lighting, ceiling grid and ceiling tile except as noted.
2. Provide the necessary repairs or new construction required to achieve the proper fire/smoke rating required for all partitions regardless if the condition is pre-existing or created during the installation of this scope of work.
3. Repair/replace all building finishes disturbed during the installation of this scope of work. Finishes shall match the adjacent undisturbed surfaces.

Additional MEP Design Parameters

1. Individual restrooms in the kindergarten hall (classrooms 14-21) and in the kitchen will require individual toilet exhaust fans, roof hoods, new lighting and new ceilings installed. The fan should operate off the light switch.
2. All rooms with transformers need to be conditioned or ventilated.
3. The core area (classrooms 22, 23, 24, restrooms, teachers lounge) with new Bard units and new restrooms remain as is. Add duct from Bard unit in room CR-22 to office next to hub room. Provide volume damper and grill.
4. The data-hub room needs to be partitioned and a larger, new mini-split installed. Coordinate room plan with the principal.
5. Former bookrooms, storage rooms and workrooms changed into offices all need to be conditioned.
6. The storage room off classroom 1 has a transformer in it. It needs to be partitioned and conditioned. Coordinate with the principal.

7. Principal wants to keep propeller fans in cafeteria.
8. Existing boiler room has 2 existing gas-fired water heaters and electrical panels. It appears there is not enough make-up air for this room. Verify make-up air requirements and bring up to code.
9. Reuse the rooftop unit serving the media center, offices, and computer lab. Existing spiral ductwork in the media center and other ductwork serving offices remains as is. Rebalance entire system to properly condition computer lab which has approximately 38 desktops. Clean all existing duct remaining in place.
10. Verify all existing equipment to be reused is operational and make any necessary repairs for a full functioning system(s).

Alternates: Mechanical

1. Additive Alternate #1: Provide "BARD" Units in all typical Classrooms in lieu of P-tac Units.
2. Additive Alternate #2: Provide a "City-Multi" R2- Series by Mitsubishi, or equal, along with a supplementary outdoor air unit for the administration area, classrooms CR-12, CR-13 and connecting corridors.

Other Design Parameters: HVAC, Ceiling and Lighting Replacement

1. Avondale High School located in DeKalb County, Georgia shall serve as an example of the Owner's minimum quality standards for materials, products, equipment and finishes for the MEP and ceiling portion of this project.
2. The Design/ Builder shall complete all phases of his work in strict accordance with all applicable local, state, and federal codes and guidelines.
3. The Design/Builder will obtain the necessary DeKalb Board of Education approvals prior to beginning of construction.
4. The Design/ Builder is responsible for the repair and/or replacement of all building finishes disturbed by the completion of their scope of work.

Demolition: Roof

1. Replace all water damaged or deteriorated wood blocking or nailers as necessary.
2. Remove all existing roofing and insulation down to the lightweight concrete deck substrate. Inspect lightweight concrete decking for water damaged or deteriorated areas. Damaged or deteriorated lightweight concrete decking shall be repaired or replaced as necessary.

New Work: Roof

1. Remove the existing base flashing and perimeter flashing membrane materials.
2. Remove the perimeter and penetrations sheet metal flashing as specified.
3. Install new replacement isocyanurate insulation with cover board.
4. Install tapered insulation crickets on the upslope side of curbed units.
5. Install the specified two ply modified bitumen roof system.
6. Install new perimeter and penetrations sheet metal flashing materials.
7. Raise all curbs to minimum height of 8 inches above the roof surface.
8. Replace all sheet metal heater stacks.

9. Wire brush all rusted roof top equipment and apply one coat of primer and latex paint.
10. Replace all curbed skylight / exhaust fans with new exhaust fans.
11. Route and clean all roof drain lines throughout the entire system.
12. Replace all roof drain caps and structures down to the first elbow.
13. Refer to attached Specification Section 075200 Modified Bituminous Membrane Roofing for more details.

Unit Price Items: Roof

1. Unit Price #1: The base bid is to include the replacement of 500 lineal feet of water damaged or deteriorated wood blocking or nailers. Provide a per linear foot unit price that will be utilized to increase or decrease the cost to furnish and install this scope of work base on the quantity included in the base bid.

2. Unit Price #2: The base bid is to include patching and repairing of 500 square feet of lightweight insulated concrete roof deck. Provide a per square foot unit price that will be utilized to increase or decrease the cost to furnish and install this scope of work base on the quantity included in the base bid.

Other Design Parameters: Roof

1. Chamblee High School located in DeKalb County, Georgia shall serve as an example of the Owner's minimum quality standards for materials, products, equipment and finishes for the roofing portion of this project.
2. The Design/Builder shall complete all phases of his work in strict accordance with all applicable local, state, and federal codes and guidelines.
3. The Design/Builder is responsible for the repair and/or replacement of all building finishes disturbed by the completion of their scope of work.
4. The Design/Builder will obtain the necessary DeKalb Board of Education approvals prior to beginning of construction.

Program Narrative: ADA

The ADA Modifications at Vanderlyn Elementary School will encompass the following scope of work:

1. Refurbish accessible parking areas in accordance with ADA requirements, including painting of striping, crosswalks, and/or aisles, signage, and curb ramps.
2. Provide access to the Multi-purpose Building (Gym) from the school: Currently, the sidewalk that serves mobility-impaired users is not sheltered from the elements. Because the path for the able-bodied does provide a cover, we need to provide similar amenities for the handicapped. The design-builder can suggest the most advantageous method to accomplish equality of access.
3. Provide access to the playground equipment: Provide and install three (3) modular access ramps for three (3) existing DCSS playground enclosures.

   Manufacturer:
   Little Tikes Commercial
   PlayPower LT Farmington, Inc.
   One Iron Mountain Drive
   Farmington, MO 63640 USA
   1-800-325-8828

Local exclusive distributor:
Playworx
David Howard
2520 E. Piedmont Rd.,
Ste. F# 348
Marietta, GA 30062
404-427-5270(phone)
(770) 971-3834(fax)
playworx@aol.com
Part #: 100011002
Description: Access Ramp, Black for Kid Timber System

OVERALL PROJECT: Substantial Completion

Design drawings will begin no later than August 1, 2009 and be complete no later than December 1, 2009. Construction on this scope of work will begin no later than December 15, 2009. The work will be completed in phases. All work must be substantially complete by January 31, 2011.