

OUTLINE SPECIFICATIONS

NAVAL HOSPITAL TWENTY NINE PALMS
CONTRACT NO: N62473-12-D-4229
MARINE CORPS AIR GROUND COMBAT CENTER
TWENTYNINE PALMS, CALIFORNIA 92278

GENERAL

Building is to be one 60' x 106' modular office building. The building is to include 29 individual offices with conference room and support spaces. Building is to be fully carpeted except for restroom areas, exam rooms, and storage areas. Ceiling height is 8' min. in plenum wall offices, and 8' 6" to 8' 8" throughout remainder of building. Building to be delivered and set up at the Marine Corps Air Ground Combat Center, Twenty Nine Palms California.

BUILDING CODE

1997 UBC

BUILDING STRUCTURE

Structural steel moment frame construction. All steel to be painted to inhibit rust, and all moment frame connections to be ultra sound tested. Testing report provided to owner.

FLOOR

Sub-Floor: 1 1/8" screwed tongue and groove oriented strand board (O.S.B.) over steel floor joist. Steel perimeter frame.

FOUNDATIONS

Above ground steel pier and pressure treated pad foundation system. Minute-man products auger anchors. Building skirting is to be CertainTeed, weatherboard 8" groove vertical siding panels or Hardie Board Sierra vertical siding/pressure treated plywood over wood stud framing. Venting and access per code.

EXTERIOR STEPS

Aluminum 5' x 5' landing.

EXTERIOR FRAMING AND FINISHES

Exterior Wall Studs: 4" wood wall studs. Wall studs to be at 16" on center.

Exterior Wall Insulation: R-13 batt insulation.

Exterior Continuous Perimeter Sheathing: 3/8" or 1/2" oriented strand board (O.S.B.).

Exterior Wall Finishes: Hardie Sierra 5/16th grooved vertical siding panels and trim. Color, Cobble Stone JH40-10 color plus or paint to match.

Trim: Hardi rustic trim. Red Cent Semi-Gloss Sherman Williams 6341.

WINDOWS

General: Solar Industries MF2 Series Fixed aluminum.

Glazing: Dual pane insulated Low E, Guardian 5527.

Window Coverings: 1" mini-blinds at all exterior windows.

EXTERIOR DOORS & HARDWARE

General: All doors and hardware to be ADA compliant.

Jamb Construction: Hollow metal 16 gauge steel, galvanized roll formed steel fully mitered and welded with six wall anchors per jamb. Jambs to be reinforced and prepped for hardware, closure, and at strike plate and hinges. Door Jambs to be manufactured by Steelcraft or equal, shopped primed and then painted.

Door Construction: Hollow metal 18 gauge steel, flush with no face seams, SDI Grade III, extra heavy duty with 16 gauge steel end channels spot welded in place and reinforced for surface mounted door closures, lock assemblies and hinges. Doors to be manufactured by Steelcraft or equal, shopped primed and then painted.

Hinges: Roton.

Exterior thresholds: 1/4" x 4" Aluminum finish.

Exterior weather-strip: 7/8" Aluminum finish rigid jamb weather-strip with vinyl bulb gasket.

Exterior door bottom: 1-1/2" Aluminum finish with solid neoprene gasket.

Exterior closures: All closures shall be manufactured by LCN 4041 Series using model number designations and quality group series rated for educational use. Closure functions and fire rating requirements shall be in accordance with the code requirements and shall be identified on the final architectural plans. .

Exterior locks: Badge entry devices at exterior doors .All exterior panic devices and trim shall be manufactured by Von Duprin, or equal. Locks devices and fire rating requirements shall be in accordance with the code requirements and shall be identified on the final architectural plans.

Keying: Keyed to MCAGCC master key system.

Door stops: At all exterior doors.

INTERIOR DOORS & HARDWARE

General: All doors and hardware to be ADA compliant.

Jamb Construction: Timely KD frames.

Interior Door Construction: Solid core, 1 3/4 "Legacy.6' 8" height, color by owner. Doors to be provided with mop plate and closers.

Door and Jamb Installation: In accordance with manufacturer's printed instructions for installation in light gage steel framed openings. Door jambs shall be properly sized for thickness of interior wall so that door frame is self-trimming and no additional trim around interior door jamb is needed.

Hinges: Three (3) 4-1/2" full mortise ball bearing stainless steel finish.

Interior locks and trim: All interior locksets shall be Schlage D53PD with 626 finish. Panic devices and trim shall be Von Duprin or equal. Installations shall be made in accordance with manufacturer's recommendations. Selected functions of locks devices and fire rating requirements shall be in accordance with the code requirements and as identified on the plans. Badge entry devices at storage/fax, communications room.

Keying: Keyed to MCAGCC master key system.

Door stops: At all interior doors, doorstops shall be provided with blocking installed in the metal stud framing.

INTERIOR WALLS

Wall Studs: 2 x4 wood wall studs. Studs at 16" and or 24" on center. All interior partitions non-load bearing. **Blocking:** Include blocking/backing as required for the installation of accessories; millwork; door wall bumpers; semi recessed fire extinguisher cabinets, and other surfaced mounted wall equipment, fixtures and devices.

Finish Walls: 5/8" gypsum vinyl wrap wallboard installed per product manufactures specifications.

Sound Control: STC of 40 between offices.

Retractable partition: Kwik-Wall VL-8, STC 40

Color: Snow Drift

ROOF

Construction Type: All steel post, beam and rafter construction. All member sizes and fabrication details will be identified on the final construction drawings.

Finished roof slope: 1/4" per foot.

Roof sheathing: 1/2" oriented strand board mechanically fastened to steel rafters and steel beams.

Roof insulation: R-30

Finished Roofing: EPDM

Flashings: All Flashings to be in accordance with the National Roofing Contractor's Association (NRCA) details.

CEILING

Acoustical Suspension Ceiling (all areas except restrooms): T-Grid Suspended System using 2' x 4' exposed grid and lay-in acoustical tile. Grid system to be ARMSTRONG Prelude XL 24 gauge heavy duty grid, white baked enamel finish, and acoustical ceiling panels to be 5/8" square edged lay-in tiles, ARMSTRONG #763 Georgian.

Acoustical Suspension Ceiling Installation: Tolerance to be 1/8" level through-out; Layout to be balanced with equal borders on opposite sides; Hangers to be spaced 48 inches on center minimum; Light fixtures to be supported independent of grid; all ceiling installed or mounted devices are to be centered in each panel.

Finished Ceilings (restrooms): U.S.G. 3270 2 x4 vinyl rock tiles.

ELECTRICAL

Electrical design: 120/240V, single phase. Three 42 circuit distribution panels surface wall mount in the equipment room, janitor's closet, and server room.

SES: 400 Amp service, exterior wall mount.

Electrical Wiring/Raceways: Metal-Clad (MC) cable.

Lighting (recessed interior): Recessed fluorescent fixtures with electronic ballast, 32 watt T-8 lamps and acrylic diffuser.

Lighting (exterior area lighting): Wall packs at exterior doors.

Switches and duplex receptacles: White or Ivory color to be selected by Owner and identified on the Color Selection Schedule.

HVAC unit wiring: Electrical Contractor is to provide the HVAC high voltage rough-in wire and conduit thru the roof. HVAC unit terminations, disconnects and low voltage wiring by Mechanical trade.

Exhaust fan wiring: Exhaust fans are supplied and installed by Mechanical trade. Rough wiring by Electrical trade. Final connections of roof mounted fans by Electrical trade. Ceiling mounted fan final connections by Mechanical trade.

Special Systems rough-ins: Voice, Data, Video, Intercom and Security Systems rough will consist of a 2x4 recessed J-box or mud ring with ¾" PVC conduit and pull string stubbed to ceiling cavity.

FIRE ALARM

Construction drawings shall be prepared by Fire Alarm Installer and submitted to the Fire Marshall having jurisdiction for review, approval, and fire alarm permit. Fire Alarm Installer shall also complete all programming necessary at the FACP, start-up, owner training, Fire Marshall inspection and Occupancy Certificate.

Fire Extinguisher: Semi recessed type.

FIRE SPRINKLER SYSTEM

ACT to furnish and install a complete and functional fire sprinkler system in accordance with the National Fire Protection Association Pamphlet 13 (NFPA 13), 2002 edition including engineering, attic mounted piping, ceiling heads, riser with flow switch, gage, drain and electrical alarm bell. Shop drawings are to be submitted to and approved by the FPE. Sprinkler heads and escussions to be a white finish.

MECHANICAL

General: Bard 3 ton wall mount AC with 10KW heat strip 230 volt single phase.

Server Room: Single Bard one ton wall mount or mini split.

PLUMBING

Water closets: Floor mounted standard height and handicap (18") where noted on drawings, elongated bowl, pressure assisted tank type, vitreous china, white, with white open front contoured seat.

Bathroom lavatories: Single bowl, wall-hung vitreous china, white. Faucets for lavatories to be single lever handicap approved, self-metering.

Water heater: Water heaters to include pressure and temperature relief valves piped to outside of building, expansion tank, and watertight pan below

Toilet tissue dispensers: One (1) double roll dispenser mounted at each water closet. Quality group to be commercial grade, ADA approved and 26D finish.

Miscellaneous trim: "P" traps, angle stops, strainers, brackets, wall plates, escutcheon plates, fittings, valves, etc., for a complete and finished installation, all chrome finish.

Grab bars: Installed at all handicap water closets, stainless steel ADA rated by Bradley or equivalent.

Mirrors: 18" - 24" wide x 36" height float glass wall mounted above each restroom lavatory. Restroom mirrors.

Piping: PEX

Other restroom accessories: Toilet paper holder at each water closet, commercial grade, ADA approved with non-controlled delivery, and 26D finish by Bradley or equivalent. Owner designated soap and paper towel dispensers, by Owner.

FLOOR COVERING

Offices and halls: 26 ounce level loop carpet (Shaw Everglade 30351), 4" rubber cove base (Johnsonite 167 fudge).

Office with sink: (6) Armstrong, Corlon (Ocean Green 88730) commercial sheet vinyl with welded seam and 4" rubber cove base (Johnsonite 167 fudge).

Restrooms: Armstrong, Corlon (Ocean Green 88730) commercial sheet vinyl with welded seam and 4" rubber cove base (Johnsonite 167 fudge).

PLASTIC LAMINATE MILLWORK

Cabinet Base: Base cabinets located in the six exam rooms and conference area.

Counter-top: High pressure laminate construction over 3/4" particleboard with associated back splashes, side splashes, and finished exposed edges. Counter-top details and color selections shall be contained in the millwork shop drawings supplied under separate cover.

EXTERIOR PAINT

General: All surfaces to receive paint shall be completed in accordance with the manufacturer's recommendations. Quality group of paint shall be Dunn-Edwards, Sherman Williams, Frazee or equivalent. Color of painted surfaces shall be identified on the schedule of finishes and color board for the project.

OTHER

Handrails: Shall be provided within building facility at all required areas and shall be identified on the architectural plan sheets.