SCOPE DESCRIPTION BY DIVISION
March 8, 2018
Revised March 12, 2018

Below is a summary of what is included in the preliminary estimate of probable construction costs.

Division 1 – General Requirements

Section 01110 – Summary

- Renovation of existing 2 story, 5,100 SF historic building known as the McIndoes Academy and construction of a new 2 story, 2,140 SF addition for a records vault, elevator and stair. Work will also include structural reinforcing of the roof trusses.
- Separate Alternate to excavate and lower the floor level of the existing basement.
- Location: Route 5, Barnet, Vermont
- Owner: Town of Barnet
- Testing Agency: Independent testing agency engaged and paid for by the Owner.
- Progress meetings: Once a week; attendance by Owner, Architect, Engineers, Contractor, major subcontractors and suppliers.

Division 2 – Site Work

Section 02050 – Demolition

Exterior

- Remove existing and dispose of accessible ramp including pressure treated decking, framing, balusters, railings, metal handrails and concrete sono tubes
- Remove and dispose of existing posts, roof and associated concrete sono tubes at rear entrance
- Remove and dispose of existing metal framed stair, landings, railing system and concrete pad from second floor to grade
- Remove and dispose of existing handrails at front
- Excavate as required for new rear addition
- Prep area at rear and sides of building for 31 parking spaces and driveway including removal of 3-4 trees
- Remove and dispose of existing metal standing seam roof and underlayment

Section 02100 – Site Work

- New paved parking and drive for 31 car parking spaces with two layers of 1 1/2" paving and 18” of sub base, filter fabric, site lighting with pre-cast concrete bases, striping, handicapped parking sign. 18 space parking lot (rear), remove and dispose of existing pavement and base.
- New concrete sidewalks from parking areas to rear addition
- New grading from new parking and walkways
- Restore lawns
- Plant 4 new trees
- New septic system for building (not included in estimate)

Division 3 – Concrete

Section 03300 – Cast-In-Place Concrete

- New 10” concrete frost walls including 4’ deep elevator pit at Rear Addition
- New 4” concrete slab at Rear Addition

- New 12" reinforced concrete floor for new vault
- New 8" reinforced concrete ceiling for new vault
- New reinforced concrete footing to support 12" reinforced concrete walls for new vault
- Alternate: New reinforced concrete footings and foundation walls and concrete floor for new basement floor level at existing building

Division 5 – Metals

Section 05550 – Metal Fabrications
- New 1 1/2" diameter galvanized metal horizontal rails, painted, at front entrance stairs of building.

Division 6 – Wood and Plastics

Section 06100 - Rough Carpentry
- Existing roof truss framing repairs to include 12-15 new steel splice plates to reinforce spliced rafters and joints.
- All new exterior wall additions to be wood framing (2 x 6).
- All new interior partitions to be wood framing (2 x 4/2 x 6)
- **New 2 x 12 wood floor framing and 3/4" T&G plywood floor sheathing infill at rear addition**
- New prefabricated wood roof trusses
- New 3/4" roof sheathing at Rear Addition
- 3/8" underlayment under LG sheet vinyl flooring

Section 06200 - Finish Carpentry
- Replace damaged/rotted exterior wood trim (10%)
- Replace damaged/rotted wood siding (10%)
- Exterior wood window and door trim at addition to match existing
- New interior 1 x 6 wood base trim at new partitions
- New door openings to have 1 x 4 wood casings.
- New 1 1/2" hardwood wood railing with metal wall brackets at both sides of existing interior stairs
- Wood stair and railings at new stair in addition
- Wood wainscoting at lobby entrance in new addition and lobby in Town Clerk's Office
- Plastic laminate counter top in Break Room
- Solid surfacing material at Lobby cabinets and Reception counter

Section 06510 – Fiberglass Columns
- Square fiberglass columns at new rear entry addition

Division 7 – Thermal and Moisture Protection

Section 07115 – Dampproofing
- Bituminous dampproofing on exterior surfaces of foundation walls at new addition

Section 07210 – Blown in and Dense Pack Cellulose Insulation
- 2" of closed cell spray foam insulation with 14" of blown cellulose insulation on top at existing attic floor and attic at new addition.
- New dense pack insulation at exterior walls of addition with 1 1/2" (1' rigid insulation and 1/2" plywood) zip panel at exterior side of exterior wall
- New dense pack insulation at bathroom walls

- New dense pack insulation above boiler room, fill joist bay
- **Alternate: Blown-in dense pack cellulose insulation at the exterior walls of the existing buiding**

Section 07210 – Spray Foam Insulation
- 2" spray foam insulation with intumescent paint at basement exterior walls from underside of first floor sheathing to top of basement slab.

Section 07413 – Metal Roof Panels, Standing Seam Roof
- Ice and water shield, tri-flex 30 roofing underlayment, rosin paper, perimeter metal drip edge and Kynar Finished 24 gauge double lock standing seam metal roof at existing building roof and new addition

Division 8 – Doors and Windows

Section 08011 – 3 Hour Fire Rated Vault Door
- Install 3-hour fire rated vault door at new vault

Section 08111 – Standard Steel Door Frames
- Install 1-hour fire rated HM frames at 1 hour fire rated walls at new stairs at rear addition.

Section 08211 – Wood Doors
- New pre-finish 3' x 6'-8" x 1 3/4" birch veneer solid core 1 hour fire rated doors at 1 hour fire rated walls
- New pre-finish 3' x 6'-8" x 1 3/4" birch veneer solid core interior doors
- New aluminum clad, wood entrance door and sidelights at rear addition entrance

Section 08553 –Wood Windows
- Metal clad wood framed single hung magnum windows by Marvin Windows at rear addition
- Repair existing windows – reglaze windows, replace missing glass panes and install weatherstripping
- Replace existing storm windows with new pre-finished, triple-track aluminum storm windows (Allied)

Section 08710 –Door Hardware
- New closer, mortise lockset and weather-stripping at all exterior entrance doors.
- At all offices provide bored classroom lock
- At bathrooms provide bored privacy lock

Division 9 – Finishes

Section 09250 - Gypsum Board Assemblies
- Provide 1-hour fire-rated gwb assemblies at floor/ceilings (1 layer 5/8" gwb (fire tape only), 7/8" furring channel and 1 layer of 5/8" gwb) at boiler room, at elevator shafts, at elevator machine rooms, at new stair shaft and walls where indicated on drawings.
- Provide 1 hour fire-rated gwb ceiling assemblies at both elevator machine rooms, boiler room ceiling new stair ceiling and top of elevator shaft
- Install 5/8" gwb at exterior and interior walls.

Section 09310 - Ceramic Tile
- Provide ceramic floor tile at rear addition toilet rooms.
- Provide ceramic wall tile wainscoting at rear addition toilet rooms.

Section 09550 - Wood Flooring
- Repair, sand and refinish existing wood floors.

Section 09651 – Resilient Tile Flooring
- New LV (solid vinyl) floor tile at the vault

Section 09654 – Sheet Floor Coverings
- New LG sheet flooring at first and second floor halls at rear addition

Section 09900 - Painting
- Repair, prep and finish paint the existing window trim.
- Scrape, prep and paint (2 coats) all existing exterior trim and clapboard siding
- Prime and paint (2 coats) all new clapboard siding
- Repair, prep and finish existing wood doors, finish to match existing.
- All interior walls to have 3 coats of paint (1 prime, two finish).
- All new wood trim to have 3 coats of paint (1 prime, two finish).
- Repair, prep and finish existing wood trim, sills, existing painted doors, railings and balusters, finish to match existing.

Division 10 – Specialties

Section 10520 - Fire Extinguishers and Cabinets
- Mechanical and electrical rooms to have wall hung fire extinguishers.
- At First Floor Entry Hall in new addition, one new semi-recessed cabinet and fire extinguisher
- At Second Floor Hall in new addition, one new semi-recessed cabinet and fire extinguisher

Section 10800– Bath/Toilet Accessories
- New 1 ½" dia. HC grab bars at new toilets
- New surface mounted mirror (HC accessible size) at new toilets
- New toilet paper dispenser at new toilets
- Shelf and mop hooks in Janitor's Closet

Division 12 – Furnishings

Section 12372 - Casework
- First Floor Break Room and Town Clerk's Lobby to receive prefinished maple base and wall cabinets of medium grade

Division 13 – Equipment

Section 13100 - Appliances
- New full size refrigerator first floor Break Room

Division 14 – Conveying Systems

Section 14240 – Hydraulic Elevators
- Install one 3 stop oil hydraulic passenger elevator

Division 15 – Mechanical

Section 15400 – Plumbing
- To be provided by ICE

Section 15500 – HVAC
- To be provided by ICE

Division 16 - Electrical
- To be provided by AMG

MECHANICAL PERFORMANCE NARRATIVE
FOR THE
BARNET TOWN OFFICES ADDITION/RENOVATION
MCINDOE FALLS, VT.

19 MARCH 2018

MECHANICAL REQUIREMENTS

- Provide demolition and disposal of all existing plumbing and mechanical systems that are scheduled for removal. See architectural plans for areas of renovations.

- Remove the two existing oil fired furnaces; two 275 gallon oil tanks and all associated ductwork, power wiring and control wiring in the basement mechanical room.

- Remove electric heat from the bathrooms and kitchen.

- Remove all existing bathroom exhaust fans and ductwork.

- Remove existing plumbing fixtures that include water closets, lavatories and kitchen sink; DWV piping; domestic water piping; 30 gallon electric water heater.

- Add new bathroom fixtures at the first floor and second floor. Provide complete cast iron drainage, waste and vent systems for all the plumbing fixtures. ADA water closets are to be 16" high 1.28 gpf white china insulated tank-type. ADA lavatories are to be wall hung with concealed carrier white china type with single lever faucet with grid strainer drain and quarter turn water stops. Install pipe insulation kits on each ADA lavatory. Breakroom sink is to be ADA single compartment stainless steel with single lever faucet, drain, quarter turn water stops and pipe insulation kit. Install 3" floor drains with trap primers in each bathroom.

- Provide a 24" x 24" floor mounted service sink on the first level for service workers.

- Provide dual level ADA water fountain with bottle filling within the building.

- The building will not be protected with a sprinkler system. Limited area sprinkler head(s) off the domestic water service will protect the boiler room.

- A new 1" water service will be installed for the new plumbing fixtures. Potable hot water shall include recirculating loop to within 25 feet of the most remote fixtures. Domestic hot water shall be generated with a 30 gallon indirect heating hot water heater equal to Heat Transfer Super-Stor Ultra. All domestic water piping shall be Type L copper with 1" minimum fiberglass insulation.

- Install two ¾" exterior lockable cover style wall hydrants on building (One on the north side of building and one on the south side of the building).

- Install sump pump piping from the elevator pit to the exterior for future connection to sump pumps.

- Install one (1) 299,000 btuh input, 283,000 btuh output 95% AFUE condensing 10:1 turn down propane gas boiler equal to HTP (Heat Transfer Products) EP-299 with two redundant Grundfos

Magna 3 or equal pressure differential variable speed main heating hot water pumps. Boiler combustion and exhaust air will be provided with PVC piping attached to the boiler and terminated on the exterior east wall with concentric wall termination kits.

- Install commercial grade hydronic baseboard radiation equal to Sterling in all offices and other spaces that baseboard radiation can fit. All other spaces shall use hydronic cabinet unit heaters or horizontal discharge unit heaters. Cabinet unit heaters would be located in stair towers, entries, vestibules, storage rooms and any unfinished spaces. Horizontal discharge unit heaters shall be used around the perimeter of the basement (Assume four heaters with their own thermostat control. Heating piping shall be Type L copper with minimum 1" fiberglass insulation. Each zone of heat shall be controlled by heating system motorized zone valves and heat only thermostats. Each room shall be its own zone.

- Heating for the Community Room shall be high output commercial grade hydronic baseboard.

- Heating for the vault shall be in floor hot water radiant heat. Piping shall be ½" PEX spaced 12" on center in the concrete floor system.

- 3-ton air conditioning: Install high wall mounted ductless mini-split air conditioning indoor evaporators for all first floor town clerk spaces. One outdoor 3-ton each DX condenser is to be a multi-port (zone) configuration. The post office will not be air conditioned.

- 3-ton air conditioning: Install high wall mounted ductless mini-split air conditioning indoor evaporators for the second floor stage/community room. One outdoor 3-ton each DX condenser is to be a multi-port (zone) configuration. The remaining second floor spaces will not be air conditioned.

- Install 100 cfm ducted air to air heat recovery unit for the first floor town clerk areas. All sheet metal ductwork shall be insulated with 1-1/2" fiberglass insulation.

- Install 450 cfm ducted air to air heat recovery unit for the stage/community area. All ductwork shall be insulated with 1-1/2" fiberglass insulation.

- Typical Single ADA Toilet Bathrooms - Install low-sone Panasonic 80 cfm ceiling exhaust fan with motion sensing speed controller, 4" diameter insulated rigid metal duct, 1-1/2" fiberglass insulation and exterior wall cap.

- A janitors' closet 100 cfm ceiling exhaust system with fan, 6" diameter insulated rigid metal duct, 1-1/2" fiberglass insulation and exterior wall cap. Exhaust fan to operate from wall light switch.

- A 200 cfm ventilation fan shall be installed in the elevator machine room and ducted with 6" diameter 1-1/2" insulated rigid metal duct to the exterior wall caps. The fan shall be controlled by reverse acting thermostat mounted on the wall of the elevator machine room.

- Heating system controls to include gas boiler and heating pump rotation, boiler water reset, domestic hot water priority and outdoor temperature system warm weather shutdown.

Division 16 – Electrical

Services and Distribution:

- New electrical service will be 600 amp, 120/240 volt, 1 phase, 3 wire, underground to building with one 400 amp CT meter for the town offices and one 200 amp meter for the post office.
- 400 amp meter will feed new 400 amp main breaker panel with one 200 amp, 2 pole breaker for new 30 HP elevator; one 125 amp, 2 pole breaker to feed new 42 circuit panel for the first floor offices; one 100 amp, 2 pole breaker to feed new 42 circuit panel for the second floor; one 100 amp, 2 pole breaker to feed new 30 circuit panel for the basement.
- 200 amp meter will feed existing post office panel.

Lighting:

All lighting to be LED type, Energy Star or DLC listed. All interior lighting to be controlled by occupancy sensors. All exterior lighting to be controlled by motion sensor/photo-electric cell combination.

Basement Level

- Basement area and all utilitarian spaces shall have 4' long, LED strip fixtures equal to Lithonia ZL1D series.
- Basement vault lighting to be 4' long, LED, vapor-tite, equal to Metalux VT Series.

First Floor

- Front and rear Entry Halls to have pendant mounted reproduction historic fixtures with LED lamps; Rejuvenation or equal.
- Front Entry Stairs to have reproduction historic wall sconces with LED lamps; Rejuvenation or equal.
- Rear Entry Stairs to have wall mounted linear LED fixtures with auto-dim feature, equal to Lumax.
- Town Clerk, Zoning/Listers and Research offices to have linear LED pendant mount fixtures equal to FineLite Series 12ID, indirect/direct light distribution.
- Vault lighting to be 4' long, LED, vapor-tite, equal to Metalux VT Series
- Break Room to have 1' X 4' surface mount fluorescent wrap fixtures equal to Lithonia ST Series and one LED undercabinet light at kitchenette.
- Bathrooms to have one ceiling mount LED "cloud" fixture and one 24" wall mount LED vanity light: Brownlee or equal.
- Existing Post Office Lighting to remain.

Second Floor

- Meeting Space, Library, McIndoe Academy Museum and front and rear halls to have pendant mount reproduction historic fixtures with LED lamps; Rejuvenation or equal.
- Meeting Space, in addition to pendant fixtures, to have wall mounted reproduction historic LED wall sconces; Rejuvenation or equal.
- Historical Society room to have linear LED pendant mount fixtures equal to FineLite Series 12ID, indirect/direct light distribution.

- Bathrooms to have one ceiling mount LED "cloud" fixture and one 24" wall mount LED vanity light: Brownlee or equal.
- In Meeting Room install four new 52" variable speed, energy star rated, paddle fans; Seagull or equal.

Exterior

- New rear porch to have recessed LED fixtures; Cree or equal.
- One wall mounted exterior light over ramp to be equal to RAB WPLED 20.
- Provide four new pole lights at drive and parking: equal to RAB ALED2T50.

Exit and Emergency Lighting

- All new exit and emergency battery units shall be installed per Life Safety Code NFPA 101. Exit lights shall be combination type equal to Lithonia Quantam Series; LED exit light with integral emergency battery pack and two integral emergency light heads. Emergency battery units shall be equal to Lithonia ELM2.

Receptacles:

- Each desk location to have one one dedicated quad receptacle.
- Each office and break room to have duplex receptacles at 10' centers (maximum).
- Corridors will have 20 amp receptacles located at 20 foot centers (maximum).
- All non-public and utility spaces shall have a minimum of one 20 amp duplex receptacle.
- All kitchen, bathroom, utility area and exterior receptacles, and others within 6 feet of a water source, shall be ground fault circuit interrupter protected.
- Each bathroom to have one dedicated 20 amp, GFCI receptacle.
- Provide a minimum of three exterior weatherproof GFCI receptacles.

Fire Alarm System:

- Provide a complete automatic fire alarm system in accordance with NFPA 72 and NFPA 101.
- Install smoke detection in exit halls. Install heat detection in all other spaces.
- Install pull stations at every exit door on each level and elevator lobby.
- Install new audible/visual devices.
- Install elevator recall smoke detection.
- Provide emergency forces notification.

Cables and Raceways:

- All new branch circuit wiring and incoming service conductors shall be copper conductors in metal conduit.

Equipment Connections:

- Wire all equipment provided by Others including, but not limited to:
- Boilers, heat pump systems, unit heaters, circulators, exhaust fans, range hoods, fans, and heat recovery units.
- Provide and install all elevator motor, machine room, power, lighting, fire alarm system and telephone devices and circuits, shaft and pit safety switches, enclosed circuit breakers, auxiliary contacts, and all other requirements per Code and elevator vendor.

Telephone/Data Systems:

- Install underground 4” conduit from telephone company’s connection near site to new backboard in basement.
- From backboard location, run a minimum of one CAT 5e cable to each desk space in offices, and to each room other than halls or bathrooms.

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- One wall mounted exterior light over ramp to be equal to RAB WPLED 20.
- Provide four new pole lights at drive and parking: equal to RAB ALED2T50.

Exit and Emergency Lighting

- All new exit and emergency battery units shall be installed per Life Safety Code NFPA 101. Exit lights shall be combination type equal to Lithonia Quantam Series; LED exit light with integral emergency battery pack and two integral emergency light heads. Emergency battery units shall be equal to Lithonia ELM2.

Receptacles:

- Each desk location to have one one dedicated quad receptacle.
- Each office and break room to have duplex receptacles at 10' centers (maximum).
- Corridors will have 20 amp receptacles located at 20 foot centers (maximum).
- All non-public and utility spaces shall have a minimum of one 20 amp duplex receptacle.
- All kitchen, bathroom, utility area and exterior receptacles, and others within 6 feet of a water source, shall be ground fault circuit interrupter protected.
- Each bathroom to have one dedicated 20 amp, GFCI receptacle.
- Provide a minimum of three exterior weatherproof GFCI receptacles.

Fire Alarm System:

- Provide a complete automatic fire alarm system in accordance with NFPA 72 and NFPA 101.
- Install smoke detection in exit halls. Install heat detection in all other spaces.
- Install pull stations at every exit door on each level and elevator lobby.
- Install new audible/visual devices.
- Install elevator recall smoke detection.
- Provide emergency forces notification.

Cables and Raceways:

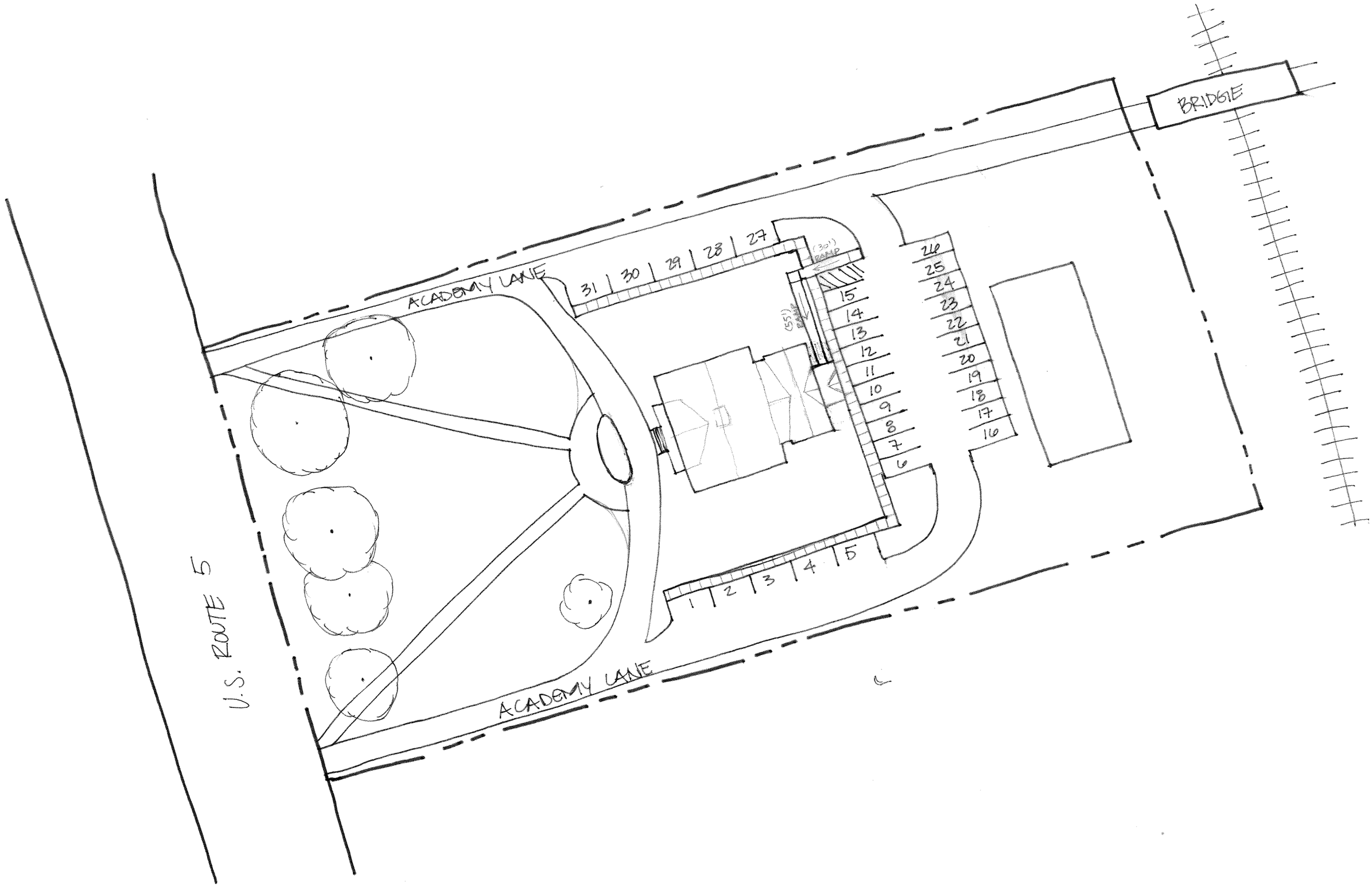
- All new branch circuit wiring and incoming service conductors shall be copper conductors in metal conduit.

Equipment Connections:

- Wire all equipment provided by Others including, but not limited to:
- Boilers, heat pump systems, unit heaters, circulators, exhaust fans, range hoods, fans, and heat recovery units.
- Provide and install all elevator motor, machine room, power, lighting, fire alarm system and telephone devices and circuits, shaft and pit safety switches, enclosed circuit breakers, auxiliary contacts, and all other requirements per Code and elevator vendor.

Telephone/Data Systems:

- Install underground 4” conduit from telephone company’s connection near site to new backboard in basement.
- From backboard location, run a minimum of one CAT 5e cable to each desk space in offices, and to each room other than halls or bathrooms.


BRIDGE
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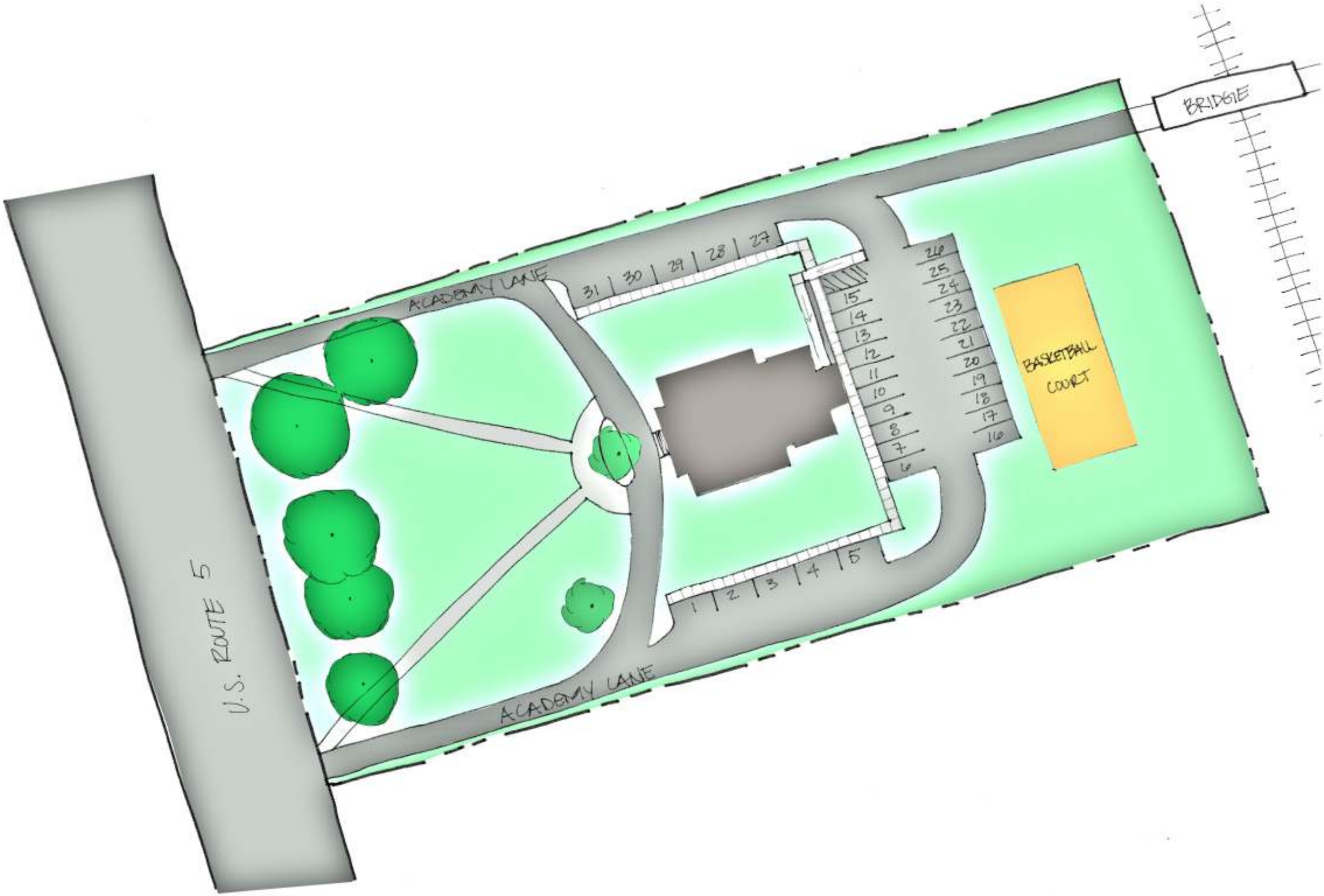
ACADEMY LANE



ARNOLD & SCANGAS
ARCHITECTS

BARNET TOWN OFFICES

PONDOE FALLS, VERMONT

VERSION

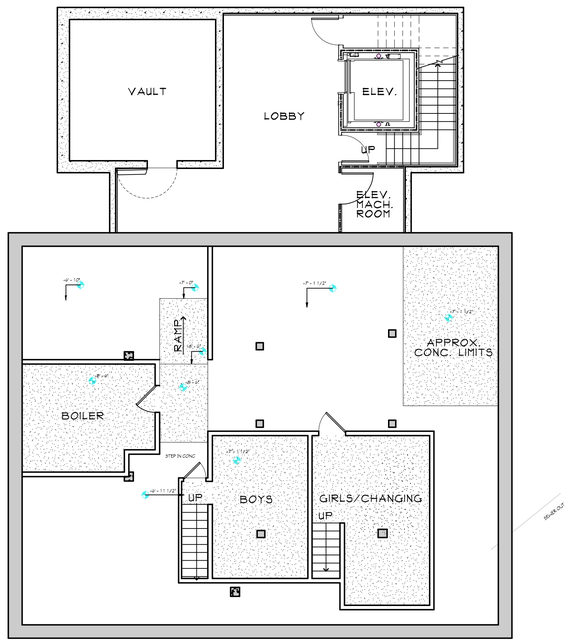
DRAWING TITLE:

SITE PLAN OPTION B

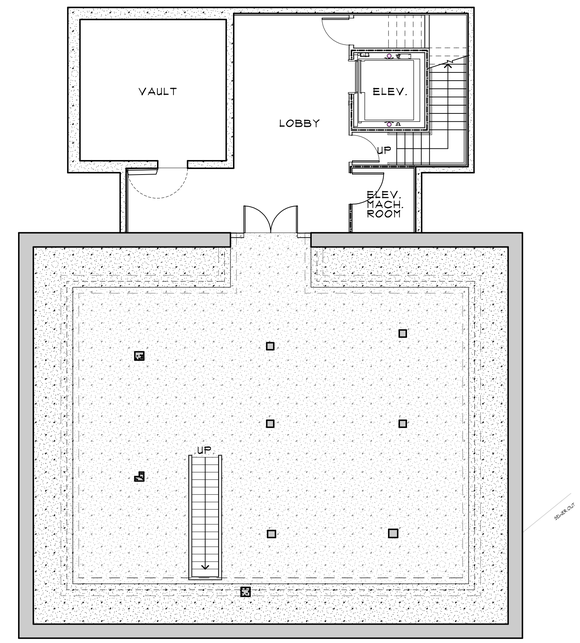
DRAWN BY: SF
DATE: 10.03.11
SCALE: 1:40
DRAWING NO:

B

PROJECT NO: 2102



PROPOSED BASEMENT FLOOR PLAN
1/8" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN - ALTERNATE
1/8" = 1'-0"

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PROGRESS PRINT
3/9/2018
NOT FOR CONSTRUCTION

BARNET TOWN OFFICES

MCINDOE FALLS, VERMONT

VERSION:

DRAWING TITLE:
PROPOSED BASEMENT FLOOR PLAN

DRAWN BY:
DATE:
SCALE:
DRAWING NO:

PROJECT NO: 21702

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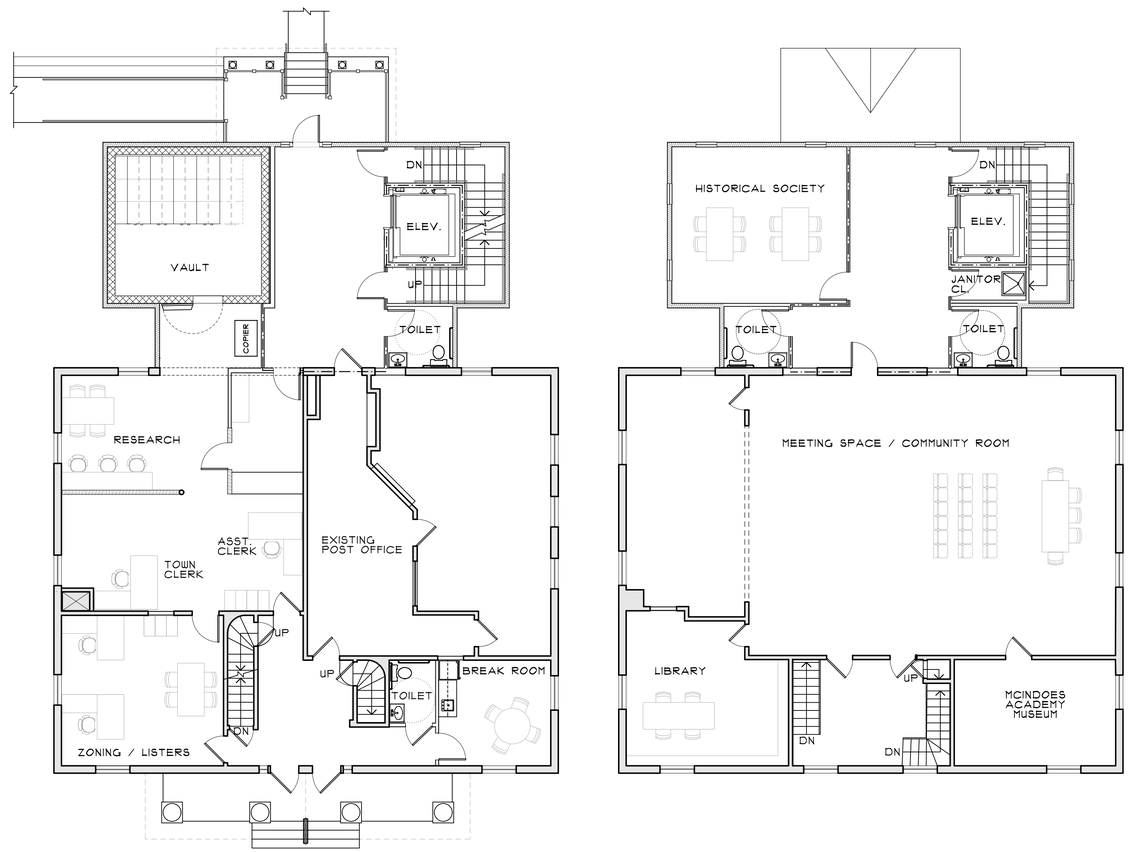

FIRST FLOOR PLAN – OPTION J.4
1/8" = 1'-0"

SECOND FLOOR PLAN – OPTION J.4
1/8" = 1'-0"

8' 16' 24' 32'

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St. Albans, VT 05478

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BARNET TOWN OFFICES

MCINDOE FALLS, VERMONT

VERSION:

DRAWING TITLE:

FLOOR PLANS
OPTION J.4

DRAWN BY: LS/SF
DATE: 2.2.18
SCALE: 1/8" = 1'-0"
DRAWING NO:

A1.J.4

PROJECT NO: 21702

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EAST ELEVATION
1/8" = 1'-0"

NORTH ELEVATION
1/8" = 1'-0"

SOUTH ELEVATION
1/8" = 1'-0"

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MCINDOE FALLS, VERMONT

VERSION:

DRAWING TITLE:
PROPOSED ELEVATION OPTION J2

DRAWN BY: SF
DATE: 2.2.18
SCALE: 1/8" = 1'-0"
DRAWING NO:

A2.1

PROJECT NO: 21702

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