

Outline Specifications and Performance Standards

El Valle de los Ranchos Water and Sanitation District Modular Office Building
Request For Proposals #2010-001 March 6, 2010

1. Outline Design Standards

- exterior wall framing: 2x8 at 16" OC; or, 2x6 w/rigid insulation over sheathing; or, Structural Insulating Panels

- interior wall framing: 2x4 at 16" OC

- wall sheathing material: 1/2" ply minimum

- roof sheathing: 5/8" OSB or plywood

- standard roof trusses; provide stamped truss design and outrigger design at gable ends during Submittals process

- Advantech or Sturdifloor 3/4" T&G subfloor or approved equal

- provide expansion joint detail at unit demising lines/mate lines, if any

- provide 3" batt soundproofing at toilets, offices, and conference rooms

- 55 Db maintained/sustainable background sound level

2. Outline List of Required Submittals

Contractor to provide industry-standard specifications and associated submittals for, but not limited to:

- Civil work: per APWA standards

- Building:
 - foundation, stemwall, insulation, dampproofing
 - framing, sheathing, trusses, and portal components
 - insulation products, vapor barrier, housewrap or building paper
 - stucco system components
 - snow & ice shield, roofing, gutters and leaders
 - windows, skylights
 - doors, door hardware, access doors
 - toilet accessories and interior signage
 - interior and exterior paint, caulks and other sealants
 - floor coverings
 - casework and counters
 - plumbing fixtures: kitchen sink and faucet, lavatory sink and faucet, commodes, shower and door, janitor sink and faucet, hose bibbs

- furnace, water heater, thermostat, exhaust fans, registers, and other major mechanical system components
- electrical meter base, panels, disconnects, light fixtures, time clock, exit lights, emergency lights,

3. Site Development, Grading, and Access

- Bidders shall carefully examine site conditions and Civil drawings to verify how to provide accessible routes to and across adjacent grades, and include cost of same in their Offer
- all Phase I and Phase II site grading to be included in Offers responding to this RFP
- excess soils may be distributed across low areas on site, within 300 feet, at Owner's option
- Contractor to provide traffic control along delivery routes during delivery of modules and during all other construction activities
- finish grades to slope 1/4"/foot away from building and portals
- provide 18" clearance minimum between bottom of floor joists and soils
- coordinate all on-site construction activities with all potentially-affected parties, including owners of adjoining or nearby properties, so as to minimize disruption to operations of third parties

4. Foundation and Concrete

- frost line depth is 24" below finish grade, per Taos County Planning Department
- Contractor shall be wholly responsible for accommodating grade level changes at building location and for ensuring proper site development standards are met, including but not limited to positive drainage requirements, accessibility requirements, etc.
- footing design - Contractor to confirm width, depth, reinforcing, concrete specification, connection to stem wall, and other structural elements as required by applicable codes.
- exterior stemwall design - concrete block assumed; Insulating Concrete Forms are acceptable with prior approval by Owner; Contractor to provide block size, reinforcing, and grout specifications.
- exterior stem wall insulation: R10 min; 2" rigid inside stemwall assumed; 2'-0" below grade minimum.

- exterior stem wall dampproofing: 2 layers brush-on asphaltic foundation coating minimum if on concrete block; bituthene or approved equal if over ICF or similar.
- interior footing and/or pier design, if any - confirm width and length or diameter, depth, reinforcing, concrete specification, wood-concrete attachment details.
- interior stem wall design, if any - confirm thickness, height reinforcing, concrete spec, wood-concrete attachment details
- provide 30" x 30" minimum crawl-through doorway at interior stem wall, if any .
- excavate a minimum 30" wide x 30" deep crawlway end-to-end where grade-to-joist bottom clearance is less than 30", by excavating soils from 18" below bottom of joists to 30" below bottom of joists; connect to underfloor access door; provide a lateral crawlway to plumbing trunk under Toilets 105 & 106 if clearance from joist bottom to grade is less than 24".
- provide (4) 4" diameter crawlspace overflow drains at low areas in crawlspace; drain to daylight; locations as selected by Owner.
- provide underfloor access door at Conference 101 Closet or other suitable, restricted-access location as approved by Owner; provide access door specifications
- underfloor venting - confirm size, locations; approximately 7 sq ft clear ventilation area is required at each long axis of building,
- subconcrete soils compaction to be 95% or better under all building elements
- compaction testing by Offeror at locations to be selected by Owner: provide four spot tests at the bottom of perimeter footing and pier excavations; two spot tests at stemwall backfill; one spot test under portal slab-footing turndowns; one spot test at sidewalk subgrade
- concrete testing by Offeror: one test from footing and pads pour; one test from stemwall pour; one test from portal slabs; and one test from sidewalks; cylinder breaks at 7, 14, and 28 days.
- concrete flatwork specifications
 - sidewalks to be placed on 4" thick 98% compacted engineered fill on 95% scarified and densified subgrade to reduce frost heave
 - 4,000 psf mix minimum; air entrained; w/curing compound
 - control joints and fiber expansion joints as required by standard practice
 - provide cost upgrade for tinted concrete flatwork; assume 1 lb tint per cubic yard of concrete, **as Additive Alternate #1**

- structural concrete specifications:
 - 3,000 psf mix minimum; air entrained if exposed to weather
 - reinforcing and imbed as required by standard practice
- Offerors to include ADA Accessibility Guidelines- and ANSI-compliant steel pipe handrails at Portals A and B

5. Energy Conservation & Sustainability

- Building to be constructed to and comply with AT LEAST IBC 2006 standards, plus NMENRD and other applicable standards
- blown-in r38 insulation required at ceilings, batt insulation accepted only if no other option exists
- Offerors to provide add-on cost for desired insulation upgrades:
 - Wet-blown cellulose insulation at walls, in lieu of fiberglass batt insulation, **as Additive Alternate #2**
 - Spray-in soy-based insulation at walls, **as Additive Alternate #3**
 - R50 roof insulation, in lieu of r30, **as Additive Alternate #4**
- provide continuous vapor barrier at ceilings and walls; tape all joints
- provide sill sealer at exterior wall plates
- roof venting system- continuous sheet airflow required over top of all ceiling insulation unless insulation is installed directly under roof sheathing
- eave and ridge vents or gable-end vents are permitted as part of sheet airflow
- provide door-style or demountable louvers gable ends for attic access
- provide woven poly flex "bottom board" at bottom of floor insulation

6. Exterior Finishes

- Contractor to provide:
 - detailed stucco system specs
 - weep screed detail
 - stucco continues from bottom of weep screed, if any, to 6" below expected finish grade
 - provide 3/4" plaster stop at 1/2" above adjoining slabs; fill slab-stop joint with backer rod & vulkem or polyurethane caulk
- Portals to be constructed on site; to be similar to existing construction at Llano Quemado Community Center - corbels, carved posts, (1x4 skip sheathing over 2x6 roughsawn rafters @ 16" OC; Offerors to verify in field); metal portal roofing to be installed at same time and integral with main roofing; Contractor to provide detail of all portal structural connections, foundation through roofing; including wind-uplift resistance connection details for all portal members

- provide written, 10 year no-dollar-limit roofing warranty if roof pitch is less than 3:12 or is below minimum pitch recommended by roofing manufacturer
- provide penetration details for skylights, dormers, roof curbs, and other roof openings
 - 1:12 minimum slope at saddle or cricket at all roof openings wider than 12"
- chop-top roof system for 14' bridge clearance may require all roofing to be installed on site
 - if chop-top: modules to be shipped with snow & ice shield at all roof areas
- 3' snow & ice shield band around roof perimeter minimum; 100% coverage preferred
- gutters to be 6" k-profile seamless, to match roofing and metal fascia, including minimum (4) 6" square downspouts to drainways as noted on Civil Drawings

7. Windows & Doors

- clad wood single-hung windows to be similar in appearance to existing Llano Quemado Community Center; factory finished stain/urethane interior preferred; dark brown exterior
 - 3-0/4-0 unless otherwise noted (UON) on floor plan
 - breather tubes required
- provide upgrade cost for mock divided light windows, **as Additive Alternate #5**
- provide upgrade cost for in-window blinds, including upgrade to a window system offering same, **as Additive Alternate #6**
- provide Fortiflash or "Grace Vykor" or approved equal, at all windows and doors; w/split backing if required
- low-expansion foam filler to be used around all window and door jambs prior to drywall or other interior finish installation
- interior wood doors to be ½ light with 2 lower panels; factory finish preferred; Timely or equal prefinished KD jambs or welded/painted frames to be Offeror's choice; color as selected by Owner; bathroom and storage doors and closets to be 6 panel pine units, all wood doors to receive a light brown stain and 2 coats polyurethane over
- exterior door frames to be 14 gauge welded steel
- exterior doors to be hollow metal for security; ½ light w/ 2 lower panels
- provide cost upgrade for mock divided light glazing at exterior doors, **as Additive Alternate #7**

- all doors to be 3-0/6-8 unless otherwise noted on floor plan
- all glazing in or adjacent to doors to be safety glazed
- all exterior door and window glazing to be low-e
- Contractor to provide a schedule of all interior and exterior door hardware, including but not limited to weatherstripping, saddles, door bottom seals, door stops, and other conventional door hardware; hardware finish to be brushed chrome or mill finish aluminum
- provide floor- and wall-mount door stops and hold-open hooks, as required
- 1 1/2 pair 4" x 4" ball bearing hinges per door required at all doors
- Contractor to confirm door closer manufacturer and model number - LCN 4041 preferred
- Contractor to provide detailed lockset schedule; 3-level keying hierarchy required at locations to be determined by Owner
- Contractor to ensure strict compliance with all Accessibility requirements at all Accessible doors, i.e., clearances at pull and push sides of all doors, wheelchair turning radiuses, etc.
- provide (7) ea tubular skylights - 10" diameter minimum; Contractor to identify manufacturer
- provide security glazing at Reception 112 counter; to from countertop to ceiling, header or soffit; with 12" wide opening at bypass transaction window

8. Interior finishes and built-ins

- 5/8" drywall at all corridors, toilet rooms, kitchen, lobby, conference walls and ceilings; 1/2" drywall elsewhere; all drywall to be bullnosed; light orange peel finish
- window returns to be bullnosed drywall at all 4 sides
- one coat primer & two coats eggshell interior latex enamel paint at drywall, colors as selected by Owner; include cost of 1,000 sf contrasting color at locations selected by Owner
- moisture-resistant drywall required at damp or wet areas: kitchen, toilets, mechanical

- roll sheet vinyl flooring at toilets; commercial-duty; pattern as selected by Owner
- integral cove to be 6" up walls
 - cap trim and corner trim as required
- 12x12 1/8" or 3/32" vinyl tile flooring at Corridor 102, Lobby, kitchen, storage; contrasting border at Lobby 115; decorative center pattern at Lobby 115 and Corridor 102
- Mohawk or equal carpet; direct gluedown; **Offerors to include allowance of \$15 per square yard installed**; color and pattern as selected by Owner
- Provide cost upgrade for carpet tile in lieu of sheet carpet, per square yard - Conference 101, Office 103, Office 109, Office 110, Reception 112; **all as Additive Alternate #8**
- 4" x 0.125" Roppe or equal vinyl base at all areas receiving vinyl cement tile and carpet flooring, including base cabinet cab toe space
- provide cost upgrade for ceramic tile wainscot to 4' AFF by 23 linear feet total at wet walls at Toilets 105 & 106, **both as Additive Alternate #9**
- 5 lb A-B-C fire extinguishers and cabinets - (2) ea
- 4' high x 2" x 2" vinyl corner guards as required - (2) ea
- toilet accessories & associated blocking, per toilet room
 - 18 x 36 mirror
 - toilet tissue holder
 - grab bars - 2 horizontal & 1 vertical per toilet
 - stainless steel shelf/robe hook unit at Toilet 106
 - ADA restroom signage
- provide cost upgrade 1/2" x 6" solid-surface countertop window sill, w/ apron casing below as support, per 30-40 window, **as Additive Alternate #10**
- standard Oak raised-panel kitchen wall and base cabinets, with post-formed countertop and splash; provide upgrade to solid-surface countertop, **as Additive Alternate #11**
- Reception 112 counter to be standard high pressure laminate on plywood substrate, with Accessible step-down; provide cost upgrade to solid surface countertop, **as Additive Alternate #12**
- (4) adjustable prefinished painted or melamine board shelves at closet in Kitchen 104

9. Mechanical

- verify toilet rooms and kitchen fixtures meet all accessibility standards, including but not limited to ADA Accessibility and ANSI Guidelines

- forced-air furnace to be natural gas, rated for 7,000 ft
 - SEER rating to meet expected PSFA and NMENRD standards
 - 68-74 degree range at occupied rooms
 - achieve Co2 level of not more than 1200 ppm at assembly rooms

- Contractor to make recommendations on how best to accommodate planned future renewable energy use for space heating and domestic hot water heating

- cooling - electric; minimum size to meet 68-74 degree range at all occupied rooms; pad mount condensor assumed; Contractor to submit preferred manufacturer and unit for Owner's review and approval
 - overheating of south and west rooms are of especial concern; Offeror to ensure temperatures can be controlled at those spaces

- provide fresh air intake location and construction details
- provide combustion air intake location and construction details

- specify if overhead or underfloor supply air routing
- provide duct insulation r-value if routed above ceiling insulation or below floor insulation

- if return air under doors: provide correct clearance
- if return air grilles at wall/ceilings intersection: provide size and finish details

- specify HVAC air filters, if any
- 7 day programmable thermostat, lockable, w/occupant override, at Corridor 114

- water heater to be 30 gallon natural gas; locate in Mechanical 100
- kitchen roughins and fixtures: sink, icemaker line to in-wall box

- provide stainless steel kitchen flush-mount or porcelain enamel surface mount cast iron sink, w/smaller bowl at one side, and single lever combo sprayer/pot filler faucet

- provide frost-proof through-wall hose bibbs at two locations, with tamper-proof plumber's key, controlled by master shutoff ball valve at Mechanical 100

- cold water supply lines to have separate supply trunk to toilets to allow for future use of untreated rain water

- Wirsbo PEX piping acceptable; copper preferred

- 2" stud-stud rigid insulation outboard of all water lines routed in exterior walls
- pipe insulation on all cold water lines within 4' horizontally of exterior walls
- pipe insulation at all hot water lines
- provide cost upgrade for dual level ADA water cooler at west wall of Lobby 115 if required by applicable codes, **as Additive Alternate #13; roughin is part of Base Offer**
- provide cost upgrade for floor sink and wall-mount janitor faucet at Janitor Storage closet off Conference 101, including rough-in, **as Additive Alternate #14**
- toilet exhaust fans to have a five year warranty minimum, including all costs of replacement
- (2) standard commodes, off-white
- (2) wall hung lavatory sinks: 19x17 vitreous; off-white to match commodes; no countertops, provide blocking & attachment detail
- shower to be single-piece fiberglass or equal, single lever control; including standard tempered glass shower door
- Offerors to include cost of blower door test; duct blast test; and test and balance report

10. Electrical

- Contractor to provide a turn-key building and site electrical system, including but not limited to general purpose roughins and trimout; switches; receptacles; light fixtures; telecomm roughins, security system roughins; fire alarm system roughins; and other devices and systems as required for a complete, functioning electrical system
- Contractor to identify service entrance size, main disconnect location, load calculations, branch circuit loads, etc.
- Contractor to make recommendations on how best to provide for connection of a future photovoltaic system
- parking area lights and exterior wall-mount lights to be powered from and controlled within new Facility; on time clock and photo cell combo
- 3' x 8' x 3/4" fire-rated phone board in Reception 112 closet; provide 4" conduit stub down to crawl space and separate 4" conduit from base of phone board to phone

pedestal; and stub 2" conduit to 12" above top of ceiling joists and/or ceiling insulation for wall-mount dish, if any

- (6) heat tape receptacles at eaves
- (2) ea switched receptacles w/pilot light @ 2' and 30' in from crawlspace access door
- (1) utility receptacle at midpoint of crawlspace for pipewrap heat tape
- (4) ea exterior GFCI's w/in-use covers
- provide (6) HPS or equal exterior lights; to be shielded per Taos County Dark Skies Ordinance; **\$75.00 allowance per fixture**
- provide LED exit lights
- provide emergency lights
- kitchen roughins & trimout - microwave, refrigerator, GFCI countertop recepts
- recessed can lights w/CFL's in all rooms; except surface mount florescent lights at Kitchen and surface-mount lights w/CFL at closets and Mech 100
- provide multiple switching for low-medium-high lighting levels at offices 103, 109, 110 and Reception 112, and at Conference 101
- provide 50 footcandles lighting at level of work surfaces
- provide 5000 degree Kelvin color-corrected CFL bulbs and fluorescent tubes
- provide dedicated circuits at copiers, fax, phone equipment, server, fire alarm control panel, security system, lighting controls, heat tape receptacles
- telecomm roughins to stub to 4" below joists at crawlspace
- security system roughins to stub 4" below joist bottoms at crawlspace
- fire alarm control panel to be at Reception 112 closet - stub 2" conduit to 4" below joists at crawlspace
- fire alarm rough-ins to stub 4" below joists at crawlspace
- work by Owner's separate contractors: Fire Alarm cabling, panel; and devices; Voice/data/internet cabling, Network Interface, panel, and devices; Security system cabling, panel and devices, if any

