

Summerville Fire-Rescue

Station #2

110 Luden Drive

Summerville S.C.

**Non-Binding Proposed
Project Specifications for
Contractor Proposal
Assistance only.**

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Division 1 General Requirements

- 1.1 Zoning: The Zoning is classified as Public Lands and is approved for construction for the proposed occupancy. (fire station).
- 1.2 Project Drawings: Civil Drawings will be the responsibility of the Owner. The Contractor is responsible for Architectural, Structural, (foundation and pre-engineered building), Mechanical, Electrical, and Plumbing, all signed and sealed by a licensed professional.
- 1.3 Construction Permits: The Owner’s civil engineer shall submit required site approvals to the Town. The Contractor shall submit drawings, obtain and pay for all business license and ensure that all subcontractors do the same **prior** to doing work on the project. Permits will be required at no cost to the Contractor.
- 1.4 Impact Fees: The Town will not assess any impact fees for the project. Summerville CPW will require tap fees for the installation of the fire sprinkler system to be installed in the building. Their cost of the tap and the back flow preventer will be the responsibility of the Owner through an allowance. There should be no tap fees due for domestic water or for the sewer unless upgrades are required by Summerville CPW. Should an upgrade of the existing sewer service or a larger domestic water line and meter be required, it will be installed by the Contractor and will be the responsibility of the Owner to pay the impact fees through an allowance. The existing fire hydrant shall remain as is.
- 1.5 Insurance: All proposals to be submitted with a 5% bid bond. After the contract is awarded, the Contractor shall maintain for the duration of the project: general liability insurance in the amount of \$2,000,000.00, automotive liability in the amount of \$1,000,000.00, workman’s compensation in the amount of \$500,000.00. Builders Risk Insurance for the duration of Contractors work, figured for the amount of the contract is to be included. The selected Contractor at time of contract acceptance, shall have a performance bond and payment bond, in an amount equal to 100% of the contract price. The Contractor shall be licensed and able to be bonded to perform all work under one (1) contract. A split contract will not be accepted, making all work performed under a single bonded contract.
- 1.6 Project Clean Up: The Contractor shall maintain a clean work site and remove all unwanted debris on a **daily** basis. Prior to the completion of the project, the Contractor shall remove all waste materials and debris arising from the performance of the work, and shall present all construction areas in a broom clean condition. Contractor will also provide a final cleanup of the building to include vacuuming, cleaning windows, mopping floors prior to turning over the building to the owner. **NO CONSTRUCTION DEBRIS SHALL BE BURNED OR**

BURIED ON SITE INCLUDING BACKFILLING OF DITCHES OR AROUND EXTERIOR FOUNDATION BACKFILL.

- 1.7 Payment: Invoices are to be submitted monthly for work performed and material stored on the construction site in the preceding month. Materials stored on site remain the responsibility of the Contractor. Replacement of stored materials due to damage or theft remains the responsibility of the Contractor. Payment will be reviewed and based on percentage of work values completed and invoiced stored materials will either be approved for payment or denied and returned to the Contractor for correction of items deemed questionable within 5 days of original submittal. Payment shall be made to the Contractor no more than 30 days after the approved submitted pay voucher is received. There will be a 10% retainage deducted from all payments which will be reduced to 5% at time of Substantial Completion. Substantial completion shall be determined once the building is approved by the Building Official for the Town of Summerville and has issued a CO to the Owner. The remaining 5% will be paid to the Contractor upon completion of the project including punch list items, warranty information, **AS BUILT PLANS**, and close out documents. These items should be included in the contract between Owner and Contractor.
- 1.8 Changes: All work shall be completed in a workmanlike manner according to standard practices. Any alterations or deviations from the specifications or contract involving extra cost or credits will be executed as mutually agreed upon and be verified by a written change order signed by the Contractor and the Owner.
- 1.9 Temporary Utilities/Dumpsters: The Contractor shall furnish temporary electric, water for masonry work, temporary toilet, and construction dumpster for removal of construction debris for the duration of the job. A port-o-let shall be on scene and be serviced twice weekly.
- 1.10 Inspections: All inspections shall be performed by the Town of Summerville. Third party inspections shall be performed by an independent company at the Owners request and paid for by the Owner.
- 1.11 The Contractor shall place signs in 2 separate areas showing No Trespassing, Hard Hats Required and Site Under Video Surveillance.
- 1.12 Fill Dirt Pricing: At time of proposal the Contractor shall provide a set cubic yard price for offsite fill dirt needed for the project. Mucking, haul in and out shall also be included in the proposal price. This will be the responsibility of the owner to pay through an allowance. Refer to Section 15.1

- 1.13 Sub-contractors and businesses: The contractor should utilize local sub-contractors and businesses for materials and equipment that are located within the Town of Summerville city limits when feasible.

Division 2 Site Construction- Refer to Civil Drawings for site construction.

- 2.1 Demolition: The asbestos abatement report for the existing building to be demolished shall be the responsibility of the Owner and included in proposal package. Removal and disposal will be the responsibility of the Contractor. Site work demolition will be done once the building has been cleared of all re-usable items to include the emergency generator, switching gear, household items, vehicle exhaust system, HVAC units etc... The removal and storage of reusable items will be the responsibility of the Owner. Days needed for this will not be assessed against the completion date.
- 2.2 All asphalt removal will be saw cut and the existing ground undisturbed and the footings to be dug. The new water line, sewer line, buried electrical conduit, buried cable tv conduit, buried telephone conduit shall be saw cut and backfilled with good soil, tamped on 12" lifts with 8 inches of ROC base installed in any areas required to be re-paved. Re-paving of the entire site will be the responsibility of the Contractor. Asphalt will be 2 inches of high density asphalt to avoid damage from fire trucks turning on it.
- 2.3 Two (2) Soil borings in the building pad of 25'n in depth shall be performed by the 3rd party inspector to assure that the pad can meet a minimum bearing capacity of 2500 psf. The third party inspections will be performed by ECS Carolinas, LLP. Copies will be furnished to the Contractor and Civil Engineer. This will be the responsibility of the Owner.
- 2.4 Compaction Tests. The third party inspector will perform Digital Cone Penotrometer test around the building footings prior to rebar being place in ditch and concrete poured. Compaction test of a density of 95% or better shall be accomplished prior to pouring concrete. The third party inspector shall perform a minimum of 6 compaction test on the compacted building pad area. Two will be in the apparatus bay and 4 in the living area each spaced apart. The concrete shall be tested by the third party inspector to make sure it meets the Structural Engineer's specifications.
- 2.5 Seismic and Wind Coefficients. All wind and seismic coefficients shall meet the requirements and approval of the Town of Summerville Building Official.
- 2.6 Sub-grade: The building site, **if needed**, shall have 8 inches of existing material removed and filled to the required elevation by civil drawings. The area shall be compacted once existing material is removed and again once the fill has been installed. If material is not needed to be removed and replaced, the Owner shall receive a credit from the Contractor for the difference. The area for the new building shall be tested for compaction by the third party inspector. Only areas

under the new building site shall qualify for any soil removal and replacement and will be determined by the third party inspector. The site contractor shall furnish a set cubic yard price, prior to subgrade, to muck and fill areas deemed necessary. Muck and fill will be the responsibility of the Owner through an allowance. Any damage and repair to other areas of the site due to construction shall be the responsibility of the Contractor.

- 2.7 Floor Fill: The Site Contractor shall provide and compact off site suitable fill if required under the building slab to reach finished floor elevation as shown on the civil drawings. The Contractor shall make absolute sure that the grade will furnish adequate positive drainage away from the slab. Any area that positive drainage is unachievable, it is to be brought to the Owner and Civil Engineer's attention.
- 2.8 Back Fill: The Contractor shall clear all debris and back fill around the building as required to prevent ponding.
- 2.9 Parking and Driveways: Install 2" rigid asphalt over the entire area as detailed on the civil drawings. Install parking blocks in the parking lot to avoid vehicles from hitting the fence. Stripe individual parking places and 1 blue handicap parking place with emblem and handicap sign mounted on a galvanized road sign post next to the fence. (see civil drawings)
- 2.10 Curb, Gutter, and Sidewalks: There are no curb and gutter involved in this project. Sidewalks and entrance pads shall be installed as detailed in accordance with Division 3.
- 2.11 Drainage and Detention: Drainage shall be meet Civil Drawings and detention is not required on the project.
- 2.12 Exterior Water and Backflow Preventer: The existing water meter shall remain in service for the residential section of the project and a 4 to 6 inch backflow preventer (whichever is required by the sprinkler specifications) shall be installed by the Contractor and paid for through an allowance by the Owner.
- 2.13 Exterior Sewer: The Contractor shall install a 1000 gallon reinforced concrete oil water separator for the floor drains in the apparatus bay and tie into the sewer lateral.(see site plan) The Contractor shall replace the existing sewer line from the building to the Summerville C.P.W. tap.
- 2.14 Natural Gas Line: The natural gas line shall tie into the existing gas line and run to the new location for the emergency generator and for service to the building to supply gas to the 2 tank less water heaters, the 3 heating units in the apparatus bay, the heating units for the residential section of the building, and the kitchen stove. The gas meter shall be located at a location protected from vehicle traffic. The Contractor shall coordinate with SCE&G for meter size and location approval.

- 2.15 Dumpster Pad/Fence: There will be no dumpster pad/fence on the project. Portable rolling trash cans will be used at this facility.
- 2.16 Fence: The Contractor shall install a wooden privacy fence constructed of 5/4" pressure treated lumber 6' high and will start at the side of the building, go across the front facing the highway and down the side adjacent to the building around the Emergency Generator. The gas meter shall also be inside this area. The fenced area shall be large enough for service personnel to work and the meter reader to get to the gas meter. (see civil drawings) All Chain Link fence and gates shall be the responsibility of the Owner and paid through an allowance.
- 2.17 Landscaping will be the responsibility of the owner through an allowance.
- 2.18 Fire Hydrant: The existing fire hydrant shall remain.
- 2.19 Termite Treatment: The building pad and foundation shall be cleared of all debris and termite treated prior to the moisture barrier being applied. A certified letter from the licensed termite company shall be furnished to the owner.
- 2.20 Power poles: All power poles shall remain as is and new underground electrical service shall be run to the building. Contractor shall coordinate this with SCE&G.
- 2.21 Site Lighting: Site lighting shall consist of 400 watt wall pack lighting mounted to the exterior walls as indicated on the building drawings.
- 2.22 Telephone: The telephone system will be the responsibility of the Owner by allowance in the contract. The electrician shall supply and install conduit from the power pole to the building, under slab to the utility room, and conduit drops though out the building at locations designated by the Owner.
- 2.23 Computer: The computer system will be the responsibility of the Owner by allowance in the contract. The electrician shall supply 3 conduit drops though out the building at locations designated by the Owner.
- 2.24 Cable: The cable system will be the responsibility of the owner by allowance in the contract. The electrician shall supply and install conduit from the power pole to the building under slab to the utility room, and 5 conduit drops though out the building at locations designated by the Owner.
- 2.25 Door Bell: The electrician shall install push buttons at the front and rear walk though doors which will activate buzzers in the living quarters, the men's bunkroom, and the apparatus bay. Activation of the buzzers should be able to be heard throughout the building.
- 2.26 The communication pole on site will be relocated by the Owner through an allowance. The electrician shall install a 4 inch conduit from ground level at the pole to a sweep then under the slab and a sweep into the building for the radio

cable. The Contractor shall coordinate this with the Town of Summerville IT Department.

Division 3 Concrete

- 3.1 Footing and Foundations: Concrete used for footing and foundations shall have a 28-day minimum compressive strength of 4,000 psi. Foundations and footings shall be designed in accordance with structural loads as designated by the Structural Engineer. Four inch (4") rigid conduit sleeves shall be placed in the footings at locations needed for outside access. (gas line, telephone, t v, cable, electrical, water, sewer, etc...)
- 3.2 Floor Slab: The floor slab in the residential area of the building shall be 4" thick utilizing 4,000 psi fiberglass reinforced concrete poured over compacted soil and a #6 ply poly moisture barrier. Concrete floors are to receive a machine trowel and necessary coats of curing compound. The finish floor will be finished with a low maintenance finish and will not be painted or covered with tile. The floor slab for the apparatus bay shall be 8" thick utilizing 4,000 psi fiberglass reinforced concrete poured over compacted soil and a #6 ply poly moisture barrier. The floor shall receive a machine trowel and necessary coats of curing compound. The floor will be natural and not painted or stained. The concrete floors shall be installed as to drain to the floor drains located in 3 locations in the center of the apparatus bay and in each bathroom. Sloping will be gradual and unnoticeable.
- 3.3 Concrete Ramps: Concrete truck ramps shall be no less than 10" thick utilizing 4,000 psi fiberglass reinforced concrete over compacted soil with #4 rebar tied on 18" X 18" centers, mounted on concrete chairs and a #6 ply poly moisture barrier. Ramps should receive a light broom finish to prevent slipping.
- 3.4 Concrete Sidewalks: Concrete sidewalks and entrance pads shall be installed as per drawings and shall be no less than 4" thick utilizing 3,000 psi fiberglass reinforce concrete over compacted soil. Sidewalks should receive a light broom finish to avoid slipping. The sidewalk and entrance pads shall be installed as needed to comply with handicap regulations.
- 3.5 Control Joints: All construction control joints shall be saw cut.

Division 4 Masonry

- 4.1 Brick Work Design: Brick work shall be installed as shown on the drawings. The brick shall have been tested according to ASTM C 67 and is rated "not effloresced". It shall have an initial rate of absorption less than 20 g/30 sq. in. per minute when tested per ASTM C 67. The brick will be 3-1/2" to 3-5/8" wide,

2-1/4" high by 7-1/2" to 7-5/8" long size. The brick shall be the same as Fire Station #5 located at 100 Butternut Road in Summerville S.C which is:

Boral's Full Range Wire Cut Modulares.

Accent Brick: Carolina Ceramics' Cocoa Velour Modulares

Brick Mortar: Argos's Brown

Brick ties will be attached in compliance with the International Building Code and Authority having Jurisdiction.

- 4.2 Exterior Walls: Brick work shall start at the top of the building footings and terminate at the roof eave in the front and back and continue this same height on gable ends. Hardy Plank will then go to the roof eave on the gable ends and shall be sealed and painted. Color to be determined by Owner.
- 4.3 Weep Holes: Weep holes shall be installed every 36" and installed below the finish floor level but above surface grade. Weep holes are to be installed at window sills and at any lentils openings. The weep holes shall be full brick height, mortar joint size. Mortar netting shall be installed around the entire footing.
- 4.5 Mortar Joints: All mortar joints shall be uniform in size and all expansion joints will be installed at time of the work and NOT saw cut at a later date. Baca Rod shall be installed in all expansion joints and sealed with elastomeric caulking that matches the color of the brick work.
- 4.6 All brick work shall be washed and excess mortar and debris shall be cleaned prior to owner taking possession of the building.
- 4.7 All broken and discarded brick along with excess mixed mortar and empty mortar bags shall be cleared from the project **daily** and placed in the dumpster.

Division 5 Metals

- 5.1 Exterior Metal Studs: The perimeter walls are to be framed with 6" CSJ 18 gauge metal studs at 16" on center with 1/2 " OSB, plywood or densi sheathing screwed on and covered with Tyvek or equal as a moisture barrier. The exterior wall shall have a Mel Roll stick and seal flashing installed completely from the bottom up 12" around the building for moisture protection. The 6" perimeter walls shall receive R-19 insulation full height.
- 5.2 Interior Metal Studs: The apparatus bay interior wall separating the residential section from the apparatus bay shall be 6" metal studs framed 16" on center. This wall shall receive R-19 insulation full height. Interior walls within the residential section of the project shall be framed with 25 gauge metal studs. The specifications for studs, bracing, and strapping for all walls will be determined by the Contractor's structural engineer. Walls shall be framed on 16" center with a suspended ceiling height of 9' from the finish floor level. These walls shall receive R-11 insulation full height.

- 5.3 Additional Interior Metal Studs: Interior wall in the men's restroom behind the urinal and the interior kitchen wall behind the stove out to the end of the cabinets shall be 6" metal studs framed 16" on center with a suspended ceiling height of 9 feet. The specifications for studs, bracing, and strapping will be determined by the Contractor's structural engineer. These walls will have R-11 insulation full height.
- 5.4 Interior Wall Coverings: The apparatus bay walls will have 5/8" abuse resistant material covering up 8' then 5/8" type X fire rated drywall to the roof deck. Should the abusive material not be fire rated on the residential separation wall, 5/8" type X fire rated drywall will be required and a thinner abusive material attached over it. The remaining walls throughout the building will be 5/8" drywall from the finish floor level to above suspended ceiling height at 9' above the finish floor level.
- 5.5 Pipe Bollards: There will be no pipe bollards installed on this project.

Division 6 Woods and Plastics

- 6.1 Wall Sheathing: Contractor shall install 1/2" OSB, plywood, or densi sheathing over the entire exterior walls of the building then covered with Tyvek or equal vapor barrier.
- 6.2 Roof Sheathing: The 24 gauge galvalane standing seam roof will not require additional roof sheathing.
- 6.3 Cabinetry: Contractor shall furnish owner with shop drawings and specifications of under counter cabinets, over counter cabinets, vanity counters, kitchen counters and coverings. The counters will have hard surface coverings. (No Formica will be used) Cabinets will be custom built and will be solid birch plywood with painted lacquer covering and not compressed particle board and equipped with heavy duty hinges and slides. (Not mass manufactured cabinets from a hardware store.)
- 6.4 Chair rail: Contractor shall install chair rail throughout the lobby area at 36" to the top. The chair rail shall be a basic single piece profile made of pine.
- 6.5 Attic Access: Attic access shall be accomplished through the acoustical tile ceiling
- 6.6 Wooden Backing: Contractor shall install wooden backing in all areas required for handicap wall mounted accessories, wall mounted water fountains, wall mounted toilet and urinals, shower heads and valves, separation walls between stalls, between urinals and any additional places needed for support to avoid damage to sheetrock walls.
- 6.7 Framing Lumber: All exterior framing lumber shall be pressure treated lumber. Interior framing lumber may be pine or fur.

- 6.8 Gable and Entrance: The gable ends and entrance stoop shall be hardy-plank as shown and the entrance stoop ceiling shall be beaded vinyl. It shall be sealed and painted. Color to be determined by owner.
- 6.9 Overhang: Soffit see division 13

Division 7 Thermal and Moisture Protection

- 7.1 Insulation: Furnish and install 6" un-faced insulation below the roof panels. Furnish and install any addition insulation to obtain R-30 equivalency. Furnish and install insulation in the metal framed walls as per Division 5.
- 7.2 Exterior and Interior Insulation: See Division 5.

Division 8 Doors and Windows

- 8.1 Interior Doors: Interior doors shall be the following in reference to the door schedule for the plans: There are NO #1 or #2

Doors: #3, #4, and #16 are 3'0"X7'0" 1&7/8" thick flush painted hollow metal doors with a view panel of tempered glass and a painted hollow metal frame.

Doors: #5, #6, #7, #12, #13, #14, #15 are 3'0" X7"0" 1&7/8" thick flush pre-finished solid core birch veneer doors with a clear sealer finish and painted hollow metal frames.

Doors: #8 and #9 are 3'0" X 7'0" 1&7/8" thick flush solid core birch veneer doors with a clear sealer finish, with 10"X10" view panels of tempered glass and painted hollow metal frames.
- 8.2 Exterior Door: #10 and #17 are 3'0" X 7'0" 2" thick flush painted solid metal doors with a 3&1/2" by 33" side view panel of tempered glass with painted hollow metal frames.

Exterior Door: #11 is a 3'0" X 7'0" 2" thick flush painted solid metal door with a 24" X 34" tempered glass and a painted hollow metal frame.
- 8.3 Apparatus Bay Doors: #18, #19, #20 and #21 are 14' X 14' wind rated pre-finished aluminum and glass overhead sectional doors, 4 solid aluminum panels from the top down, then 1 panel of glass panels, then 2 more aluminum panels to the floor. All doors shall have push button controls to up and down doors along with remote control to perform the same functions. All doors shall have release features in situations of control malfunctions, where the door can be manually opened and closed. Doors shall have all necessary safety features to prevent injury or damage should an object be in the path of a closing door causing the door to go back to the open position. Doors shall meet all local and state wind requirements.

- 8.4 Interior Door Hardware: Interior doors shall be furnished with 3 heavy duty hinges, handicap accessibility hardware, and adjustable automatic door closures.
- 8.5 Exterior Door Hardware: Exterior doors (other than Overhead Doors) shall be furnished with 3 heavy duty hinges, panic hardware, and handicap accessibility hardware, and adjustable automatic door closures.

Division 9 Finishes

- 9.1 Acoustical Ceiling: Furnish and install 2' X 2' acoustical ceiling system meeting all seismic requirements. Ceiling contractor to install support wires for the light fixtures. (2 per fluorescent fixture at opposite corners and can light fixtures braced between ceiling grids)
- 9.2 Restroom Floors and Walls: All bathrooms shall be a ceramic 12" X 12" floor tile and 4"X4" ceramic wall tile up 6' then 5/8" blue board sheetrock to the ceiling height, painted with primer and 2 coats of epoxy paint. Ceiling shall be 2'X2' vinyl faced acoustical ceiling tile. All tile, grout and paint colors shall be determined by Owner.
- 9.3 Interior Painting: All walls except restroom and apparatus bay wall are to receive primer and 2 finish coats of egg shell paint. Restroom and apparatus bay walls will be primed and 2 coats of epoxy paint. All walls will be sanded between coats. Door frames and ceiling grid to be caulked at edges to wall where necessary. Door frames and metal doors to be primed and painted. Birch Doors shall be painted with a clear sealer. Chair rail to be stained and 2 coats of polyurethane. All colors shall be determined by Owner.
- 9.4 Floor Coverings: Other than Bathrooms, interior floors shall receive a clear sealer similar to TIAH – Acrylic Concrete Sealer by W.R. Meadows. No floors shall have carpet or VCT Tile. Contractor shall install 4" vinyl base in all areas other than bathrooms.
- 9.5 Floor Covering: The weight room floor shall be covered with Rubber Tile flooring (Nora Norament Luxor 4764 Tuscany) with sufficient thickness to avoid injury to persons and to handle free style lifting weights from being damaged due to being dropped.

Division 10 Specialties

- 10.1 Awnings: There will be no awnings on this project.
- 10.2 Restroom Accessories: Furnish and install grab bars in handicap restrooms for both toilets and showers. Furnish and install surface

mounted toilet paper holders, 24"X36" mirrors, urinal separation panels, toilet privacy enclosures with locking stall doors. All restroom partitions shall be tan baked on enamel to meet handi-cap specifications. Industrial size exhaust fan units shall be installed in all restrooms and tied to duct work vented to the outside eaves and not through the roof.

- 10.3 Fire Extinguishers: Extinguishers shall be installed as per drawings with the size and classification to be determined by the Town of Summerville Fire Marshal.
- 10.4 Fire Alarm System and Smoke Detection: System to be designed by an approved licensed Fire and Safety Company. System plans shall be approved by the Town of Summerville Fire Marshal prior to being accepted.
- 10.5 Fire Sprinkler System: System design and stamped plans shall be submitted to the Town of Summerville Fire Marshal prior to being accepted.
- 10.6 Signage: The lettering for the front of the new building shall say Summerville Fire-Rescue Station #2 as shown on the drawings and shall be the same style as on Station #5 in black. The address number and street name shall be done in black and center mounted underneath the larger sign saying Summerville Fire-Rescue Station # 2. Room signage will be mounted on walls adjacent to entry doors and shall have both written and brail on them. Exit signs shall be installed as required. The fire department stand pipe connection on the exterior of the building shall have a permanent hard plastic sign with FDC permanently mounted to the brick. Handicap signs shall be located on entrance to restrooms, and 1 handicap sign shall be mounted on metal post in front of 1 parking space in the parking lot. There shall be a handicap emblem painted on the asphalt in the handicap parking space. There shall be No Parking signs mounted on the walls at the front and rear of the apparatus bay. Owner should be made aware of any additional necessary signage prior to signing of contract.
- 10.7 Fire Suppression System: The required ventilation hood over the stove shall be large enough to cover a standard 36" stove and have an Ansul fire extinguishing system installed. All items shall meet all required codes and be approved by the Town of Summerville Fire Marshal.
- 10.8 Metal Personal Lockers: All-welded, single tear, wardrobe lockers shall be installed in the men and women dormitory rooms. Contractor shall furnish construction details, material description, dimensions and installation to the Owner for approval. The number of lockers will be determined by the area allotted and the size of the lockers. A minimum

of 3 will be installed in the Officer's Quarters, 12 in the Men's Dorm and 3 in the women's dorm. A locker comparable to lockers installed at station #4 or #5 is preferred.

- 10.9 Shower Enclosures: Shower stalls shall be single unit fiberglass enclosures with handicap accessibility, including valves and spray wash. The units shall be installed in compliance with manufactured installation requirements and the International Building Code. Towel racks and hooks shall be installed adjacent to the shower openings.
- 10.10 Wall and Door Protection: External corner guards 4' in height are to be installed on all exposed sheet rock corners to avoid sheetrock damage. Kick plates shall be installed on the directional side of all wooden doors to match the hardware. Push and pull plates shall be installed on doors not required to have passage or privacy hardware.
- 10.11 Flagpole: A 40' exposed height flagpole shall be installed in the front of the building. The pole shall have an external lanyard and be capable of flying both state and national flags. The flagpole shall be one piece aluminum 3/16" thick, cone shaped and have an aluminum ball on top to match the pole. There will be a 36" concrete walkway out toward the pole location and ties into a 72" diameter circular walk completely around the base of the pole.
- 10.12 Retaining Wall: The contractor shall install the retaining wall at the rear of the building as specified in the civil drawings.

Division 11 Equipment

- 11.1 Equipment: Building equipment to be furnished and installed by the Contractor unless otherwise noted.
 - a. One wall mount eyewash stand in the apparatus bay. No drain needed only water.
 - b. One 800 lb./ 24 hour Manitowic Ice Machine in apparatus bay furnished by the Contractor including the installation, filter system and plumbing.
 - c. One 3 compartment sink with 30"X30" X 17" deep compartments (Berlins Restaurant Supply) with hose and sprayer nozzle to be installed in the apparatus bay furnished by the Contractor. Consult Owner for exact style.
 - d. Washer and dryer to be Owner's responsibility purchased through an allowance. Installation, electrical, plumbing, venting furnished by the Contractor. (See section 15.4)

e. Two natural gas Rinnai tank less hot water heaters, model # RU98e (REU-KB3237WD-US) with a maximum input rating of 199,000 BTU and a minimum input rating of 15,200 BTU.

f. One mop floor basin and wall rack installed to hold mops.

g. One telephone and data board including under slab conduits to the exterior of the building and overhead conduits surface mount to access attic space.

h. One bi-level drinking fountain. Handi-cap accessible.

i. Restrooms: Two urinals, three handicap toilets, 1 regular toilet, 4 laboratories, 4 mirrors, toilet paper holders, 3 sets of bath towel holders outside showers, 3 shower curtains and rods, 4 soap dishes and any other necessities as seen fit by the Owner or Contractor.

j. Kitchen: Appliances and accessories in the kitchen shall be the responsibility of the Owner unless otherwise listed. The following are the responsibility of the contractor, a double deep stainless steel kitchen sink, an ice maker box for the refrigerator ice maker, **NO GARBAGE DISPOSAL**, a single stainless steel hand washing sink, an automatic gas shut off tied to the fire suppression system and manual gas shutoff for the kitchen range.

k. Owners Responsibility: All furniture and entertainment items, all beds, end tables, all exercise equipment, gas range, refrigerator, kitchen appliances, kitchen accessories, furniture, etc.. will be the responsibility of the owner, purchased through an allowance. (See Section 15.4)

l. Apparatus Exhaust System: The Owner will be responsible for the installation of the Apparatus Bay Truck Exhaust System by Plymovent, paid through an allowance.

m. Window Blinds: Contractor shall furnish and install window blinds on all windows. They shall be horizontal louver blinds with 2" polymer slats.

n. Wardrobe Lockers: Furnish and install Wardrobe Lockers as specified in Division 10 Section 8.

o. Contractor shall bring to the attention of the Owner, any other articles found to be in question prior to submitting a building cost.

Division 12 Non Applicable

Division 13 Special Construction (Pre-Engineered Building)

13.1 General: Work under this section includes furnishing all materials, equipment and labor to complete the erection of the pre-engineered steel building. The materials furnished will include the structural

framing, roofing, siding, anchor bolts, fasteners, caulking and any other component parts of the building as needed and specified.

13.2 Building Size: The building is double slope roof 70' Wide X 95' long with an 18' eave height (not clear height) Refer to Drawings for information.

13.3 Roof: The building shall have a 1" on 12' slope from the ridge line to the front and rear. The roof shall have a 24 gauge trapezoidal standing seam roof with a galvalume finish. Any crimping or Oil Canning of the metal roofing will not be accepted.

13.4 Loading: The loading shall meet requirements as specified in the manufacturer recommended installation and shall meet the requirements for the wind load and seismic load as required by the Local Building Official.

13.4 Siding: Refer to Division 6 Section 1

13.5 Gutters and Down Spouts: Leaf Guard gutters picked from standard colors shall be installed on both front and back of the building. Seven down spouts shall be installed in locations as specified by the Owner. Down spouts shall discharge on splash blocks and then to the existing surfaces.

13.6 Sky Lights and Roof Vents: This building contains none of these items.

13.7 Apparatus Bay Spacing: Apparatus Bay Spacing shall be as shown in the furnished drawings. The bracing shall be Portal Frame per furnished drawings and using Rod Bracing for the roof bracing.

13.7 Roof Cuts: **THE ROOFING CONTRACTOR SHALL BE THE ONLY ONE MAKING PENETRATIONS IN THE ROOF DECK.** All roof penetrations for plumbing vents, hood exhaust system vents, hot water vents etc... shall be cut by the roofing contractor and once the vent is installed, it will be the responsibility of the roofing contractor to seal around the penetration.

13.8 Contractor shall make owner aware of any other items necessary to complete this project prior to figuring cost of construction.

13.9 Overhang: Building shall have an 18" overhang on all 4 sides with 26 gauge soffit panels.

Division 14 Mechanical, Plumbing, Sprinkler, Electrical, Fire Protection

14.1 Contractor shall use the existing 5 ton Trane unit and add an additional 5 ton Trane units to cool and heat the building sufficiently. The units shall be able to cool the building to 68 degrees in the summer

and warm the building to 78 in the winter. Unit duct work will be all metal duct insulated with 3" thick insulation with all joints and seams sealed with mastic, other than flex duct no longer than 8' in length may be used to tie into 2'X 2' diffusers and returns. NO DUCT BOARD WILL BE USED AT ALL IN THIS PROJECT. Each diffuser shall have the capability of being able to be manually adjusted so the system may be balanced. The heating system for the building is natural gas. The Apparatus Bay shall have (3) Three 50,000 BTU natural gas heaters hung from the building structure. One will be installed middle ways and the other 2 on opposite corners. The installation of the heaters shall not interfere with the installation or operations of the Apparatus Bay Overhead doors or the vehicle exhaust system. The insulations shall meet all requirements of the Mechanical Code as well as the National Gas Code and others as adopted by the Town Of Summerville.

14.2 Sprinkler System: The Contractor shall be responsible to have a certified sprinkler company draw plans and submit them to the Town of Summerville Building Official and Fire Marshal for approval. The submittals should include but not limited to these items; the tap from the Summerville C.P.W. water main, the water line to the building, the existing fire hydrant, the back flow preventer, the standpipe, the building piping and nozzle sizes, the hydraulics, the Fire Department connections, test valves, alarms etc... All tap fees shall be per allowance.

14.3 Gas Lines: Furnish and install new gas lines to 3 Apparatus Bay heaters, gas range, 2 Reni tank less hot water heaters, gas units for the building heat, and the emergency power generator. Contractor should coordinate with SCE&G for the size of the main gas piping and meter to be installed to the amount of gas load.

14.4 Electrical: Contractor shall submit to the owner a set of drawings showing all necessary disconnects and breaker boxes for an electrical service for the building. Drawings shall show all electrical components starting from SCE&G to the underground service to the building, disconnects, automatic switching gear, emergency generator, lightning circuits, can lights, energy efficient 2'X4" lay in fluorescent lights in residential section of building, Recessed can lights on a dimmer switch installed in front of each bedroom stall for night time lighting. This is in addition to the 2'X4" lay in fluorescent lights in the bedrooms. High-Base Florescent lights in the apparatus bay, eight (8) 400 watt exterior wall pack lights, exterior entrance can lights under stoop, exterior wall mount lights at walk through exit doors, interior wall mount lights over vanities in restrooms, exit lights, attic lights, 110v receptacles interior and exterior, GFI receptacles, breaker boxes, 220v receptacles, circuits to disconnects, specialty circuits, conduit drops for telephones, computers, cable television, door bells, and any other components

needed to complete the project and meet all national, state and local codes. After drawings have been reviewed and approved by the owner, they shall be submitted to the Building Official for final approval.

14.5 Fire Protection: Fire and Smoke Detection: Contractor shall submit to the owner a set of shop drawings showing the installation of the fire alarm and smoke detection system for the project. Submittals shall meet all national, state and local codes. After drawings have been reviewed and approved by the owner, they shall be submitted to the Fire Marshal for the Town of Summerville for final approval.

14.6 Plumbing; Contractor shall submit to the Owner a set of drawings and specifications showing the installation of plumbing for the building. It shall include all aspects of plumbing for the project. The water should start at the Summerville CPW, show metering, back check valves, plumbing lines, water faucets, sinks, toilets, urinals, basins, showers, hot water heaters, drinking fountains, valves, mop sinks, apparatus bay sinks, future washer in apparatus bay, ice machine in apparatus bay, washing machine, ice maker, and any other water lines needed to complete the project. Plumbing lines shall be securely installed in hangars and brackets every 4 feet to prevent noise from pressure differentials.

All plumbing fixtures, appliances and appurtenances shall be new, without blemishes or defects and of all by the Kohler Company. The fixture trim shall be Kohler Company. The fixture supports are to be Kohler Company. Floor Drains and Cleanouts shall be Zurn Industries. The water cooler shall be Elkay Manufacturing Company. These match the current items installed at all prior fire stations.

The sewer shall show all discharge plumbing starting with the basins, sinks, showers, urinals, toilets, mop sinks, washing machine, and future washing machine in apparatus bay, apparatus bay sinks, ice machine, floor drains, a 1000 gallon reinforced concrete oil-water separator that can with stand being driven over (see civil drawings) all cleanouts and any other sewer lines needed to complete the project. Drawings should include a new sewer line from the building to the CPW and should not tie into existing sewer line. Submittals shall show and give a description of all plumbing fixtures. If at all possible, pictures of proposed plumbing fixtures shall be provided

Division 15 Schedule of Allowances

15.1 Removal and Replacement of Unsuitable Soils: Include the lump sum of \$10,000.00 for removal and replacement of unsuitable soils.

15.2 Landscape: Include the lump sum of \$10,000.00 for the installation of landscaping materials. Landscaping will be done by Town of Summerville.

15.3 Communication and Data: Include the lump sum of \$15,000.00 for the purchase and installation of communication equipment and data wiring. Conduit, hand holes and boxes shown on the drawings are not part of this allowance.

15.4 Furniture and Fixtures: Include the lump sum of \$10,000.00 for the purchase and installation of furniture and fixtures.

15.5 Owners Contingency: Include the lump sum of \$20,000.00 for discretionary use by the Owner. This may be used for unforeseen items or necessary change orders.

15.6 Water and Sewer Tap Fees: Include the sum of \$15,000.00 for CPW water and sewer utility fees, water and sewer taps, meter, backflow preventers and fire sprinkler tap.

15.7 Chain Link Fencing: Include the lump sum of \$10,000.00 for new chain link fencing and gates.

15.8 Communication pole. Include \$2,500.00 for the relocation of the existing communication pole.

15.8 Vehicle Exhaust System: Include \$25,000.00 allowance for the removal and installation of the vehicle exhaust system in the apparatus bays.

15.9 Allowance distributions will only be done by the Owner's consent and with a written change order either initiated by the Contractor or Owner but signed by both.

15.10 All excess money in allowances returns to the Owner at time of the completion of the job.

Division 16 Code Requirements

16.1 All items contained in these specifications are for the purpose of assisting the Contractor to prepare a complete set of specifications for approval by the owner. These specifications are not to be considered as complete and should not be considered to be permanent specifications for use in construction of the project. They should be used only as a tool to give potential Contractors an idea of what the owner desires within this project.

16.2 All Specifications, Drawings, Submittals, and Construction shall meet all Federal, State and Local Codes and shall be approved and

inspected by the Town of Summerville Building Official and Fire Marshal.

16.3 Change Orders: Since this is a design build project the Contractor shall attempt to minimize any change orders by completing and submitting a complete set of plans. No change orders will be allowed until discussed with the owner and a negotiated price is agreed upon.

The Town of Summerville Owner's representative is Assistant Chief J.D. Allston and can be reached at:

J. D. Allston

300 West 2nd North Street

Summerville, S.C. 29483

Work Phone: 843-873-5107

Cell Phone: 843-514-9413

E-mail: jallston@summervillesc.gov

END OF NON-BINDING PROPOSED SPECIFICATIONS AID TO THE CONTRACTORS.