

## **KENDALL – MIDLAND BUILDING RENOVATION**

### **BUILDING SCOPE OF WORK**

**3240 Schuette Road Midland MI 48642**

#### **PROJECT SUMMARY**

We propose to renovate the existing 30,000 **SF** building at 3240 Schuette Road. The work includes site demolition and paving. The exterior includes new doors and window and siding repairs along with architectural features. The interior includes renovation of existing office space with new finishes as indicated on plans, toilet room relocation, new training room and upgrades to the existing lighting.

If bidding multiple trades please show the costs for each trade you are bidding

For trades that have alternates shown, please list alternates costs separately

Refer to bid invitation email for bid due date and walk-through date and time

**Revision 1 - 07/16/2020. See included updated bid drawings with revision notes**

#### **DEMOLITION**

- Remove Teller Window
- Remove approximately 61 LF of Guard rail and cut off posts at floor line
- Remove (16) existing 6" Pipe Guard posts at overhead doors being removed – cut off at floor or pavement
- Remove (4) Existing dock shelters
- Remove (14) Man doors & Frames
- Remove 26 LF of wall with glass & doors
- Remove 38 LF of metal stud partitions
- Remove (4) overhead doors
- Remove 8' high masonry wall for new hall
- Remove (6) Window Frames
- Remove (1) Door frame to stay
- ~~Sawcut Opening for new door~~ **Not required**
- Remove existing plumbing fixtures as indicated
- Remove approximately 400 SF of existing lay-in ceilings
- Remove existing light fixtures in front area (warehouse to be by electrician)
- Remove countertop at existing break room

- Sawcut & remove concrete floor for new Plumbing
- **Remove existing furniture**

**Alternate 1** – Remove wood floor base

**Alternate 2** – Remove Ceiling tiles in areas where grid remains

**Alternate 3** – **Credit cost for not removing (2) OH doors**

## FOUNDATIONS

Provide (1) 5' X 7' X 3' – 6" deep & (1) 5' X 8' X 3' – 6" deep mass poured frost footings for (2) new exterior doors. Footings to be based on Minimum 3,000 PSF Soil Bearing Capacity, Concrete to be min 3,500# and air entrained. Spoils left on site.

## FLATWORK

- Patch floor for new underground plumbing, pin to existing slab.
- Install (4) new 6" Bumper posts

## MASONRY

- Provide new 8" Decorative block sill wall with plain face accent at entrance as indicated. **See updated elevation on drawing. Masonry only required on north elevation at main entry**
- Install lintel at new Hall
- ~~Provide (1) new opening in existing masonry for new 3070 man door~~ **Not Required**

## STRUCTURAL

- Provide (4) new 6" Guard posts, (2) 7' long and (2) 4' with flange plate to bolt to floor
- Furnish W8 Lintel for masonry opening
- **Furnish and install steel access ladder to mezzanine – see drawing**

## ROUGH CARPENTRY

- Install Hollow Metal Doors & Hardware per hardware & door schedule. **All existing doors to receive new door levers**
- Install miscellaneous specialties and toilet accessories
- Provide backing in new walls for toilet accessories and cabinets
- Provide a dust cap over new Toilet room
- Provide Framing back-up for (2) canopies

## MILLWORK

- Provide new Plastic Laminate Sales counter and cabinets as indicated on plans
- Provide new Plastic Laminate Training Center Base cabinets and counters as indicated on plans. **See updated drawings. Millwork at sink wall only, no "L" required**
- Include a \$5,000 allowance for Slat wall in sales area
- Provide new Toilet room vanity with Plastic Laminate top
- Replace existing Men's & Women's Vanity Tops
- Replace Countertop in Break room with new Plastic laminate counter on existing cabinets
- Replace existing pass-thru counter with Plastic Laminate

## INSULATION

Provide 6" fiberglass scrim faced insulation at new sided areas. Does not include insulation for existing walls or roof. Insulation for interior walls in Metal Stud and drywall section.

## METAL SIDING

- Provide approximately 1,300 SF of new siding to cover areas from removal of existing overhead doors. Siding profile to be similar to existing and to extend from grade to eave. No color matching. (Building was constructed in 1991, profiles may have changed)
- Includes new base drip edge and flashings as required
- Replace up to (5) existing downspouts at new or existing location and patch gutter
- See PEMB section for additional work.
- **Replace siding at removed teller window. See updated drawing**

**CAULKING:** Joints in Masonry and around man doors will be caulked as required.

## MAN DOORS & HARDWARE

- Exterior Doors and frames to be galvanized, Interior to be painted. All doors to be 18 Ga with 14 Ga Frames. Exterior doors to be insulated
- Re-use existing wood doors
- Provide new hardware as indicated on door schedule
- **All existing swing doors to receive new Falcon lever sets**

- See Door Schedule on plans (A majority of existing doors hardware to remain, does not include costs for re-keying or repairing ~~or replacing this hardware~~)

## OVERHEAD DOOR

Includes one (1) 24' W X 12' H Insulated metal Over Head door with standard lift R18 insulation, interior liner panel, motorized operators and weather stripping.

**ALTERNATE 1:** ~~Replace seals and gaskets on (7) 12' W x 14' H Insulated metal Over Head doors~~

## GLASS & GLAZING

- Provide glass for new HM entry door (HM door by others)
- ~~Provide (1) New exterior window as indicated on plans~~ Not required
- Provide new automatic sliding entry door as indicated on plans

## METAL STUDS & DRYWALL

- Provide new metal stud and drywall partitions as indicated on plans
- Provide furring or stud walls as indicated
- Infill where doors, windows, etc were removed
- Walls to extend to above ceiling as indicated
- Provide rated stub wall above masonry wall as indicated
- Provide new drywall ceilings as indicated
- Provide miscellaneous patching and repairs
- All drywall to be minimum 5/8" fire rated
- All studs to be minimum 20 Gauge
- Back up for new siding to be by PEMB contractor
- See Room Finish Schedule and wall details.
- ~~Removed teller window to be stud infilled. No new window. See updated drawing~~

## CERAMIC TILE

- Provide 12" Floor tile in vestibule as specified. Base to be vinyl (by others)

## ACOUSTICAL CEILING TILE

- Repair and infill areas that were removed due to wall removals, tiles to match

- Provide new ceiling grid and tile in training room
- See Room Finish Schedule.

**Alternate 1** – Replace existing ceiling tile with new. Removal of existing tile by demo contractor

**Alternate 2** – Replace (50) existing ceiling tiles, balance of existing tiles to remain

## VINYL COMPOSITE TILE

- Provide 12" X 12" Standard 1/8" VCT. Provide floor prep for new tile as required. Provide vinyl base See Room Finish Schedule.

## CARPETING

- Provide a standard Carpet tile as specified throughout office areas as indicated on plans.
- Provide vinyl base

**Alternate 1** – Wood base to remain in rooms 103, 105, 106, 107, 108 (credit vinyl base these rooms)

## PAINTING

- Clean and Paint siding on north and east side of building. Includes one coat of metal primer and one (1) Coat of finish acrylic
- Paint new and existing walls in office area with (1) coat of primer and (2) coats of satin
- Existing kitchen cabinets – prep as need and paint
- Paint Hollow metal doors and frames with one coat enamel
- Paint existing Toilet Partitions – sand and prime as needed – New satin or semi-gloss finish
- All paint equal to Sherwin Williams commercial paint
- See Room Finish Schedule.

**Alternate 1** - Paint existing ceiling/structure in Warehouse areas with one coat of dryfall paint in white or off white

**Alternate 2** - Lightly sand and reseal existing wood doors and frames.

**Alternate 3** - Power wash approximately 24,200 SF of front and rear warehouse floor

**Alternate 4** - Provide Ashford sealer Hardener to Warehouse floors

**Alternate 5** - Paint overhead doors with one coat exterior enamel

**Alternate 6** – Clean and paint truck well railing safety yellow

**CANOPIES:** Provide (2) Mapes Canopies as detailed on drawings, includes install

## TOILET ACCESSORIES

- Provide standard toilet accessories including grab bars for ADA, toilet paper holders, sanitary napkin disposals, seat cover dispensers, soap dispensers, mirrors and trash containers with paper towel holders for new and existing toilet rooms.

## MISCELLANEOUS

- Provide new ADA toilet room signs and new signs for electrical rooms
- Provide (3) New semi-recessed fire extinguisher cabinets with 25# fire extinguishers and (8) new wall or column mounted extinguishers.

~~**DOCK EQUIPMENT:** Includes (1) New Dock Shelters for existing docks. Inspect existing dock levelers. Dock equipment not required~~

## PEMB REWORK

- Provide framing for (1) new 24'W X 12'H Overhead Door
- Provide framing for (1) new 3070 Man Door
- Provide Framing for (1) new 6070 Sliding Door
- Provide framing for (1) new 2'W X 4'H Window
- Provide new Girts, base angles, drip edges and flashing for siding replacement
- See Metal Siding scope for additional work