INTRODUCTION

1. PROJECT DESCRIPTION

A. Project: Renovation and repurposing of portions of the Little Miami Salem Elementary School. The work considered here is divided into areas A through J and includes the addition of new card reader application at 3 exterior door locations and consolidated keying for the entire facility.

1. Site: Little Miami Salem Elementary School, 605 Welsh Road, Morrow, Ohio 45152.

AREA A: MUSIC ROOM

1. ARCHITECTURAL

a. Work in this area involves only the removal of existing carpet and the installation of new Kinetics carpet tile in the area indicated on the drawing. Work is to include new nosings at each platform elevation change.

2. PLUMBING

a. There is no plumbing work anticipated for this area.

3. MECHANICAL

a. There is no mechanical work anticipated for this area.

4. ELECTRICAL

a. There is no electrical work anticipated for this area.

5. TECHNOLOGY

a. There is no technology work anticipated for this area.

AREA B: INNOVATION LAB

1. ARCHITECTURAL

The intent is to convert the existing computer space into an Innovation Lab.

a. Remove two guidance offices to the south of the existing Computer Lab including all flooring, wood doors/H.M. frames, stud partitions and ceilings. Remove existing door and frame into Area C Teacher Break Room and fill in opening with cmu. Build back stud wall and create a chase to support mechanical piping for mechanical systems in courtyard.
b. Remove stud partition in center of large space including 2 marker boards and 1 Smart board. Remove 2’-0” portion of existing ceiling from each side of partition being removed and install finished ceiling trim. The bulk of the ceiling is to remain as indicated on the drawings.
c. Completely remove existing carpeting and vct flooring in area indicated on the drawings. Install new LVT tile flooring over same area.
d. Replace existing double doors into courtyard with full lite Insulated metal doors. HM. Frame also to be replaced.
e. Construct a metal stud wall enclosure to underside of deck around existing power panels with a single H.M. frame and wood door. No ceiling is required in this space. No flooring is required in this space.

2. PLUMBING

a. There is no plumbing work anticipated for this area.

3. MECHANICAL

a. Existing ceiling supply diffusers, air transfer grilles and VRF cassettes are to remain in existing ceiling grid system.
b. In the two guidance offices that are being removed, relocate existing ceiling supply diffusers and VRF cassettes to new ceiling grid system. The existing air transfer grilles can be disposed of.

4. ELECTRICAL

a. Remove existing power poles.
b. Remove switches and receptacles in center dividing wall to be demolished.
c. Remove all lighting, receptacles, switches and other misc. devices located in walls and ceilings that are being removed at the two offices to the south of the computer lab.
d. Remove existing 2x4 and pendant lighting in space.
e. Install New 2x4 LED recessed flat panels in new lay-in ceiling. Install new dimming controls for fixtures.
f. Install overhead electrical cord reels as indicated on the drawings.
g. Reinstall existing fire alarm strobes and smoke detectors.
h. Existing panelboards to remain, a new closet will be built to close these off.
i. Install new light, switch, and receptacle in new closet.
j. Replace faceplates and devices at existing receptacles to remain.
k. Install quad receptacles for potential 3D printers or similar equipment.
l. Install convenience receptacle and wall monitor receptacle in new wing wall at edge of two old offices being converted to innovation lab group area.

5. TECHNOLOGY

a. Remove existing technology devices at walls to be removed and at data / power poles in computer lab.
b. Remove and reinstall existing wireless access point at PBL / stem room for replacement of ceilings.
c. Remove existing technology devices at counseling and SEL offices to be removed.
d. Install data outlets at three potential 3D printer locations.
e. Install data outlet in new wing wall.
f. Install video input and output (HI/LO) for monitor at wing wall (Monitor by Owner).

AREA C: CONFERENCE ROOM/TEACHER BREAK ROOM

The intent is to convert existing break room and meeting room into separate spaces and enlarge existing restroom.

1. ARCHITECTURAL

a. Selected cmu walls within this area are to be removed. Walls to remain are indicated on the drawings.
b. Remove all flooring throughout. There is some evidence that vinyl asbestos tile may be present under existing carpet that is scheduled to be removed. This will need to be verified.
c. Suspended acoustic ceilings are to be removed throughout.
d. Remove tack boards and marker boards as indicated on the drawings.
e. Construct new stud walls to underside of roof deck. Install sound batt insulation full height of walls.
f. Install new wood doors, HM frames and hardware at 2 openings,
g. Reconfigure existing Restroom for accessibility.
h. Provide porcelain tile flooring and base in Restroom.

i. New ceiling in Restroom to be moisture resistant suspended acoustic ceiling assembly.
j. Toilet accessories shall include grab bars and mirror over sink. Existing toilet paper holder, paper towel dispenser, soap dispenser will be removed from the existing restroom and reinstalled for the new bathroom configuration.
k. Install carpet tile and rubber base in the Conference Room.
l. Install LVT tile flooring and rubber base in the Break Room.
m. Apply paint over all vertical surfaces.
n. Install suspended acoustic ceiling in the Conference Room and Break Room.
o. Install Approximately 8'-0" of base and wall cabinetry. Provide plastic laminate countertop over base cabinets.

2. PLUMBING

a. Remove existing lavatory.
b. Install new water closet and lavatory. Route sanitary piping in crawl space to exterior wall of room 178 and extend to manhole MH504 from PK-1 Elementary building.
c. Connect domestic hot and cold water to both sinks and cold water to water closet.
d. In room 129 provide new duplex water softener system with brine tank equal to "Culligan model CTM-210.

4. MECHANICAL

a. Provide 50 CFM exhaust fan for restroom 193. Install ceiling grille, ductwork, backdraft damper, insulation and exterior wall louver. Route exhaust duct above ceiling of room 126 to exterior wall.
b. Remove from existing ceiling and relocate existing ceiling supply diffusers, air transfer grilles and VRF cassettes to new ceiling grid system in rooms 042 and 183.

5. ELECTRICAL

a. Remove all lighting, receptacles, switches and other misc. devices located in walls and ceilings that are being removed throughout.
b. Remove wire mold and devices along corridor wall where door openings are being created.
c. Remove existing electrical feed(s) part of removal of walk-in cooler / freezer.
d. Install New 2x4 LED lay-in lighting.
e. Install new ceiling mounted fire alarm strobes and smoke detectors.
f. Existing recessed panelboard to remain.
g. Install receptacles in new walls of the breakroom. Install 2 receptacles above the counter in the kitchenette. Install GFI outlet next to sink in restroom.
h. Install switch with integral occupancy sensors in restroom.
i. Install dimming switches with ceiling occupancy sensors in the kitchenette and breakroom areas.
j. Provide a dedicated circuit for the refrigerator.
k. Provide power to exhaust fan for restroom.
l. All circuits from existing spares in area B.
m. Provide new fire alarm devices in restroom and breakroom and conference room.

6. TECHNOLOGY

a. Provide paging speaker with volume control in conference and breakroom. Provide digital wall clocks in conference and breakroom.
b. Provide new data outlet in conference room and breakroom.

AREA D: ADMIN. OFFICES

The intent is to provide new wall and floor finishes for the existing offices.

i. ARCHITECTURAL

a. All cmu walls are to remain in place.
b. All suspended Acoustic ceiling are to remain in place
c. Remove all carpet in existing office areas. Install new carpet tile flooring and rubber base over same area.
d. Apply paint over all vertical surfaces in existing offices.

3. PLUMBING

a. There is no plumbing work anticipated for this area.

4. MECHANICAL

a. There is no mechanical work anticipated for this area.

5. ELECTRICAL

a. There is no electrical work anticipated for this area.

6. TECHNOLOGY

a. There is no technology work anticipated for this area.

AREA E: MEDIA CENTER

1. ARCHITECTURAL

a. Remove existing book stacks along perimeter of Media Center. Provide new free standing book stacks.
b. Provide new circulation desk.
c. Provide misc. loose furnishings.
d. Completely remove existing carpeting and vct flooring in area indicated on the drawings. Install new Kinetics carpet tile flooring over same area.
e. Replace existing ceiling tiles.
f. Remove existing acoustic tile bulkheads and soffits and replace with Gyp Board bulkhead and enclosures for existing utilities
g. Apply paint over all vertical surfaces.
h. Provide new 6’ wide double door opening into adjacent classroom.

3. PLUMBING

a. In room 144 provide new duplex water softener system with brine tank equal to “Culligan model CTM-210.

4. MECHANICAL

a. Remove from existing ceiling and relocate existing ceiling supply diffusers, air transfer grilles and VRF cassettes to new ceiling grid system.
b. At new metal stud and gyp board bulkheads, adjust/extend ductwork as necessary to place return air grilles on face of gyp board.

c. Alternate for room 196 - Remove from existing ceiling and relocate existing ceiling supply diffusers, air transfer grilles and VRF cassettes to new ceiling grid system. At new metal stud and gyp board bulkheads, adjust/extend ductwork as necessary to place return air grilles on face of gyp board.

5. ELECTRICAL

a. Remove existing power poles
b. Install New 2x4 LED lay-in lighting.
c. Remove and reinstall existing smoke detectors in new ceiling.
d. Provide occupancy detectors in ceiling.
e. Provide new receptacles to accommodate revised furniture layout
f. Provide two double duplex receptacles on the old classroom side of block wall for future connections.

6. TECHNOLOGY

a. Provide new data drops at relocated circulation desk.
b. Remove existing projector in media center and turn over to Owner.
c. Remove and reinstall projector in classroom as necessary for ceiling replacement.

AREA F: LARGE GROUP RESTROOMS

1. ARCHITECTURAL

a. There is no architectural work anticipated in this area.

2. PLUMBING

a. We are proposing a base bid and a alternate to address the low flow to the fixtures in this space.
   1.) Base Bid = Cut a section of pipe of 1” or smaller located within the plumbing chase and handwashing lavatories and investigate.
   2.) Alternate = If the piping is bad, all piping 1” and smaller serving any fixture within the restroom group shall be replaced with new piping. A minimum of 3/4” pipe for handwashing sink supplies.

3. MECHANICAL

a. There is no mechanical work anticipated for this area.

4. ELECTRICAL

a. There is no electrical work anticipated in this area.

5. TECHNOLOGY

a. There is no technology work anticipated in this area.

AREA G: FLEX LAB

The intent is to convert two existing classrooms into one large Flex Lab.

1. ARCHITECTURAL

a. Remove stud wall between both classrooms and patch walls where partition was removed. Storage closets are to remain and no work is to be done in these rooms.
b. VCT flooring is to remain. Patch in matching VCT where wall is being removed.
c. Suspended acoustic ceiling to remain. Remove only a portion of suspended ceiling to accommodate removal of wall. Patch back open area of ceiling with metal closure trim.
d. Remove all tack and marker boards from wall that is to be removed.
e. Apply paint over all vertical surfaces.

2. PLUMBING

a. Remove existing vanity and lavatory. Remove domestic water supply lines back to nearest mains and cap water tight. Cap sanitary pipe below/behind finish surface.
b. In room 165, provide new duplex water softener system with brine tank equal to “Culligan model CTM-210. Saw cut floor to install new floor drain. Connect to nearest sanitary from kitchen 023 area.

3. MECHANICAL

a. There is no mechanical work anticipated for this area.

4. ELECTRICAL

a. Remove devices in existing wall to be removed.
b. Replace faceplates and devices at existing receptacles to remain.
c. Install New 2x4 LED lay-in lighting.
d. Reinstall existing smoke detectors in new ceiling.
e. Install new fire alarm strobes in ceiling.

5. TECHNOLOGY

a. Remove 2 video projectors and sound systems and turn over to Owner.

AREA H: STAFF RESTROOM

The intent is to add an accessible staff restroom adjacent to the large group restrooms serving the Kindergarten wing of the school. Restroom to be located in the footprint of Classroom 106.

1. ARCHITECTURAL

a. Remove existing door, frame and hardware at classroom 106. Remove existing CMU wall construction to accommodate new wood door, HM frame and hardware for new opening to Bathroom.
b. Remove portion of ceiling in existing classroom to accommodate construction of new bathroom.
c. Construct 2 metal stud partitions to underside of roof as indicated on the drawing. Provide sound batt insulation full height of wall.
d. New ADA bathroom fixtures to be tied directly into existing sanitary lines and into existing water supply.
e. New ceiling in Restroom to be moisture resistant suspended acoustic ceiling assembly.
f. Provide porcelain tile flooring and base.
g. Toilet accessories shall include grab bars, sanitary napkin disposal and mirror over sink. Toilet paper holder, Paper towel dispenser, soap dispenser and waste receptacle will be provided by the school district.

2. PLUMBING

a. The new water closet to be aligned with an existing water closet in the large restroom group. A double carrier will be provided and installed.
b. Provide new water closet and lavatory.
c. Connect new sanitary to existing.
d. Connect new domestic hot water and cold water line to existing.

3. MECHANICAL

a. Install 50 CFM roof mounted exhaust fan.

4. ELECTRICAL

a. Install New 2x4 LED lay-in lighting.

b. Install switch with integral occupancy sensor.
c. Install GFI outlet next to sink in restroom.
d. Install fire alarm strobe and smoke detector.
e. Install receptacle for room 106.

5. TECHNOLOGY

a. Provide new paging speaker.
b. Relocate data outlet to classroom / future breakroom side.

AREA J: CLINIC/STAFF WORKROOM

The intent is to convert an existing staff break room and the existing Principals Office into a Clinic and Staff Workroom.

1. ARCHITECTURAL

a. Remove cmu wall between existing Break Room and Office and construct a metal stud/gyp. board wall with sound batt insulation in new location.
b. Remove cmu walls at existing storage rooms and restroom. Repair existing walls to remain After removal of walls shown.
c. Remove flooring and base in existing Break Room, Storage Rooms, Restroom, Office and short hallway leading to existing Reception area.
d. Remove ceilings in Office and throughout the Break Room and ancillary spaces.
e. Remove tack boards and marker boards as indicated on the drawings.
f. Construct new ADA Accessible Restroom location for the new Clinic with metal stud/gyp. board. Provide porcelain tile flooring and base.
g. New ceiling in Restroom to be moisture resistant suspended acoustic ceiling assembly.
h. Install suspended acoustic ceiling in Clinic and Staff Workroom.
i. Toilet accessories shall include grab bars and mirror over sink. Existing toilet paper holder, paper towel dispenser, soap dispenser will be removed from the existing restroom and reinstalled for the new bathroom configuration.
j. Install LVT tile flooring in new Clinic, Staff Workroom and short hallway leading to existing Reception area.
k. Apply paint over all vertical surfaces.
l. Install Approximately 15’-0” of base and wall cabinetry and 1 2-6” wide wardrobe cabinet in Clinic. Provide plastic laminate countertop over base cabinets.
m. Install Approximately 9’-0” of base and wall cabinetry and 3 3’-0” wide tall storage cabinets in Staff Workroom. Provide plastic laminate countertop over base cabinets.
n. Install curtains and track for privacy of cots in Clinic.

2. PLUMBING

a. In room 088 provide new duplex water softener system with brine tank equal to “Culligan model CTM-210.
b. The existing water closet and lavatory will be removed and disposed of.
c. A new water closet, lavatory, and sink to be installed. The existing piping already in place from the existing fixtures being removed shall be modified accordingly to extend and reconnect to the new plumbing fixtures.

3. MECHANICAL

a. Provide 50 CFM exhaust fan for restroom 197. Install ceiling grille, ductwork, backdraft damper, insulation and exterior wall louver. Route exhaust duct above ceiling of room 199 to exterior wall.
b. Remove from existing ceiling and relocate existing ceiling supply diffusers, air transfer grilles and return air grilles to new ceiling grid system in rooms 199 and 200.

4. ELECTRICAL:

a. Remove all lighting, receptacles, switches and other misc. devices located in walls and ceilings that are being removed throughout.
b. Install New 2x4 LED lay-in lighting.
c. Reinstall existing fire alarm strobes and smoke detectors.
d. Install receptacles in new wall of the workroom. Install 2 receptacles above the counter in the workroom. Install GFI outlet next to sink in restroom.
e. Install switch with integral occupancy sensors in restroom.
f. Install dimming switches with ceiling occupancy sensors in the workroom and clinic areas.
g. Install individual lights with independent switches at each bed.
h. Provide a dedicated circuit for the copier.
i. Provide a dedicated circuit for the refrigerator.
j. All circuits from existing spaces in panel in area C.
k. Install individual lights with independent switches at each bed in the clinic.

5. TECHNOLOGY

a. Provide paging speaker, volume control, digital wall clock, and data outlets in clinic and workroom.
b. Provide paging speaker at restroom.

KEYING/HARDWARE UPGRADES

The intent is to upgrade the existing keying system of this school to the district standard by replacing or modifying existing hardware. A hardware spec, door layout and door schedule are included with this narrative.

OVERALL ELECTRICAL

Provide 120 volt receptacle power for three water softeners located at equipment.

ACCESS CONTROL

Provide card readers at three locations.

END OF DOCUMENT