1.1 SUMMARY

Replace and refinish exterior building components for 13 buildings. Buildings include 10 Billets, Kitchen, Bathhouse, and Pavillion. Work includes roofs, doors, windows, skylights, walls, finishes, painting, signage, mechanical, electrical, and lighting.

1.2 BUILDINGS

- See Specifications
- GFCI – Government Furnished Contractor Installed

A BILLETS 0-9

1 (10) 15’x30’

2 Replace roofs, doors, frames and hardware, lighting, and signage.

3 2250-2258 – Replace sliding with awning windows.

4 2259 – Demo windows and provide 3’H x 4’Wx7’H at center each end.

5 Demo 240v AC wall unit and infill. Provide GFCI 240v mini split system. Include piping, power and fused disconnect.

6 Demo eave and provide cement board over wood eave and facia framing and plaster gable.

7 Infill openings and refinish cement plaster walls.

8 Paint misc metal items.

B KI TCHEN

1 20’x30’

2 Replace roofs, doors, frames and hardware, lighting, and signage.

3 Replace rollup doors with double doors. Raise head for Reframe head and jambs as required.

4 Demo (3) skylights and frame in roof openings.

5 Demo eave and provide cement board over wood eave and facia framing and plaster gable.

6 Infill and refinish cement plaster walls.

7 Plumbing Vents: Cut pipes to 12” above high side of roof. Sleeve 1/8” thick ’x14” anodized aluminum tubes cut to roof slope and fasten at ridge side with ss screws allowing 1/4” gap at roof. Use same tube diameter matching largest diameter to sleeve pipe.

8 Prep and paint misc painted metal items.

C BATHHOUSE

1 26’x50’

2 Replace roofs, doors, frames and hardware, lighting, and signage.

3 Replace (7) 2x4 skylights.

4 Provide Evaporative Cooler per Specifications.

5 Provide Exhaust Fans per Specifications.

6 Roof Plumbing Vents: Cut pipes to 12” above high side of roof. Sleeve 1/8” thick x13” anodized aluminum tubes cut to roof slope and fasten at ridge side with ss screws allowing 1/4” gap at roof. Width to clear base flare. Fasten at ridge side ss screws allowing 1/4” gap at roof. Use metal spacers as required to center sleeve and cap. Use same tube diameter matching largest diameter sleeve.

7 Roof Mechanical Vent: Cut 2 tall vents to match other 3. Replace caps with similar design stainless steel. Sleeve 1/8” thick anodized aluminum tubes cut to roof slope and top ending at cap base. Width to clear base flare. Fasten at ridge side ss screws allowing 1/4” gap at roof. Use metal spacers as required to center sleeve and cap. Use same tube diameter matching largest diameter sleeve.

8 Demo facia and provide cement board over wood gable, eave, ceiling. and facia.

9 Patch and seal CMU walls.

10 Prep & paint misc painted metal items.

11 Demo bugeye and (2) recessed downlights. Provide Area Light on cement board facia. Provide Ceiling Light on ceiling located tangent to sloped eave. Recess boxes in cement board and conduit in furred space.

D PAVILLION

1 30’x60’

2 Replace roof, lighting and electrical, and signage.

3 Demo facia and provide cement board over wood ceiling and eaves.

4 Paint steel frame.

E GRADING

1

1.3 SPECIFICATIONS

- Materials listed are Or Equal.
- Materials installation and application shall conform to Manufacturers Recommendations.

A ROOFS

1 Demo flashing, gutters, composite shingle roofing and underlayment.

2 3” polyiso rigid insulation board conforming with ASTM C1289

3 DensDeck glass mat roofing board conforming with ASTM C1177.

4 Berridge Tee Panel 22 ga 1” Snap-On Seam at 12.75” OC. Acrylic-coated Galvalum finish ASTM A792.

- Full perimeter 6” knife blade hemmed eave. Flash back and turn down at roof edge. Cement board to conceal vertical flashing. No gutters.
- No field cutting roof panels.
- Flashing material same as roofing.
- Flashing cut ends edges shall be painted with Galvalum paint on edge only not face.
- Submit Shop Drawings.

B DOORS & FRAMES

1 Hollow metal - 16 ga insulated doors, 14 ga fully welded frames.

2 Hot dip galvanized finish per ASTM a123 with acrylic coating. 4 mil HDG minimum. Inspect for coverage and protect in field to avoid touchup. Provide factory applied acrylic finish to protect handling and installation similar to Galvalum roof.

3 Single rabbet profile frame. 2”x width as required. Field Verify.

4 16 Ga HDG Vents

5 Field verify openings.

6 See Door Schedule & Hardware Specifications.

7 Submit Shop Drawings.

C WINDOWS

1 Milgard A250 Aluminum Awning.

2 Clear anodized finish.

3 Dual pane Low-E2 glass.

4 Field verify openings.

5 Ensure openings are properly flashed.

6 2269 - Provide 3’H x 4’W at center each end at 7’H. Infill existing window openings.

7 Submit shop drawings.

D SKYLIGHTS

1 Velux EcoSky3 – CLD3. Double Dome with Aerogel Filled Laylite. Mill Alum Frame.

2 Field verify openings.

3 Ensure openings are properly flashed.

4 Submit shop drawings.

E CEMENT BOARD

1 AFC Swisspearl Construction Fiber Cement Facade Board. 1/4” thick, 1/4” gaps.

2 Fur as required to conceal wood, vertical at walls, 2’ OC max.

3 Stainless hex drive cap screw w/ 3/8” dia washer head at 2’ OC EW 3” from panel edge.

4 Layout panels for 1/2 panel cut min.

5 Layout joints to occur at soffit plane.

6 Cement board to cover ceilings, eaves, facias and gables.

7 Conceal vertical eave flashing.

8 At Bathhouse wood gable remove bottom trim and cement board, 2” min down past gable. At exhaust fan extend edge to conceal grill frame

9 At Billets and Kitchen cement board stucco gable to match Bathhouse.

10 Submit panel layout and eave shop drawings.

F CEMENT PLASTER

1 La Habra Allegro II Buff over existing.

2 Patch and crack seal.

3 Pressure wash prep to comply with ASTM D4258.

4 3 coat cement plaster system at infill.

5 At HM door frames provide casing bead with 1/4” gap with backer rod and gray sealant. Provide gr bap andj mold

G CMU SEALER

1 Prosoco Siloxane WB.

2 Patch holes to match.

3 Pressure wash prep to comply with ASTM D4258.

H PAINT

1 Paint - SW Acrolon 218 HS Satin polyurethane topcoat. Spray two coats. Color to match single gang box.

2 Primer – SW Macropoxy 646 epoxy. Spray and stripe one coat same day as prep.

3 Sandblast prep per SSPC-SP.

I SIGNAGE

1 6” high x 1/4” thick clear anodized aluminum individual arial numbers.

2 Pin mount with 1” shadow offset.

3 Locate under designated wall light at each building.

4 At Pavillion, mount numbers vertically on column.

5 Submit Shop Drawings.

J MECHANICAL

BATHHOUSE

1 Evaporative Cooler

- Phoenix Air Pro Series PH6802C side discharge, 2 speed 120v motor, disconnect switch, thermostat, high efficiency 4x4 media pads, Peblar XT coating.
- 8” high concrete pad. Locate center of north wall.
- HDG 2’x4’ 1” lined and structurally reinforced plenum up wall and turn at top of CMU and frame thru center of wood gable. Secure to CMU internally thru plenum with rubber standoff discs 1” thick, 3” from edge. Architectural reveal serves as vibration isolation and path for power, water, and com.
- Demo north and south exhaust fans and reframe for plenum & exhaust fan and infill as required.
- Demo (2) interior transfer grills and frame in (2) 2’x4’ aluminum eggcrate grill.
- Utilities: Run 1/2” LFMC 20A dedicated power, exterior rated control wire, and water together thru gable below plenum, groove CMU for radius, down

secured to CMU behind plenum, under and secured to plenum, unsupported to switch and unit. Locate power box and water SOV interior.

2 Exhaust Fan

- Greenheck SE1-18-424-A5
- Wall mounted 3000/4500 2 speed 120v motor with clear anodized aluminum louver.
- Interior mounted disconnect switch.
- Flush mount to exterior wall.

3 Single Controller to control evaporative cooler and exhaust fan speeds including fan only control and schedule.

- Locate at Men inside entrance. Verify location with Government.
- Coordinate functionality of interface between evaporative cooler and exhaust before submitting.

BILLETS

1 GFCI Mini Split AC

- Innovair WIN18H2V51

K LIGHTING

1 (28) Wall Lights – RAB Entra W. Set to 4000k

2 (13) Ceiling Lights – RAB SUMO-R-12. Set to 4000K.

3 (3) Area Lights – Westgate LFX-MD-15 -50W-MCTP-SV. Set to 50W 4000K.

4 Ceiling Light Box – RAB LRTC-3/4.

5 Area Light & Switch Box – RAB B3 -3/4. Provide dusk dawn sensor in box with eye in gray WP cover at switch end.

6 Switch – Leviton W5621-2GY

7 Conduit – 3/4” EMT with WP compression fittings at boxes, no couplers. Span conduit box to box, no clips. Service conduit continuous down center of beam to column with tight bend to switch box. Secure near bend with (1) SS one hole clip & SS screw.