Scope of Work Phase IV Barracks, Buildings 1245 & 1246

BE1813M and BE1814M

MCAS BEAUFORT, SC

All work listed below will be provided, and installed, per manufacturer's instructions.

PROJECT INFORMATION

This project is located at MCAS Beaufort, SC at the corner of Geiger Boulevard and S. Kavieng Street. The current square footage is 28,531 SF for buildings 1245 and 1246. These buildings were built in 2001 and are two of four structures within the Phase IV Barracks complex. Buildings 1244 and 1247 are currently being repaired under the BE1818M repair project as part 1. Part 2 is the repairs of buildings 1245 and 1246. Considering issues that have occurred in the Part 1 phase of repairs, the following list has been developed.

PROJECT SCOPE

From the list of items developed the following items will likely to be discovered in these buildings as well and need to be addressed. The quantities below are for one building and must be doubled for to account for both buildings.

1. The shower walls require major repairs:
   - Remove 11,000 SF of water-resistant gypsum wall board.
   - Remove and/or repair 2,880 LF of rusted/missing metal framing.
   - Install 11,000 SF of cementitious backer board or an equal product.
   - Installation of 11,000 SF of solid surface shower wall panels per **FC 4 721 10N Navy and Marine Corps Unaccompanied Housing**. Include 2 recessed soap and shampoo solid surface shelves for each shower (120 Total).
   - Install 120 36" x 36" solid terrazzo shower pans with curb, or an equal product.
2. Gypsum was not installed in the kitchenette, behind the cabinets. Infill 1,800 SF of gypsum wallboard tape, mud, and paint to match new wall paint.
3. Replace 1,960 LF of exterior guardrails on the walkways of the second and third decks.
4. Replace 28,000 SF of the metal roof deck, per current structural (hurricane and seismic) code, and install rigid insulation on top of the roof deck. This will require the new fascia size to increase by 6".
5. Repair 800 SF of offset in the ceiling from misaligned pre-tensioned concrete attic floor slabs. This needs to be repaired to provide a uniform, smooth ceiling. This occurs in every room on the third deck.
6. New exterior door slabs are included in the current scope of work, but installation is difficult because the existing frames are not plumb, and hinges are not lining up. Include 72 14Ga metal frames to the 72 with new exterior door slabs, provide pre-bored for hardware holes and new hardware (Hinges, keypad lock set, kick plates, weatherstripping, threshold, and closers). Door and frames will be factory primed, and field painted (2 coats).
7. This project will included the moving, storing, and reinstalling of furniture from each room. Currently the furniture and appliances are stored in the air sta ons supply warehouse.

8. The current fire alarm control panels (FACP) are outdated, and an update was not included in this project. This project will require an upgrade and all buildings in this complex need to communicate. The panel upgrade will include: 2 PMI-RC panels, replace all secondary components (pulls, lights, etc.), replace all annunciators, and provide system programming for both buildings (2 technicians needed for programming).
9. Remove 120 existing window blinds and install 120 new blinds.
10. Mill 1" of paving on the parking lots and basketball court area (500SY), install 1" thick of new wearing course (500SY), restripe approximately 7500 LF.