

STATEMENT OF WORK, REVISION 1 (edits in *red italicized* text)

ADMINISTRATIVE OFFICES RENOVATIONS AT WEST CAMPUS ANNEX - CARPENTRY

There is a need to create office and classroom spaces in Midwestern State University's West Campus Annex (formerly known as "Christ Academy"). The intention is to minimize the actual modifications to the structure so many of the changes are cosmetic repairs to the existing building so it meets modern fire code and Texas Accessibility standards. All of the issues below reference the eastern (original) building area ONLY of the facility (see attached sketch). The Contractor shall be responsible for the following tasks related to this project:

1. All new walls shall include 3 5/8" minimum metal studs, sheetrocked on both sides, and secured using 1 5/8" long sheetrock screws.
2. Any glass in corridors must be fire rated (they are not) or be sheetrocked over (two layers, 5/8") to meet fire code. Most all of the rooms have 1-3 windows into the corridor which are up high, including above doors; these are all to be sheetrocked since the glass is not fire rated. Contractor to tape/bed and fire caulk sheetrock joints so they are flush with the existing cinder block on BOTH sides of each window. Contractor is NOT responsible for texturing any new sheetrock.
3. Sheetrock installations are by contractor. MSU will texture, prime, and paint all interior newly sheetrocked surfaces *except as noted in item 8*.
4. Fire caulk all penetrations from rooms into the corridor using 3M Fire Barrier Sealant CP 25WB+.
5. All doors in the corridors shall be replaced with one hour fire rated doors (see attached door/hardware schedule and layout sketch). The only corridor doors NOT being replaced are the two for 1MECH2, although the right hand door requires a new closer (by contractor). All doors/frames to be primed by contractor either in the field or at the factory; MSU will top coat the doors and frames, NOT the contractor. Purchase and install new TAS compliant hardware on the new doors per attached schedule, including closers as required. No substitutes are allowed for equipment listed on the Hardware Schedule. Replace frame only if necessary for new door to fit correctly or to obtain correct door swing. Door swing shall remain similar to existing unless noted otherwise in this statement of work or the door/hardware schedule. Many of the existing door widths are sufficient for TAS; contractor to verify and ensure all new doors/frames meet TAS requirements. Contractor to repair/caulk sheetrock/block around doors so the door installation is finished upon completion.
6. All of the equipment in the attached door schedule and hardware schedule shall be installed by the Carpentry contractor. Contractor to repair sheetrock/cinder block around door so the door installation is finished upon completion. All new interior doors shall be undercut at bottom 3/8"-1/2" above the floor; do not exceed 1/2". Demo of the existing doors and frames (where necessary) are the responsibility of the contractor.
7. Rooms requiring only new fire rated corridor doors include 102, 104, 106, 108, 110A, 112, 114A, 116, and 118 (see "D" on layout sketch). *The glass above these frames shall be covered with sheetrock/studs, and fire caulked on both sides to create a fire rated wall above the door.* Rooms 103, 120, 122, 1RR2, 1RR3, 1CUST1, and 1STOR2 require new door frames and doors (frames with glass above them shall have the entire frame removed so there is no glass in the new installation, *fill the area in with studs/sheetrock*; see "F" on layout sketch). Rooms 118, 120, 1CUST1, 1STOR2, 1RR2, and 1RR3 (see "W" on layout sketch) also require widening of the opening to ensure 32" clearance per TAS; 1STOR2 shall be wide enough for a 42" clear width. 122 will require framing

part of a wall to narrow the opening. Replacement of the corridor doors to 101, 105, and 124 are NOT part of this contract.

8. Many of the rooms have supply/return air registers up high on the corridor side of the room. These penetrations must be covered to achieve a fire rating in the corridor. ~~It is suggested the register be removed, install two layers of 5/8" sheetrock with new bracing/studs, joints taped/bed, fire caulk around edges, and reinstall register. If the contractor prefers to~~ Remove the register ~~so~~ the hole in the room ~~is~~ ~~must be~~ patched (i.e., two sheetrock layers, tape/bed/textured in existing wall) ~~so and it is~~ no longer visible. *Some of the rooms such as 112, 114, 103, and 122 have registers down low near the floor. The ones on the south walls of 112 and 114 should have the registers removed and a piece of ~18 GA. PRIMED sheet metal installed over them. Sheet metal cover shall be sealed around all edges and have no sharp edges/corners. The ones in the cove base of 103 and 122 should be removed and covered with ~18 GA sheet metal, too. Replace the entire length of cove base on the affected wall with a color that closely matches the existing cove base.*
9. *There are several registers in the ceiling grid in rooms 112 and 114. These registers shall be removed, the duct covered with sheet metal, and the register reinstalled. The intent is to not have these as leak paths for conditioned air once window units are installed in these rooms. (The existing HVAC equipment will not be used to condition the space in these two rooms so the ductwork will not be used.)*
10. The corridor to rooms 122 and 103 is over 20' long so it is a dead end corridor. Need to install a fire rated, sheetrock covered on both sides, studded wall between 122 and room 103; it shall extend to the roof deck. Tie in the existing drop ceiling to the new wall. Wall shall be installed so as to not create a corridor greater than 20'-0". Wall should not be tape/bed/textured. *The existing 4' light in the way of the wall's location will be moved by Owner ~4' to the east.*
11. The two restrooms will be turned into one person restrooms by the Owner. Contractor shall remove the existing doors and replace them with fire rated doors and frames (min clear width=32"). Both restroom doors require the existing opening to be widened. The east wall of the restrooms does not appear to be structural, although the contractor is responsible for proper support of the masonry block when it is removed. The new door's location for 1RR2 shall be on the north end of the east wall (i.e., same location as existing), but it requires a wider opening. The door swing for this door shall be to the inside with the hinges on the NORTH side of the door frame (i.e., opposite to existing). The door swing for 1RR3 shall be to the inside with the hinges on the SOUTH side of the door frame.
12. 114 (western soccer room): The northwest emergency exit shall be removed and walled over to obtain fire rated corridor. Remove the door, frame it in, and sheetrock both sides of the new stud wall. Wall should not be tape/bed/textured. Fire caulk edges.
13. Room 103: Board up western door on south wall with sheetrock/studs to create a fire rated wall instead of the door. Remove the door on the west wall and sheetrock over the opening, too. Wall should not be tape/bed/textured. Fire caulk edges.
14. Room 103: Replace the eastern door and frame on the south wall. Door must swing to interior with the hinges on the west side of the door, not the corridor like the existing!
15. Room 103: The water fountain on the east end of the room was removed and it left a large hole in the CMU. Need to cover the hole with a *primed piece of sheet metal (~18 GA) of plywood (~1/2")* and secure/seal it to the existing cinder block; *sheet metal shall not have any sharp edges or corners*. Owner to cap plumbing and repair or remove electrical in this area prior to repairing the wall.
16. *Room 103: Sheetrock/stud over the western exit into room 105. Wall should not be tape/bed/textured.*

17. Room 122: Replace north door with a single fire rated one swinging to the interior of the room, NOT the exterior. New door will be a single door so contractor shall install a framed sheetrock fire rated wall to fill the gap on the west side of the door. See door and hardware schedule for details.
18. Room 122: Sheetrock/stud over the western exit into room 124. Wall should not be tape/bed/textured.
19. Room 120 (kitchen): Demo exhaust hood and do not replace; repair holes in ceiling.
20. Room 120 (kitchen): Sheetrock/cover both sides of the serving window into the corridor so it is fire rated. Wall should not be tape/bed/textured. Fire caulk edges. *Remove the countertop and trim at the bottom of the serving window prior to making the repairs.*
21. Room 120 (kitchen): Sheetrock/cover both sides of the serving window into room 122. Wall should not be tape/bed/textured. *Remove the countertop and trim at the bottom of the serving window prior to making the repairs. Remove the plywood on the room 120 side of the opening and fill the space with studs/sheetrock on both sides. (Lower cabinets will be demoed by Owner.)*
22. There is a ~40"x40" register through the north wall of 1CUST1. Remove the register and cover it with two layers of sheetrock (support with studs). Tape and bed any joints, fire caulk around the edges.
23. 1RR2 and 1RR3: Remove mirrors and install one TAS compliant mirror above sink Owner relocated. Repair wall from raised sink, demoed sink, and mirror relocation (Owner to move sink and demo unused second sink). Repair walls from partition demo by Owner (fill holes with similar colored grout/caulk). Repair floor from toilet removal by installing new tile where it is missing which matches existing tile as close as possible. Repair plaster on north wall near existing entrance to 1RR2. *Reinstall several (8-10?) tiles from this same area on the north wall.*
24. 1RR2 and 1RR3: Purchase and install two stainless steel ADA/TAS compliant grab bars on one toilet in each of these restrooms. One toilet per restroom shall have these two grab bars installed for a total of four grab bars. Grab bar installations shall meet all ADA/TAS dimensional requirements.
25. Doors at the main entrance to the building, the exit due south of 118, and the one on the west end of 101 will be replaced by MSU. Contractor is not responsible for work related to these three entrances.
26. The east wall of 101 will be partially demoed to create an 8' wide corridor/path through it to the exit to the west. Demolition of this wall is not part of this contract, although all flooring quotes referenced in Alternates 1 and 2 shall include flooring to cover the space the wall previously occupied. *Reference GTO Services drawing 169086 from Addendum 1 for requirements related to the construction and trim out of this wall.*
27. Mastic below flooring contains asbestos so contractor shall not disturb the existing flooring materials since they will not be abated.
28. Contractor is responsible for removal of all construction debris from the site. Do not use MSU's dumpsters to dispose of construction debris.
29. Corridor ceiling tile to remain. Contractor is responsible for any new damage to the grid and tiles caused by accessing spaces above the ceiling grid.
30. The following MSU Construction Standards shall be adhered to for this project:
 - 01 10 00 General Requirements
 - 01 25 00 Substitution Form
 - 01 78 36 Warranty Forms
 - 02 05 00 Demolition
 - 06 10 00 Rough Carpentry

08 71 00 Hardware (Reference hardware schedule for actual equipment to be used on this project)

09 21 16 Gypsum Board Assemblies

09 91 00 Paint

31. **Alternates 1a, 1b, 1c, 1d:** Install laminate flooring (Artistek Wood Vinyl-Grand Stipwood, Traditional Oak-5115, Select Oak, 20 mil) and Roppe cove base (height=6", color=black) in:
- (a) room 101 *and the section of the corridor due east of this room* only (~260 SF *for 101, ~109 SF for the corridor*),
 - (b) all of the corridors, including room 101 (~1590 SF),
 - (c) room 120, office 106, and classrooms 103 and 122 (1892 SF), or
 - (d) all offices (102, 104, 106, 108, 110), 120, and classrooms (103, 122, 112, 114) (3964 SF).
- Demolition of the existing laminate will not occur since it contains ACM. The new laminate shall be installed directly on top of the existing after manufacturer's recommended cleaning techniques are used by the contractor. The removal of existing carpet shall not disturb the flooring under the carpet. If it is not possible to remove the existing carpet without disturbing the flooring under this carpet, the carpet shall not be replaced.
32. **Alternate 2:** ~~Abatement of the carpet and flooring in 101 only.~~ *Omit this alternate.*
33. **Alternate 3:** There are 18 glass windows (see "G" on layout sketch), most of which are 1'x4' or 1'x36", in the main corridor ~7' AFF (7 of which are above door entrances). Provide a price to replace all of these windows with glazing rated to 90 minutes for use in emergency corridors. Contractor to verify size for each window. Item 2 (sheetrocking the corridor windows) near the top of the SOW does not apply in this option so its price should be deducted when totaling Alternate 3.
34. **ALTERNATE 4:** *Remove the existing ceiling tile, insulation, and ceiling grid from the corridors (~1309 GSF). Contractor to install new ceiling grid, ceiling tile, and insulation above the tile per MSU Construction Standards 09 51 13 and 09 53 23 (see Addendum 2 for standards) using 2'x2' tiles and grid. Insulation shall be Johns Manville, R19 (6.5"), for suspended ceilings or equivalent (reference <http://www.icsinsulation.com/specifications/building/Knauf%20Product%20Reference%20Guide.pdf>). This installation shall occur after all other contractors such as fire alarm, electrical, and information technology contractors have completed their installations (late March or early April 2017).*

SCHEDULE:

Work shall begin by December 16, 2016 and be completed no later than ~~February 24~~ March 15, 2017. Contractor shall coordinate work of other crafts and MSU so as not to damage the installations of these other contractors. MSU is closed for the Christmas holiday from December 23, 2016 and returning to work on January 3, 2017. The contractor can work during this period, but MSU personnel will NOT be available to inspect or assist in any manner during the break.