

CORNERSTONE FACILITIES ENGINEERING, INC.

INDIGO CONDOMINIUMS GARAGE LEVEL SERVICE ELEVATOR LOBBIES PROJECT May 3, 2022 Revision 1 May 25, 2022

1.0 General

The Owner desires to receive a lump-sum proposal to carry out refurbishment work on five elevator lobbies at the garage floor level. These lobbies are at the service elevators for the two buildings. The majority of the work is to improve existing conditions and for two of the lobbies the existing 3⁰X7⁰ C-Label doors will be removed and new, 3⁶X7⁰ hollow metal doors and frames, Non-Labeled, will be installed.

2.0 Work Specifications

The work on the three lobbies for the East Building and the two lobbies for the west building is defined per the following task descriptions. The photographs below are intended to help illustrate the work areas.



Exterior of the West Building's -01 & -02 Stack Service Lobby Door. This door and frame to be removed and replaced with a new 3⁶X7⁰ door and frame. New lever set, non-locking, to be included.



Interior of West Building's -01 & -02 Stack service elevator lobby. Gypsum board ceiling to be demolished. Sprinkler head (and hear-detector, not shown) to be mounted at bottom of concrete elevation once ceiling is removed. Bottom of concrete to be primed and painted (white in color.) Gaps in CMU wall corners to be detailed by backer rod and urethane sealant. Walls to be prepared and painted with two coats of acrylic paint.



Exterior of service elevator lobby entrance door for West Building, -03 & -04 Stacks. This door and frame to be sanded, primed and then receive two coats of paint.



Interior of West Building -03 & -04 service elevator lobby. Sprinkler head and heat detector to be mounted at bottom of concrete elevation once ceiling is removed. Bottom of concrete to be primed and painted (white in color.) Gaps in CMU wall corners to be detailed by backer rod and urethane sealant. Walls to be prepared and painted with two coats of acrylic paint.



Door into East Building's -06 & -05 stacks. This door and frame to be sanded, primed and then receive two coats of paint.



Interior of East Building's service elevator lobby for the -06 & -05 stacks. Pipe penetrations to be fire caulked (3M, Hilti or equal.) Opening in ceiling to be closed with a section of $\frac{3}{4}$ -inch thick Durock (or equal.) Gaps in CMU wall corners to be detailed by backer rod and urethane sealant. Walls and ceiling to be prepared and painted with two coats of acrylic paint.



Door into the East Building's -03 & -04 Stacks. This door and frame to be removed and replaced with a new 3⁶X7⁰ door and frame. New lever set, non-locking, to be included.



Interior of East Building's service lobby ceiling for -03 & -04 Stacks. Pipe penetrations to be fire caulked (3M, Hilti or equal.) Opening in ceiling to be closed with a section of ¾-inch thick Durock (or equal.) Gaps in CMU wall corners to be detailed by backer rod and urethane sealant. Walls and ceiling to be prepared and painted with two coats of acrylic paint.



Interior of East Building's service lobby ceiling for -03 & -04 Stacks. For the East Building, the existing 6-inch diameter fire dampers are to be removed and the openings sealed using ½-inch thick, Durock, cement board patches. Durock to be placed on both sides of the wall to cover opening. For the West Building's two service elevator lobbies, a total of four, 6-inch diameter, fire dampers will need to be removed and openings covered when the ceiling is removed.



Door into the East Building's service elevator lobby for the -01 & -02 Stacks. This door and frame to be sanded, primed and then receive two coats of paint.



Interior of East Building's service lobby ceiling for -01 & -02 Stacks. Pipe penetrations to be fire caulked (3M, Hilti or equal.) Opening in ceiling to be closed with a section of ¾-inch thick Durock (or equal.) Gaps in CMU wall corners to be detailed by backer rod and urethane sealant. Walls and ceiling to be prepared and painted with two coats of acrylic paint.

2.1 Tasks Identification

Please find attached floor plans that identify the Service Lobbies of the Project. Tasks are as follows. Sequencing of work is to be determined by the Contractor and reviewed with the Owner.

2.1.1 Floors

For all floors clean and abrade the existing coating. Apply two coats of Sherwin-Williams Armor Seal Tread-Plex per the manufacturer's guidelines.

2.1.2 Door Changes

For the -01 & -02 door of the West Building's stack 01 & -02 Service Lobby, demolish the existing door and frame. Modify rough opening as required. Procure and install a hollow-core metal door and frame. Door and frame to have an 18-gage galvanized steel construction. New lever style lock set and stainless steel hinges to be used. Hydraulic closer to be provided and installed. The new doors and frames are to be 3⁶X7⁰.

2.1.3 Ceilings

.1 For the East Building:

Prepare and paint existing ceiling. Apply two coats of BASF HB200. Protect sprinkler head and heat detector. For the existing opening in the bottom of concrete of the ceiling slab, install a 3/4-inch thick section of Durock cement board. Secure Durock to concrete with six, 1/4-inch diameter by 2-inch long, stainless steel Tapcons. Apply fire caulking (3M or Hilti) about perimeter of Durock to ceiling joint. Remove the existing fire dampers and cover openings with patches fabricated from 1/2-inch Durock cement board secured to the CMU walls with Tapcons.

.2 For the West Building:

Demolish and dispose of existing gypsum board ceilings. Relocate the existing sprinkler head and heat detector to the bottom of concrete (similar to existing conditions in the East Building's Service Lobbies. For the existing opening in the bottom of concrete (which will be seen when the gypsum board is removed) of the ceiling slab, install a 3/4-inch thick section of Durock cement board. Secure Durock to concrete with six, 1/4-inch diameter by 2-inch long, stainless steel Tapcons. Apply fire caulking (3M or Hilti) about perimeter of Durock to ceiling joint. Prepare and paint existing ceiling. Apply two coats of BASF HB200. Remove the existing fire dampers and cover openings with patches fabricated from 1/2-inch Durock cement board secured to the CMU walls with Tapcons.

2.1.4 Walls

.1 For the East Building

For joints between ceiling and walls and wall-to-wall, install backer rod as needed and seal with NP1 urethane sealant. Fire caulk any pipe

penetrations through the walls with 3M or Hilti sealant. Prepare and paint using two coats of BASF HB200 acrylic paint. Protect fire dampers.

.2 For the West Building

For joints between ceiling and walls and wall-to-wall, install backer rod as needed and seal with NP1 urethane sealant. Fire caulk any pipe penetrations through the walls with 3M or Hilti sealant. Prepare and paint using two coats of BASF HB200 acrylic paint. Protect fire dampers.

2.1.5 Door Painting

For doors that are to remain, sand both sides of doors and frames. Solvent wipe. Prime with Sherwin-Williams Corothane Mio-Al primer. Paint using two coats of Sherwin-Williams Sher-Cryl HPA high performance acrylic paint.

General requirements are to protect the elevators and provide adequate signage and barricades to alert pedestrians of the work.