



Bryan Hall B6901 Renovation

Pre-Bid Conference - 2023 02 07



1. All questions are to be submitted in writing to Base Contracting.
2. Below is a brief overview of the project. Bidders are to review the drawings and specifications for full requirements. The items listed below are paraphrased and do not change the project scope.

Project Overview

1961 Facility with multiple renovations, existing load bearing tilt-up panels

Complete gut and renovation

Hazardous material abatement (Asbestos and LBP)

Telecomm node must remain operational – provide temp power and HVAC for continuous running

Exterior

New exterior joint sealants and applied finish. New Letters/Signage to be provided

New Roof with lightning protection

New fire suppression system to run into building and in crawlspace

Freight Elevator will be enclosed, and elevator will be changed out for a passenger elevator.

Repair failing haunches and railing at exterior stairs.

New sidewalk and ramps

New doors and sidelights

Interior

Layout for Training labs (computer), classrooms, and offices. New finishes throughout.

Utilizing the existing functional layout of the building based on the bearing wall arrangement.

Modernizing restrooms and stairs

Raised access flooring in some corridors and labs.

HVAC

Existing Cooling Towers will remain, system is a redundant system (ties into Triangle system and has independent equipment)

A portion of the exterior/mech room chilled water piping will be reworked, existing piping will be reinsulated.

New air handling units decoupled from outside air system. 12 existing units to be demolished – Contractor to delivery 3 units back to Gov't. Coordinate location with Base Contracting.

New outside air units with energy recovery ventilation (ERV) to be directly ducted to spaces.

New VAV terminal units w/ hot water reheat from the gas fired heating hot water system.

New Ducted return.

The interior piping (crawl space and each floor) will be replaced in its entirety back to mech room.

Bldg secondary HW & CHW will be replaced with variable speed pumps w/ variable frequency drives (VFD)

2-ton temporary portable unit for telecom node

Plumbing

Natural gas piping to remain except where upsizing and reconfiguration is required for new equipment

Potable and Waste/vent system to be removed and replaced in its entirety

4 tankless gas water heaters to serve all new fixtures

Electrical

Two existing pad mounted transformers (480Y/277v & 208Y/120V) and associated service entrance cabling will be removed along with existing switchboards (first floor and second floor)

New complete distribution system will be provided New 480Y/277V distribution panel boards will be provided on both floors.

Existing generator to be removed and a new 1000kW diesel generator to be provided

LED Lighting

Lightning protection on roof

Telecommunications

400-pair copper backbone, entrance protectors and backboard to be reused. 66-blocks to be demolished.

Existing fiber distribution equipment to be relocated to new communications room. Existing node to remain operational and on generator backup throughout construction until new server room is fully constructed and operational.

12 – 4" shall be run from new server room out to site, within crawl space. Transition to concrete duct bank and run to existing manholes

Fiber mesh innerduct to be provided.

Multiple single and multimode lines to run to various manholes. Splice with submersible splice cases at manholes. Terminate in new comm room at patch panels.

All new infrastructure and cabling on first floor.