

Unicoi Work Center Site Maintenance

Scope

02/22/2023, Rev 05/12/2023

The Forest Service is desiring significant maintenance to be performed on the exterior of the Unicoi Work Center Shop Building and seeking pricing for option buildings. These are multipurpose buildings and are used daily by several groups within the Forest Service. This work is needed to keep the buildings functional until more extensive remodeling is planned and realized. Please see below regarding general information for maintenance.

Window Repair: Replace any broken or cracked windowpanes matching the same size and thickness of existing glass. Remove loose window glaze and apply new glaze necessary to secure glass panes. Repair damage, rotten or broken window framing only to extent necessary for paint application. Intent is to prevent moisture intrusion and to obtain a generally uniform appearance, not restoration. Ensure operable windows remain operable; currently inoperable windows will remain inoperable. Otherwise, follow painting guidelines as described below. *Refer to IDIQ Master Spec Division 09 Finishes for reference.*

Door Replacement: Replace entrance doors including the frame and hardware. CECO Medallion or equal, 18 gage face, 22 gage stiffeners at 6" spacing, 16 gage channel at ends and edges, closer reinforcement, insulated, factory primed. KD type frame, DQW series (See attached Reference), gasketed, Depth to fit as-built conditions, 2" face jambs and header, Galvanized metal factory primed, EO anchors. McKinney high frequency T4B3386 Hinges, Heavy Weight 5k, finish match existing onsite. Corbin Russwin DC-3210 closer, Door face mount, deep reveal application with M103 option. Lockset: Forest Service will provide dead-bolt locks. Push plate/Pull Plate: Rockwood 106 x 70c 4" x 16", Finish: US10B; Threshold and Sweep: National Guard 413BR w/ No 198NDKB Door Sweep. Kickplate: 8" x 34" Kickplate, US10B (Inside only). See Division 08, 08-1433 and 08-7100. Paint door to match site color scheme, submit paint colors for approval. *Refer to IDIQ Master Spec Division 09 Finishes for reference. See Door Detail Drawings for Reference.*

Garage Door: Replace garage door including all necessary framing, railing, gaskets, and seals along with hardware for door to operate properly. *Refer to IDIQ Master Spec Division 08 Openings for reference.*

Siding: All siding will be replaced measuring up 4' from the ground level of existing siding and measuring the length of the building on all four sides. Use existing board and batten design use equal or better dimensional lumber. In all repair locations remove and replace wall insulation with a minimum of R19 insulation with vapor barrier backing. Fastening hardware shall be approved by COR. All joints, seems and connecting points must be caulked and made weather tight. *Refer to IDIQ Master Spec Division 7 Thermal and Moisture for reference. See attached photo as an example.*

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Image 1. Siding Reference

Gutter: Remove existing guttering, down spots and fastening hardware. Replace with 6" dark brown gutters and down spots with turn downs to disperse water. *Refer to IDIQ Master Spec and Supplemental Specs Division 06, 07, and 08.*

Painting: Prepare all exterior building surface for paint to industry standard. Paint building exterior along with trim and window trim to the same standard. Color will be designated by the COR. *Refer to IDIQ Master Spec Division 09 Finishes for reference.*

Roofing: Remove existing asphalt shingles, underlayment, and all fasteners. Replace any damaged sheathing with like size. Shingles shall conform to the following specification: Architectural type 12" x 36" in size, 40-year warranty, 80 mph wind resistance, color "Weather Wood Blend, and UL label for fire resistant "Class – A". Underlayment shall be a double layer of 30-pound asphalt saturated felt overlapping edges a minimum of 4". In addition, install a ridge vent system for each roof. Fasteners will be 1-1/4" gauge galvanized roofing nails with 3/8" diameter heads. Drip edge shall be installed on all edges. *Refer to IDIQ Master Spec Division 07 Thermal and Moisture Protection for reference.*

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Plumbing: Remove existing Urinal, Lavatories and Toilets from the bathroom building and replace with equal or better. Include new gaskets, seals, and water supply valves for all fixtures. *Refer to IDIQ Master Spec Division 22 Plumbing for reference.*

HVAC: Remove existing heat pump and air handler and replace with equivalent or better. Replace with equal or better thermostat. Existing HVAC is natural gas operated. *Refer to IDIQ Master Spec Division 23 Heating, Ventilation and Air Conditioning (HVAC) for reference.*