

Project Scope of Work

4277 East Road Remodeling for NOACSC

This project scope of work is not intended to be all-inclusive. Firms responding to the RFP are to use this as a guideline in preparation for their response. All questions or clarification should be addressed to the NOACSC Executive Director, Ray Burden at ray@noacsc.org or by calling the NOACSC office at 419-228-7417 x112. If the Director is not available, email Kevin Hellman, Network/Student Services Manager, at kevin@noacsc.org or call 419-228-7417 x110.

Demolition/Pre-remodeling Work

The following is to be removed:

- North/South wall dividing the North section of the building
- Both Restrooms
- East/West wall and double door in North section
- The bar located on the West wall of the North section
 - Dismantle for potential sale
- All drop ceiling material and speakers
- All existing carpet and tile

All materials are supplied by firm unless specifically stated.

All finishes are to be office professional quality.

Paint

- All walls are to be primed before final color applied
- The NOACSC will select a color for all walls

Doors

- Doors into all offices, meeting rooms, and training room should be 36" wide
- 42" wide door for the Server Room

Drop Ceiling

- 2' x 4' tiles, white
 - Minimum specification should be Armstrong 2 x 4, see picture at end of document
- 9' ceilings in all rooms but:
 - 10' ceiling in Training and Board Rooms

Lighting

- Minimum specification should be 2 x 4 General purpose LED troffer fixtures
- See picture at end of this document
- In the list of documents please find specifications and approximate cost for these lights

Windows

Four windows are to be added. Two in the Directors office and two in the Network team room

See the pictures at the end of this document

They are to be 46 x 30 windows, double latching with internal panes

Flooring

All Restrooms: Ceramic Tile, 12x12

Approximately 950 tiles will be required

Tile should be close to the color and texture of the picture provided at the end of this document

Server Room: seal the concrete floor

Mop Room: seal the concrete floor

Kitchen/Break Room: Ceramic Tile

Guest Entrance: Ceramic Tile

All other areas: Commercial office grade carpet (carpet squares preferred)

Baseboard moldings should be installed on walls where appropriate and in compliance with "professional office finish"

Prefer 4" vinyl wall base molding – glued

Toilets

Floor Mounted, manual flush

Water Heater

Remove existing water heater

New 40 gallon electric water heater in Mop Room to supply all required areas

Training Room

44' EW x 29' NS

Door located in relatively the same position as the schematic

A presenter area is to be located in the front or north middle of the room

Two ceiling mounted projectors pointed north

Move existing projectors/mounts from 645 S. Main

Projector screens appropriately installed for proper viewing

Move existing non-motorized screen from 645 S. Main St. Training Room

Add another non-motorized screen to match existing

Need HDMI drops for each projector

One Cat6 drop in ceiling/center of room

Two Cat6 drops at presenter station

Overhead lighting incorporated into drop ceiling

Separate switches for each row of lighting - dimmable

Power along South, North and West walls

Drop ceiling

Walls – studded drywall, painted

HVAC – include air returns and outlets necessary for the size of room

The door located on the schematic at the southwest corner is to be retained as an alternate exit for this room

Board Room

18' EW by 29' NS

Door located in relatively the same position as the schematic

An accordion door or flat panels door is to be installed between Board and Training Rooms that can easily be opened for use as one large room

NOACSC will purchase from vendor, it will be the responsibility of the firm selected to install according to vendor specifications

Move 70" TV and mount from 645 S. Main St in center of East wall, top of TV should be 2' below the ceiling

Need HDMI connection

Two Cat6 drops along East wall

Wireless access – Cat6 in ceiling/center of room

Overhead lighting incorporated into drop ceiling

Power along South, North and East walls

Drop ceiling

Walls – studded drywall, painted

HVAC – include air returns and outlets necessary for the size of room

Remainder of South section

Storage

Approximately 29 x 17

No walls or ceiling are required

NOACSC will install necessary storage capacity

Power on South and West walls

Entrance

Keep existing door and garage door on East side

New door next to Guest Entrance

No HVAC required for this room

Guest Entrance

Located on East side of building

Remodel existing garage door into foyer double door

Foyer double door entrance

7' EW by 7' NS

Inside double door will require "buzzing" in

Small reception desk at Guest Entrance

Drop ceiling

Overhead lighting incorporated into drop ceiling

Wall over door on East side of building

Storage/Supply Room

Located on East side – use schematic

19' NS by 12' EW

Entrance should be close to entrance of Network Team room
Power – two receptacles each on West and East walls
Two Cat6 drops each on West and East walls
Drop ceiling
Walls – studded drywall, painted
HVAC – include air returns and outlets necessary for the size of room
Overhead lighting incorporated into drop ceiling

Network Team Room

Located on East side – use schematic
26' NS by 16' EW
Accommodate 5 staff at counter height workstations
See attached picture for example
Will require 3, 20 amp service and needed receptacles along all walls
Will require two Cat6 drops for each staff location (5)
Add two windows to East wall located in this room
Mount TV using existing equipment
Button to buzz in guests
Overhead lighting incorporated into drop ceiling
Drop ceiling
Walls – studded drywall, painted
HVAC – include air returns and outlets necessary for the size of room

Meeting Room (East)

Located on East side – use schematic
10' NS by 10' EW
Two power outlets, one on South wall, one on East wall
Two Cat6 drop outlet on East wall
Overhead lighting incorporated into drop ceiling
Drop ceiling
Walls – studded drywall, painted
HVAC – include air returns and outlets necessary for the size of room

Kitchen/Break Room

Located centrally South in the building – use schematic
Maintain a minimum 7' hallway between Kitchen/Break Room and Training Room/Board Room North walls
20' EW by 17' NS
8' wide centrally located framed entrance on East side, no door
Along West wall install countertops (laminated) and cabinets (upper and lower)
Include double sink and fixture, dishwasher, and space for refrigerator (36")
Overhead lighting incorporated into drop ceiling
Power outlets (3) along North and South walls and countertop area
Drop ceiling
Walls – studded drywall, painted
HVAC – include air returns and outlets necessary for the size of room

Individual Restrooms (2)

- Located centrally South in the building – use schematic
- Along West wall of Kitchen/Break room
- ADA compliant
- 8' by 8' square
- One toilet
- Vanity with single sink and fixture, plus wall mounted mirror
- Towel dispenser
- One power outlet next to sink
- Tile Floor
- Drop ceiling
- Walls – studded drywall, painted
- Non-permeable wall covering as required by code
- Venting as required by code
- Overhead lighting incorporated into drop ceiling

Men's Restroom

- Located on East wall – use schematic
- 16' EW by 11' NS
- Tile Floor
- 2 stalls and 2 urinals
 - See pictures at end of document
 - Web address: <http://www.sustainablesupply.com/Bradley-Toilet-Partition-2-Between-Wall-Compartments-Plastic-72W-x-61-1-4D-Quick-Ship-BW23660-PL-C1964611>
- For urinals: privacy partition between the two, manual flush, wall mounted
- Drop ceiling
- Walls – studded drywall, painted
- Non-permeable wall covering as required by code
- Venting as required by code
- HVAC if necessary
- Overhead lighting incorporated into drop ceiling
- 5' vanity with Double sink, fixtures and two wall mounted mirrors
- Two power outlets above sink area
- Towel dispenser

Women's Restroom

- Located on East wall – use schematic
- 16' EW by 11' NS
- Tile Floor
- 4 stalls
 - Use similar materials and sizing as shown in picture
 - Also at this web address:
<http://www.sustainablesupply.com/Bradley-Toilet-Partition-4-Between-Wall-Compartments-Phenolic-144Wx61-1-4D-Quick-Ship-BW43660-PBC->

[C1964657?CAWELAID=120205040001634501&CAGPSPN=pla&CAAGID=22465617145&CATCI=pla-174038097145&gclid=CNG06PS01c4CFYkDaQodK9UB7A](https://www.cawelaid.com/C1964657?CAWELAID=120205040001634501&CAGPSPN=pla&CAAGID=22465617145&CATCI=pla-174038097145&gclid=CNG06PS01c4CFYkDaQodK9UB7A)

- Drop ceiling
- Walls – studded drywall, painted
- Non-permeable wall covering as required by code
- Venting as required by code
- HVAC is necessary
- Overhead lighting incorporated into drop ceiling
- 5' vanity with Double sink, fixtures and two wall mounted mirrors
- Two power outlets above sink area
- Towel dispenser

Mop Room

- 16' EW by 5' NS
- Install Mop Sink that was previously removed
- Will be used as cleaning supply room for Cleaning Contractor
- Drop ceiling
- Overhead lighting incorporated into drop ceiling
- One power outlet
- Sealed concrete floor

Server Room

- Located on East Wall – use schematic
- 16' EW by 22' NS
- Sealed Concrete Flooring – no tile or carpet
- Drop ceiling
- Overhead lighting incorporated into drop ceiling
- Will need to move 7.5 ton Carrier unit from South Main to East Road and incorporate as cooling unit for Server Room
- Unique lockset for this door
- For additional information use separate Computer Room documents

Director's Office

- Located on East Wall – use schematic
- 16' EW by 14' NS
- Add two windows on West wall for this office
- Three power outlets, one each on South, West, and North walls
- Two Cat6 drops, one on West wall, one on South wall
- Entrance close to schematic
- Button to buzz in guests
- Mount TV using existing equipment
- Drop ceiling
- Walls – studded drywall, painted
- HVAC – include air returns and outlets necessary for the size of room

Overhead lighting incorporated into drop ceiling

Meeting Room (West)

Located on West side – use schematic

11' EW by 11' NS

Two Power outlets, one on South wall, one on West wall

One Cat6 outlet on West wall

Drop ceiling

Walls – studded drywall, painted

HVAC – include air returns and outlets necessary for the size of room

Overhead lighting incorporated into drop ceiling

Cubicles

Use schematic

8' wide (EW) by 8' long (NS)

Will supply desired layout

Used cube material rather than new is desired

Quote as separate cost

The NOACSC may choose to move existing cubicles from S. Main St

Or

The NOACSC may choose to contract with a member district

Overhead lighting incorporated into drop ceiling

Staff Entrances (2)

Use existing doors on North side

Should be electronically accessible via key-fob or standard key if key-fob fails

HVAC

Utilize existing HVAC

All HVAC has been serviced as of July 20, 2016

Redo ductwork as required for rooms

Server Room HVAC

Add concrete pad 17 x 11 between HVAC units labeled #2 and #3

Move Carrier unit at 645 S. Main to this location

Add required ductwork

Power

Move primary power from East to West side of building

Generator

Preferred location is inside storage area indicated on schematic

NOACSC will contract separately with contractor for Generator and Transfer switch installation

Parking Lot

- Provide multiple options and costs

- Along East outside wall

 - Tie all downspouts into drainage

 - Add 5' wide concrete sidewalk along the entire length of the building

Security

- Firm will work with NWOSS of Lima for installation of security system

- Work with NWOSS for placement of wiring for required motion/heat sensors throughout the building

Desk Picture for Network Area



Ceiling Tile:

Home > Paint > Ceilings > **Ceiling Tiles**



Armstrong 24" x 48" Directional Texture Square Lay-In Drop Ceiling Tile

Model Number: 944 | Menards® SKU: 5172030
Variation: White

Online Price ⓘ

\$3.89 each



Description ✓ | Specifications ✓



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Light Fixture:



2' x 4' White 4,000 K LED General-Purpose Troffer

Model Number: 2GTL4LP840 | Variation: White

Online Price ⓘ

\$149.00

Description ✓ | Specifications ✓



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Women's Restroom toilet partition:



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Bradley Toilet Partition, 4 Between Wall Compartments, Phenolic, 144"Wx61 1/4"D, Quick Ship - BW43660-PBC

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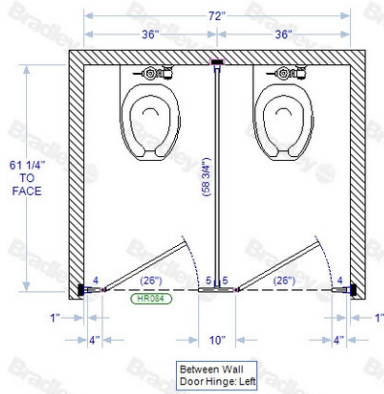
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Home / Restroom / Toilet Partitions / Solid HDPE Plastic / Between Wall Compartments /

Bradley Toilet Partition, 2 Between Wall Compartments, Plastic, 72"W x 61-1/4"D, Quick Ship - BW23660-PL

Product Code: **C1964611**



Low Price Guarantee

List Price: \$1,766.00

\$1,034.37

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Innovatile Salina Glazed Ceramic Tile 12" x 12"


Model Number: 7381946 | Menards® SKU: 7381946
Variation: Bone


Online Price ⓘ


\$0.57 each

[Description](#) ✓ | [Specifications](#) ✓





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