M2GEN 3RD FL AND 4TH FL MOLECULAR LAB – RENOVATIONS AND EXPANSION

Project Narrative – CM at Risk Bid Set – October 2, 2018

This project involves interior renovations of existing areas of the Molecular laboratory on the 4th floor of the M2Gen Building and new expansion on the 3rd floor of approximately 10,365 square feet of which 1,030 square feet will be shelled space for future expansion. The work will also involve new HVAC infrastructure more specifically; one new cooling tower adjacent to exterior site/loading dock with one new pump, one new chiller with two pumps located in the existing 1st floor mechanical room one new Boiler and pump located in the existing 4th floor Mechanical Room and five rooftop exhaust fans. In addition, duct modifications will be necessary in all areas served by the existing 4th floor air handler approximately 7,000 square feet. The work will be phased into three phases. The 1st Phase will be the HVAC infrastructure on site and roof, the 2nd Phase will be the interior work on the 3rd Floor and the 3rd Phase will be the renovation work on the 4th floor. Similarly the pricing of the work will be broken-out per the above noted phases.

The CM at Risk bid package consists of two sets of drawings in PDF format. The drawings were developed to a Schematic Design (Package A) and Design Development level (Package B). They also vary in scope. To assist the bidder in pricing, they are marked with a red stamp as noted below. Some sheets are also marked and annotated referencing information and scope of work area directing you to reference a specific package. There is also additional scope discussed with Owner, not included in the packages that need to be factored in the pricing. This has been itemized below as “Additional Scope not noted in drawings”.

CM at Risk Bid Set - Package A - 10-2-18 (Comprises of 66 sheets)
The general scope of the work is as follows;

All work indicated in the southwest corner of the 3rd floor including the office renovation and shell space. All lab renovation work indicated on the north side of the 4th floor including the air handling unit and exhaust fans located on the
roof that serve the 4th floor. This package was developed as a SD set and created of date January 9, 2017. It includes 5 sheets specific to laboratory casework.

CM at Risk Bid Set - Package B - 10-2-18 (Comprises of 56 sheets)
The general scope of the work is as follows;

All work indicated in the main 3rd floor lab including the new air handling unit and exhaust fans required to serve this space. All work associated with mechanical infrastructure upgrade including cooling tower, chillers, boiler, and pumps. This includes structural and site work. This package was developed as a DD set and created of date work October 10, 2017. (For Laboratory casework refer to Package A, sheets A101, A102, A701, A702, A703)

Additional Scope not noted in drawings:

General Air Handler notes:

1. Temtrol is acceptable as basis of design, do not use ITF model. Include stainless steel base with sealed floor, fan totalizer w/LCD (similar to MCC AHU-B1 Project).
2. Provide access section between pre-heat and cooling coils for maintenance.
3. Provide ABB VFDs with factory start up, dedicated VFD for each fan motor in common enclosure, single point electrical connection, auto restart after power loss.
4. Provide a Belimo Energy Valve for each air handler.
5. Refer to attached preliminary AHU selection dimensional sheet on page 4.

Package A:

1. Use ceiling HEPA fan filter units where required by lab functions instead of HEPA filters on the AHU
2. Plan for weekend AHU change out due to part of the lab being occupied.
Package B:

1. All new ductwork from new 3rd floor AHU is part of Package B, including the section that passes through the Package A office area.
2. Use powered isolation fan dampers.
3. Utilize native Niagara or BACNET, integrated by Synergy.
4. Provide temp/pressure ports (pete’s plug) upstream and downstream of each coil for manual temperature measurement.
5. Use NALCO for cooling tower and boiler water treatment.
6. Confirm 3rd floor AHU could be brought into mechanical room through existing exterior louver.
7. Provide Onicon flow meters (shunt-bi-directional type) to measure the supply & return condenser and chilled water flows. Add flow meters to existing condenser water & chilled water piping.
8. Replace existing pumps CHS-1 & CHS-2 620 GPM and 78’ head (B&G 1510 model 5 GB)
9. Revise new pump CHS-3 to same specification as CHS-1/2.
10. Add 10HP VFD to existing pump CHP-1
11. Add 10HP VFD to existing pump CHP-2
12. Add 30HP VFD to existing pump CWP-1
13. Include all related grading, civil and site work associated with New Cooling Tower and pumps.

Prepared by LDGi and SSR, Inc.
Preliminary AHU Selection Dimensional Sheet:

End of Project Narrative – CM at Risk Bid Set – October 2, 2018