Presented To:

The City of Oklahoma City

April 13, 2015

Task 1C
Preliminary Report

Capitol Hill Library Renovation and Expansion

Project No.
MB-0787

MSR
msrdesign.com

guernsey
ENGINEERS
ARCHITECTS
CONSULTANTS

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THE CITY OF OKLAHOMA CITY

APPROVAL SHEET

Capitol Hill Library

Task 1C Preliminary Report

MB-0787
Capitol Hill Library Renovation and Expansion
334 SW 26th Street
Oklahoma City, Oklahoma 73109

Prepared By

C.H. Guernsey and Company
5555 North Grand Boulevard
Oklahoma City, Oklahoma 73112

and

MSR
710 South 2nd Street, 8th Floor
Minneapolis , Minnesota 55401

03/18/2015
Date

Bryan Durbin
Lead Project Architect

Recommended for Approval

3/24/2015
Date

Tim Rogers, Director
Metropolitan Library System

4/16/15
Date

Eric Wenger, P.E. Director
Public Works/City Engineer

APPROVED by the Mayor and City Council of the City of Oklahoma City this _____ day of _____, 20_____.

ATTEST:

_____ _____
City Clerk Mayor

CAPITOL HILL LIBRARY

Renovation and Expansion

Task 1C Preliminary Report

Table of Contents

EXECUTIVE SUMMARY

This document represents the Capitol Hill Library Renovation and Expansion Task 1C Preliminary Report. The primary goal of this report is to provide the City Engineer of the City of Oklahoma City with Design Development Architectural drawings illustrating the scale and relationship of project components for approval. The Design presented here represents further development of findings and concepts developed during the Task 1B Schematic Design Report, as previously submitted to Oklahoma City and MLS. Also included with this report are updated design narratives describing building systems and materials intended to be incorporated into the project design, to be further refined during the forthcoming Task 2 Final Design or construction documents phase. This report consists of the following components:

- Project Scope – The project scope will consist of land acquisition, renovation & expansion to the existing building, FF&E package and site development. The renovation & expansion basically consists of selective demolition to the existing two-story building and expanding the first floor so that all public library activity occurs on the first floor. The second floor shall be abandoned and will function primarily for mechanical and electrical access throughout the building. In addition, new large punched openings in the second floor deck in select areas will allow for natural light to permeate to the first floor. The basement is proposed to be utilized for electrical, data, and telecommunication.

  The FF& E package will contain furnishings, fixture & equipment specific to the functionality of the library. This will be fully articulated in Task 2.

  The land acquisition considered is to maximize potential for site development focused on parking, landscape and storm water detention concerns. The full extent of the site has not yet been clearly defined.

Overhead electrical lines within the alley running east-west just south of the existing library will be relocated underground to accommodate the new library project.

Budget

The estimated construction budget is $4,050,988. The current construction estimate is $3,497,951.

Project Schedule

The Schedule is based on the contract between the City of Oklahoma City and Guernsey, as defined by the following general tasks:

Preliminary Report (Task 1C)	Spring 2015
Final Plans/Award (Task 3)	Fall 2015
Construction Begins (Task 4)	Winter 2015
Construction Complete (Task 4)	Spring 2017

The attached schedule is presented for discussion and will be refined as the project progresses. It is understood that there are, will be, variables, not yet accounted for, that will possibly affect the schedule.

- Design Development Drawings – The attached architectural design development drawings represent the result of ongoing coordination between the design team and MLS. These documents are intended to further define the proposed space plan and general building flow describe in the previous SD submittal. These documents show the interaction between the existing structure and the proposed addition as well as the site, as it is currently understood. These documents are submitted for MLS's and The City of Oklahoma City's approval, shall be used, acknowledging revisions, refinements and modifications will be necessary, as the base for completing Task 2, Final Design

- Proposed Architectural Material List – The attached list of materials is proposed for use in the building, ranging from technical components to refined finishes. Final form and finish shall be determined during Task 2.

- Conceptual Site Parking Plan & Civil Narrative – Site plan layout for proposed building situation on site and proposed parking layout. Civil Narrative explains concepts and factors driving the building site development and proposed parking layout.

- STRUCTURAL EXECUTIVE SUMMARY - The structural scope of this project can be separated into two distinct areas: the Existing Building Modification and the Building Expansion. The existing building modification must be accomplished in order to incorporate new 1st floor space planning, to locate new mechanical systems on the existing low roof area and basement, and to provide circulation to the planned expansion to the east and south. The proposed modifications to the existing building are extensive and will result in significant changes to the building's lateral-load resisting system as well as changes to several load-bearing elements such as columns and slabs. The approximately 8,900 square feet addition immediately to the east and south of the existing building will be structurally separated from the existing building but will facilitate relocation of the main entrance to the south side of the site and provide new square footage for expanding the current circulation and meeting areas. The planned structural system for the addition includes open-web steel roof joists and steel beams and columns. The structural systems, including foundations, of the new addition will be designed to support Code-required loading and will be designed and detailed to mitigate interaction and potential issues with the existing building and foundations.

- Mechanical/Plumbing Narrative – Mechanical and Plumbing design will include demolition of all mechanical and plumbing equipment and fixtures and providing a new mechanical system and new plumbing fixtures and infrastructure. The new mechanical equipment will include a series of Single Zone Variable Air Volume (SZVAV) roof top units, controls, ductwork, and diffusers/grilles. The new plumbing infrastructure will include a new domestic water line and fire line with backflow prevention for each, a new gas meter and piping, and all new domestic water piping within the building. The new plumbing fixtures

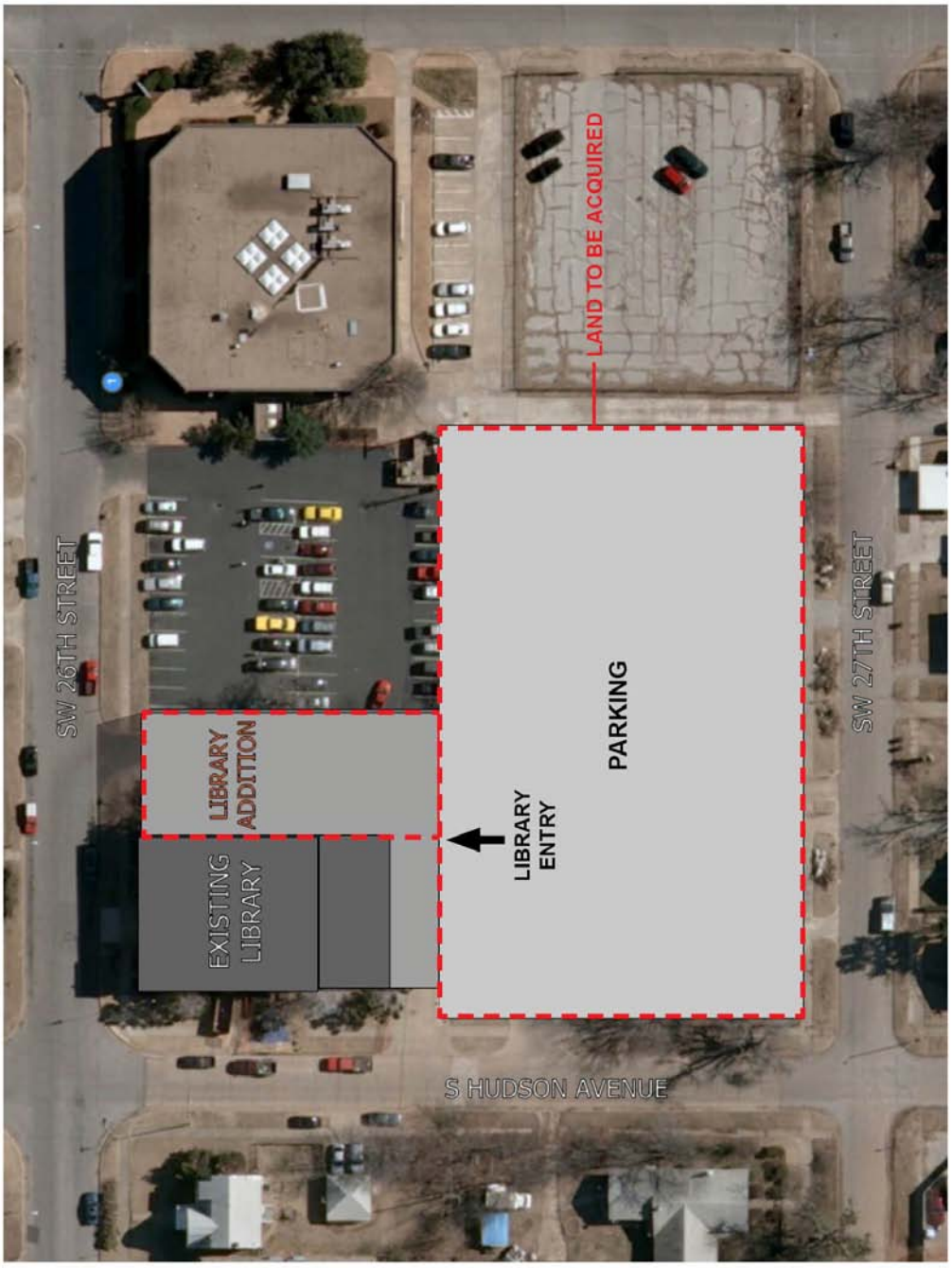
will include new water closets, water coolers, urinals, sinks, lavatories, and janitor sink.

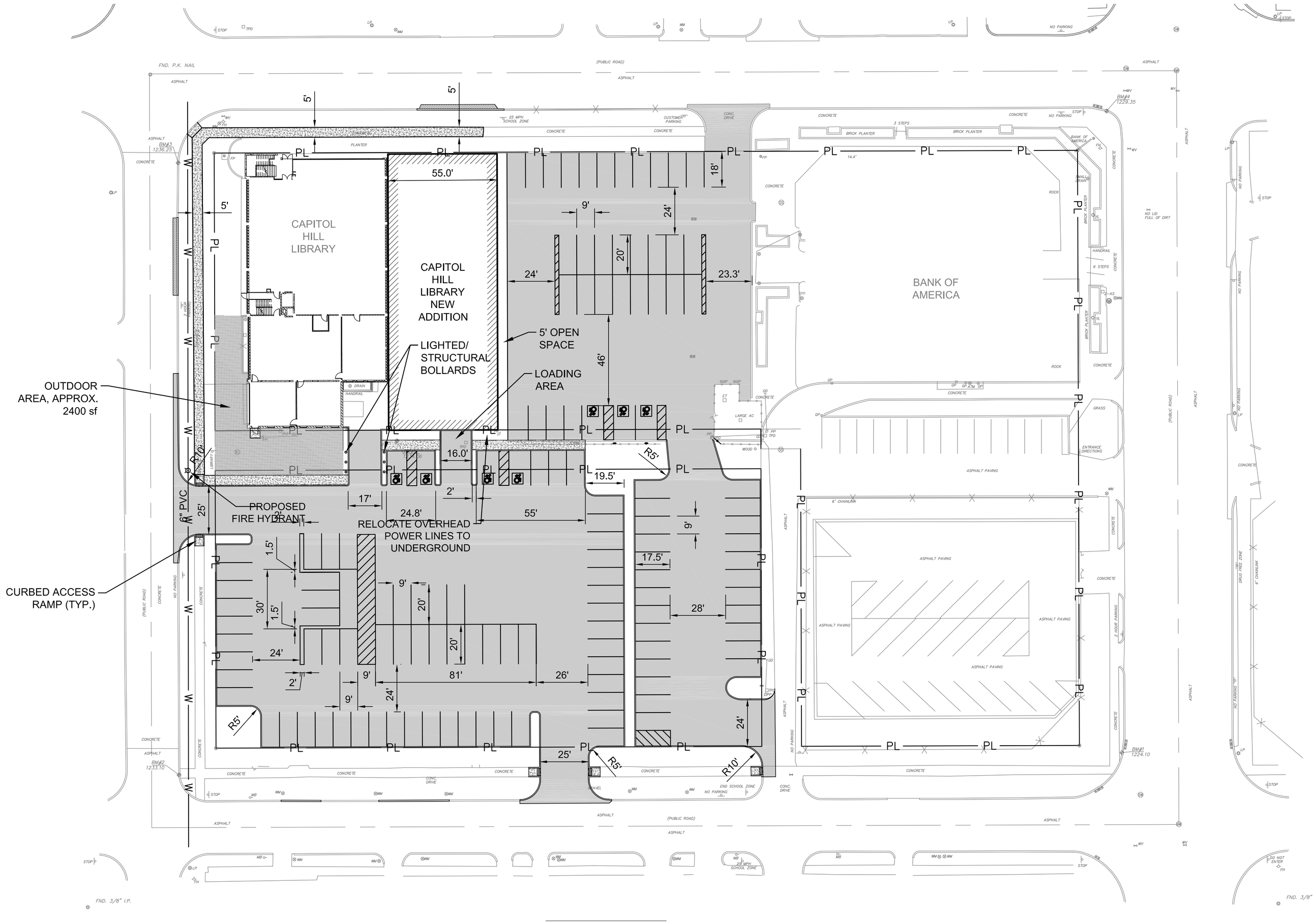
- Electrical Narrative –Electrical design will include demolishing the existing electrical system and providing new, running power through raised floor systems and general receptacles, and power to support mechanical systems. Lighting design will include coordination with Architects to provide required lighting and control in various spaces, calculations of light levels, emergency lighting, and site lighting. Communications design will provide infrastructure for communications system including data/comm, security, and wireless access points and also design for the public address system

- Landscape Narrative – Considering the full extent of the project site is not yet fully defined, this narrative outlines general concepts and City of Oklahoma City requirements to be utilized as the Landscape Design Develops relative to the Site and Building Design Development.

- Preliminary (DD) Cost Estimate – The DD Cost Estimate synthesizes all of the known building elements as described in the narratives and evolving architectural design documents (attached), into a proposed cost estimate utilizing current, and commonly used industry cost estimating tools. It is understood that this estimate represents DD level cost data and is based on general cost assumptions considering the design has not yet been fully engineered. The design team will continue to refine the cost estimate as the project materials and methods are fully articulated. A refined "Line Item" cost estimate will begin to develop during the Task 2 Phase of the project.

Building and Site Expansion – PREFERRED OPTION





EXISTING PARKING COUNTS:

EXISTING LIBRARY PARKING = 11 SPACES

CONCEPTUAL PARKING LAYOUT COUNTS:

PROPOSED LIBRARY PARKING = 68 SPACES

N

0 30 60

SCALE OF FEET

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL SIGNED AND SEALED DOCUMENT

1 CONCEPTUAL SITE PARKING PLAN

guernsey

DESCRIPTION	DATE	BY

DESIGN BY: R. NAJIM
DRAWN BY: K. HAINES
DATE: MAR. 10, 2014
JOB #: OK70132-000

CAPITOL HILL LIBRARY
334 S.W. 26th STREET
OKLAHOMA CITY, OKLAHOMA
RENOVATIONS & ADDITION
CONCEPTUAL SITE PARKING PLAN

SHEET IDENTIFICATION
C201
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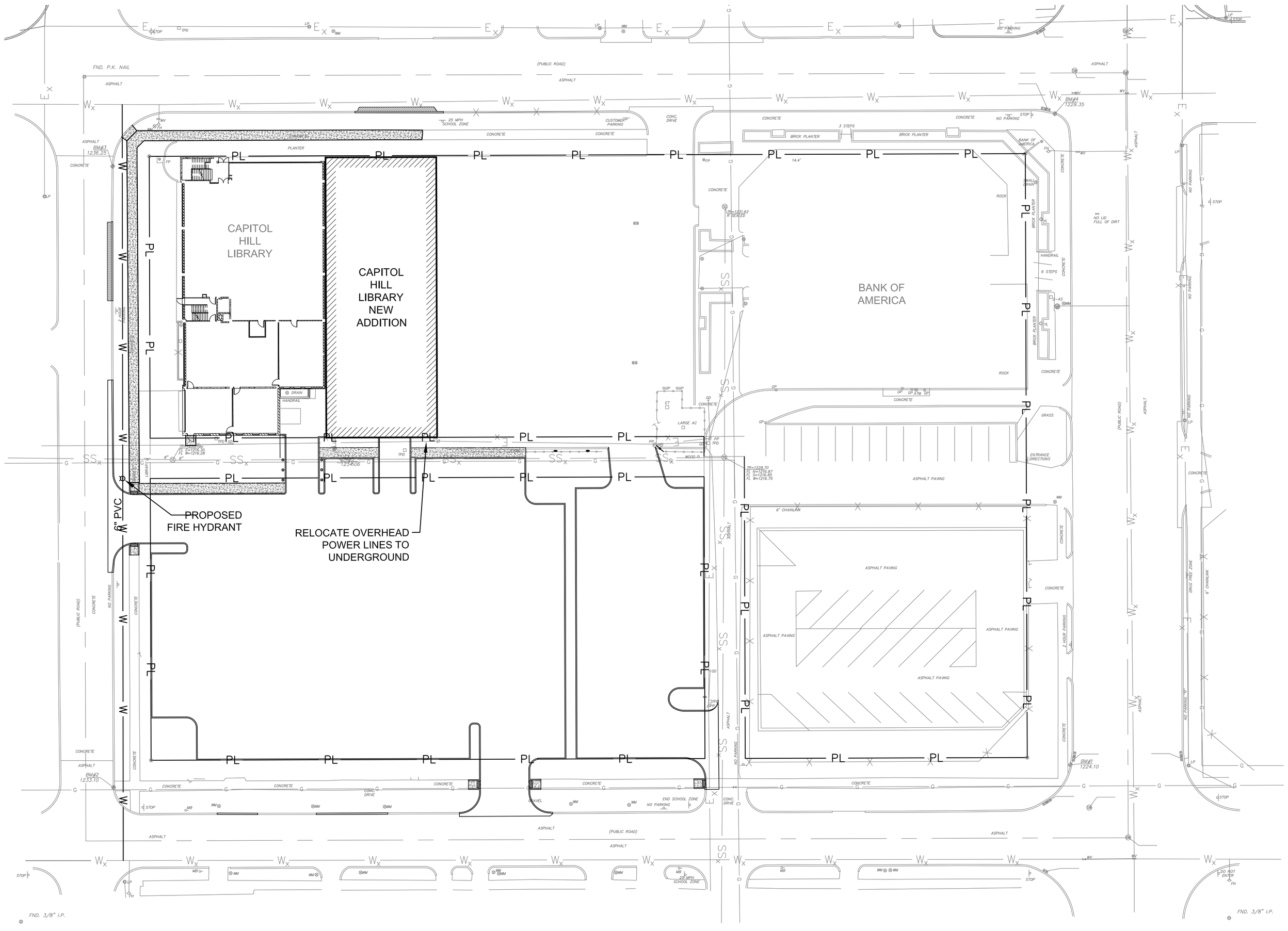

1 CONCEPTUAL SITE UTILITY PLAN

N

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BEFORE YOU DIG 811 1-800-522-6543 CALL OKIE

guernsey

DESCRIPTION	DATE	BY

DESIGN BY: R. WAIT
DRAWN BY: K. HAYES
DATE: MAR. 10, 2014
JOB #: OK70132-000

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CONCEPTUAL SITE UTILITY PLAN

SHEET IDENTIFICATION
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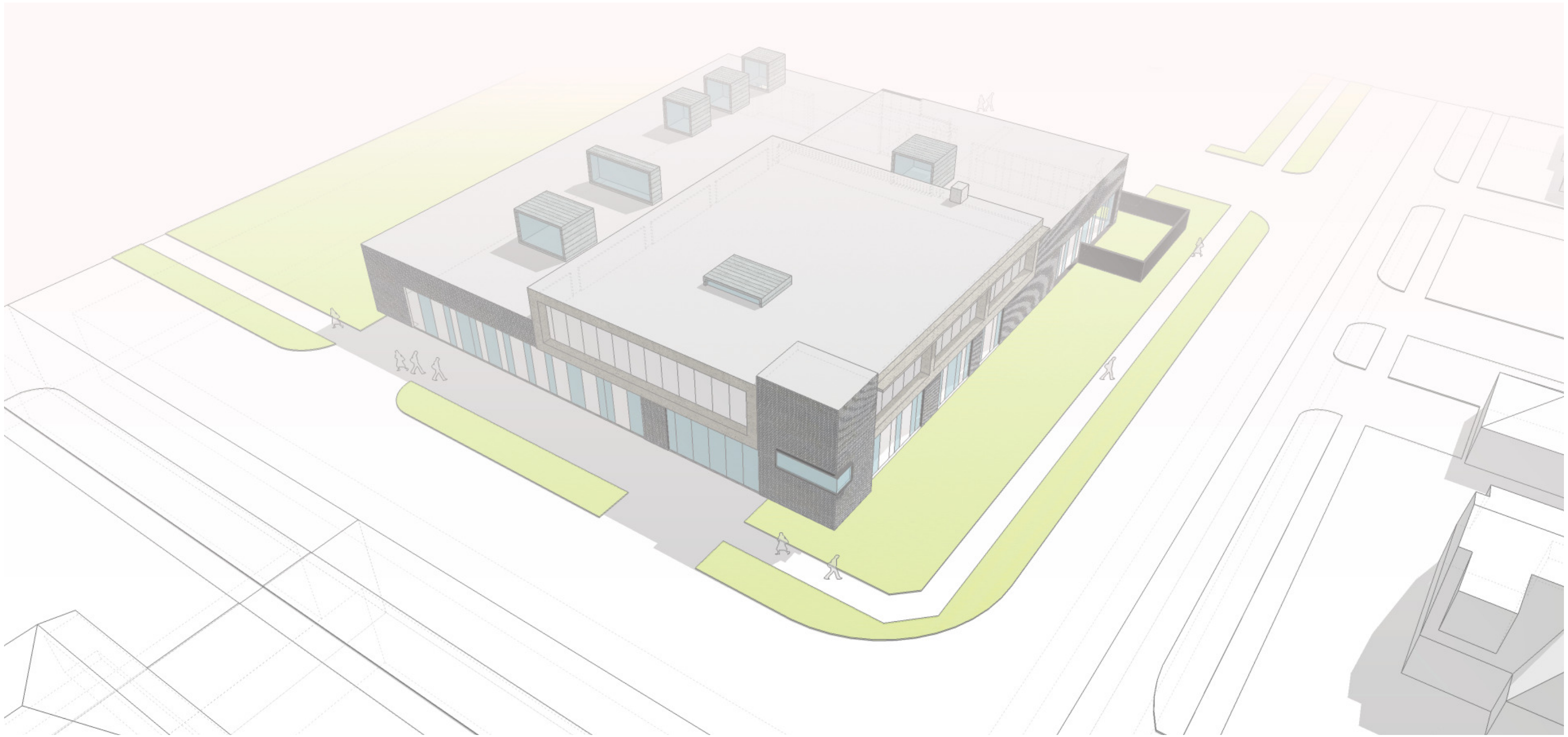

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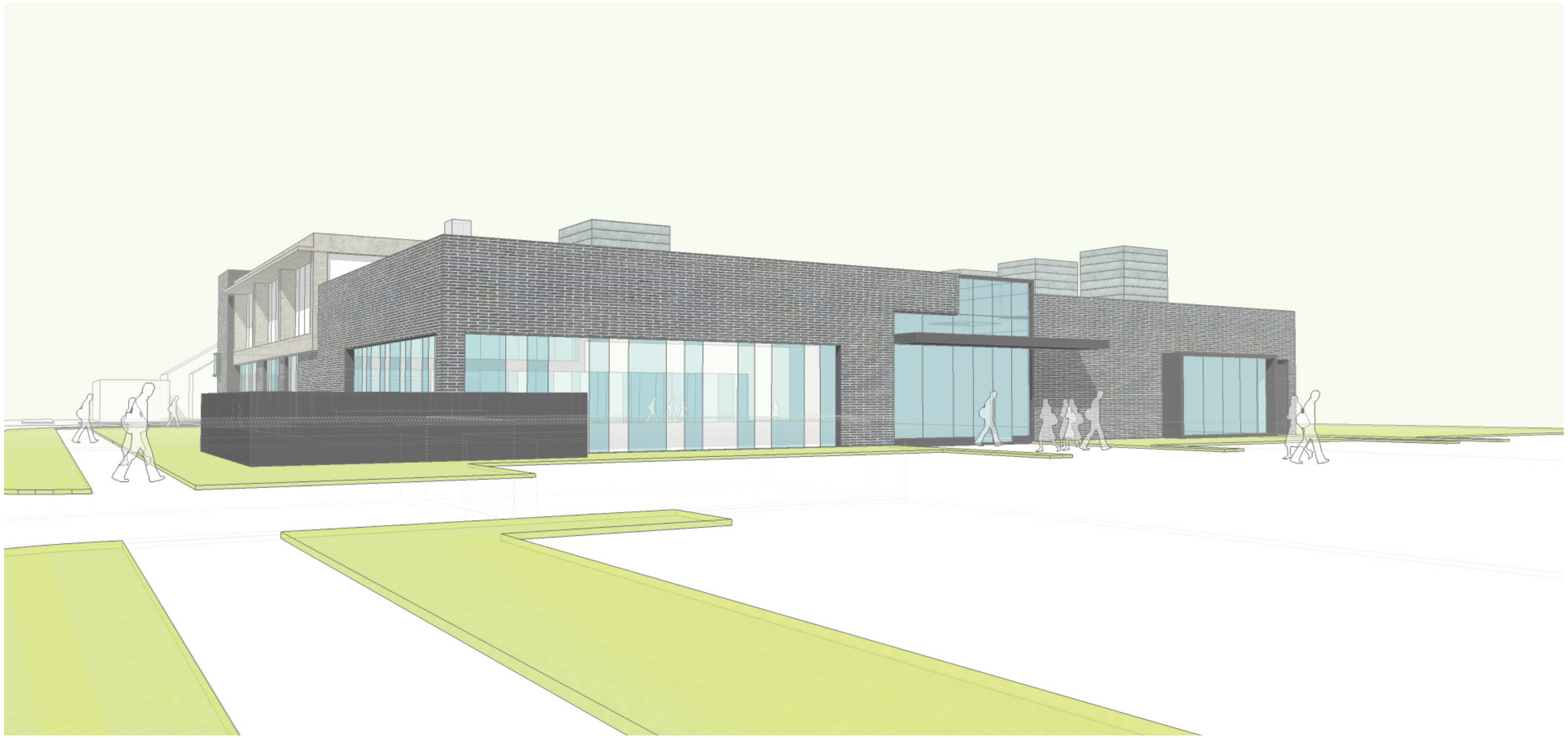

SOUTHWEST VIEW

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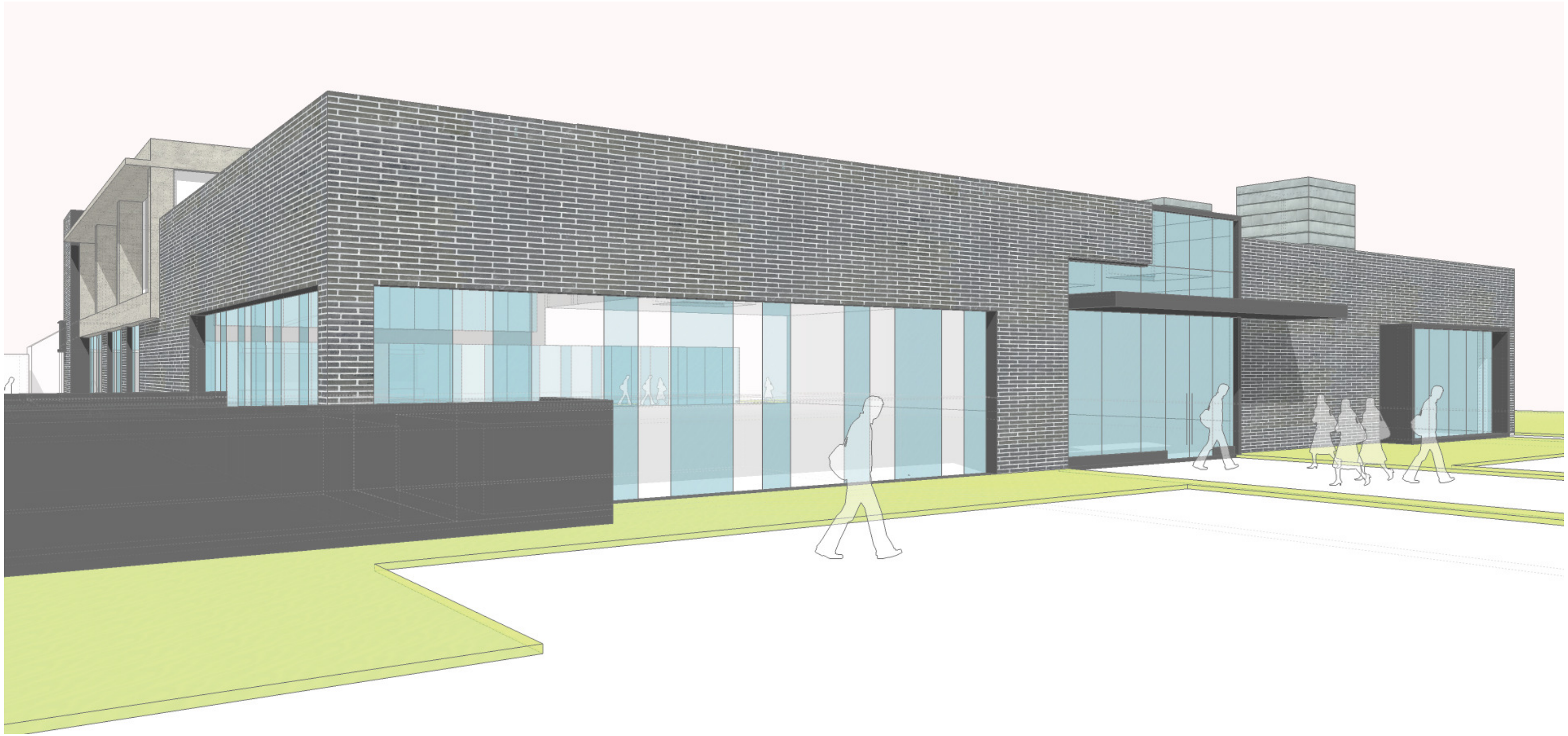

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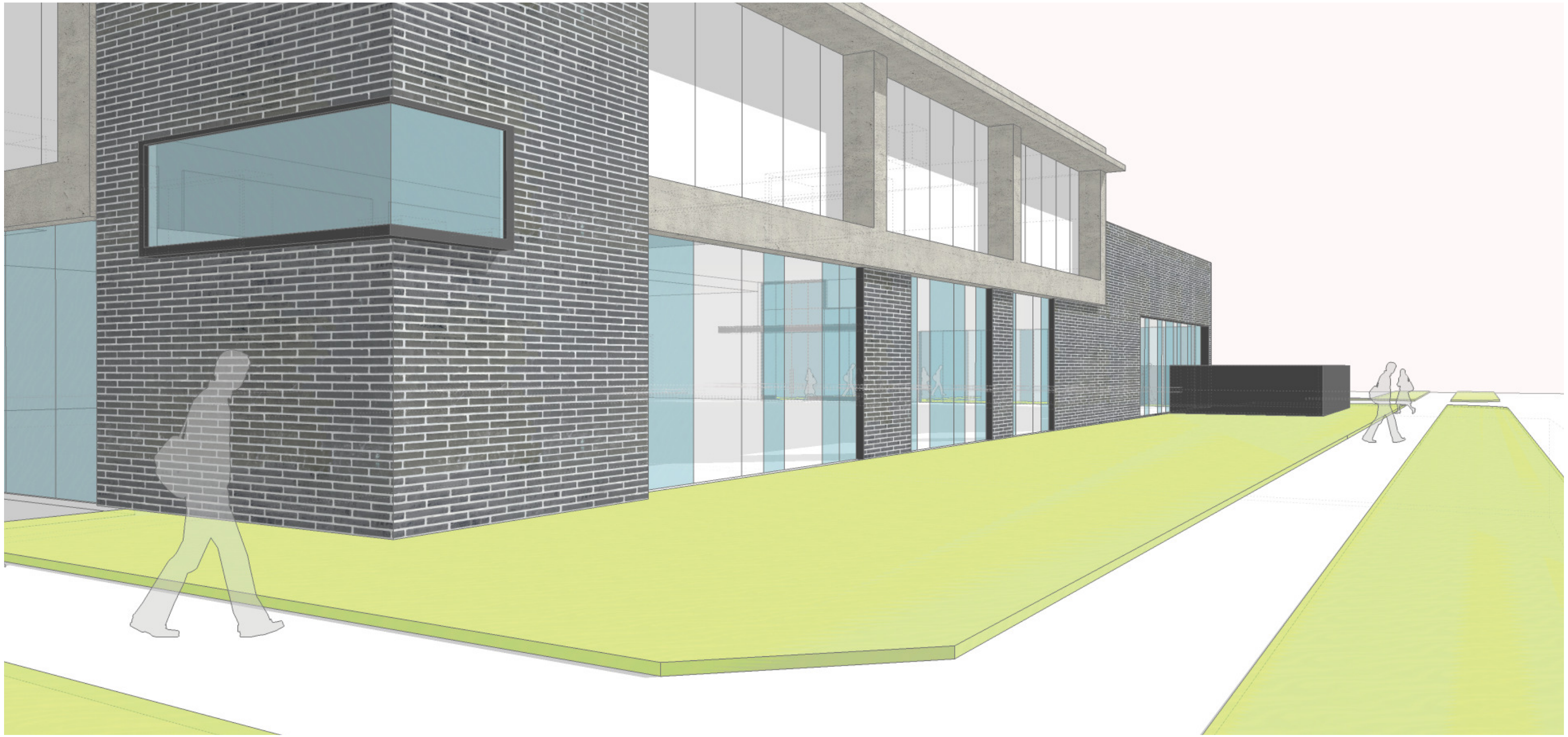
NORTHWEST VIEW



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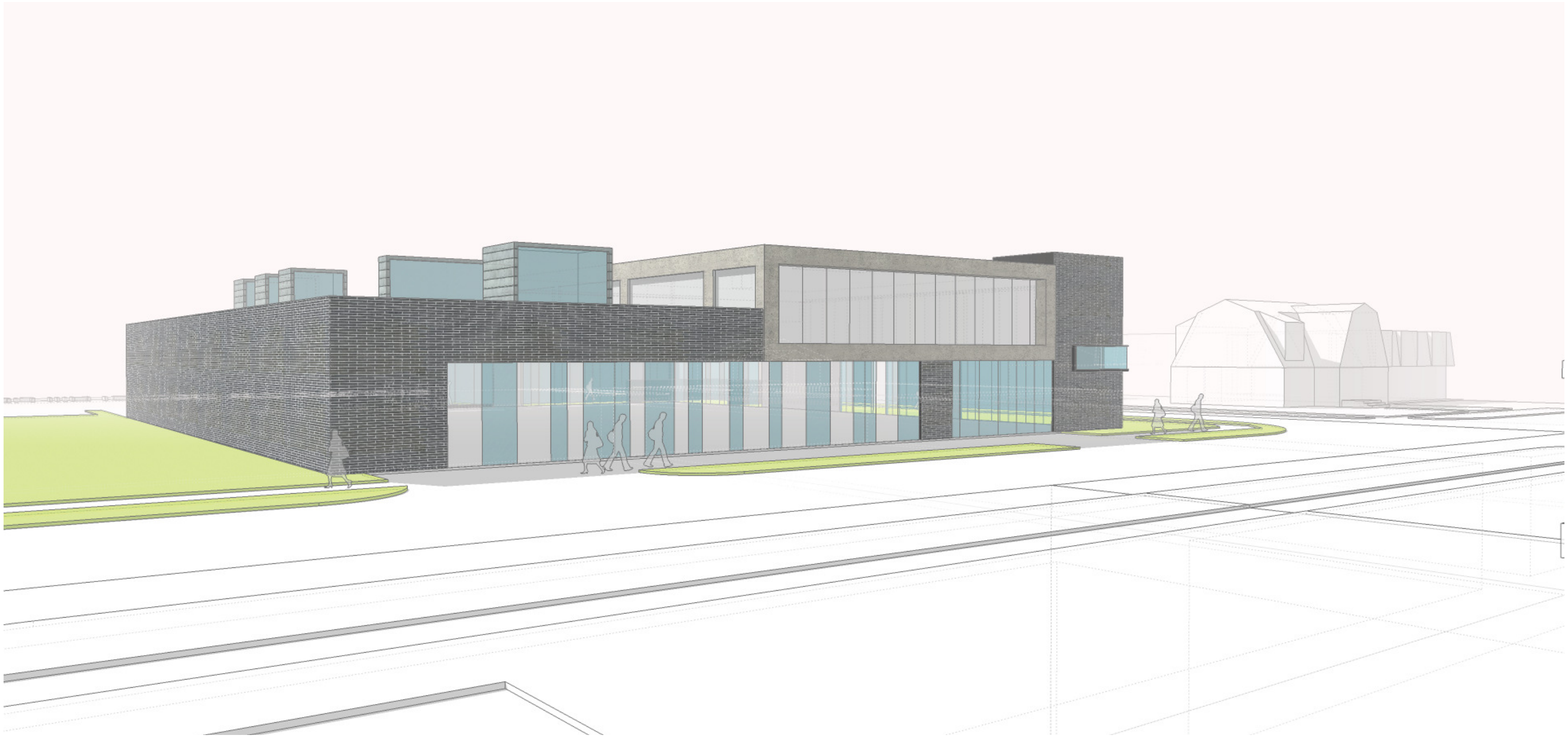

NORTHEAST VIEW

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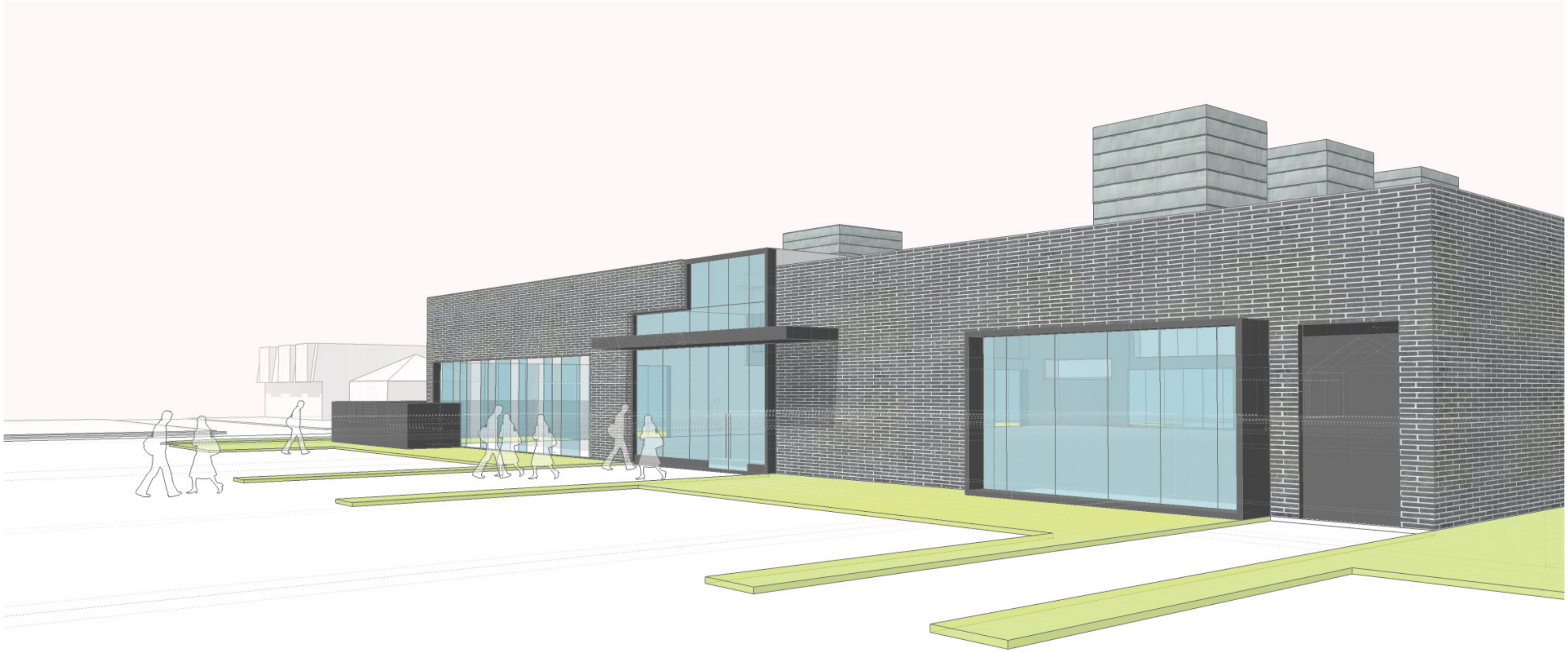
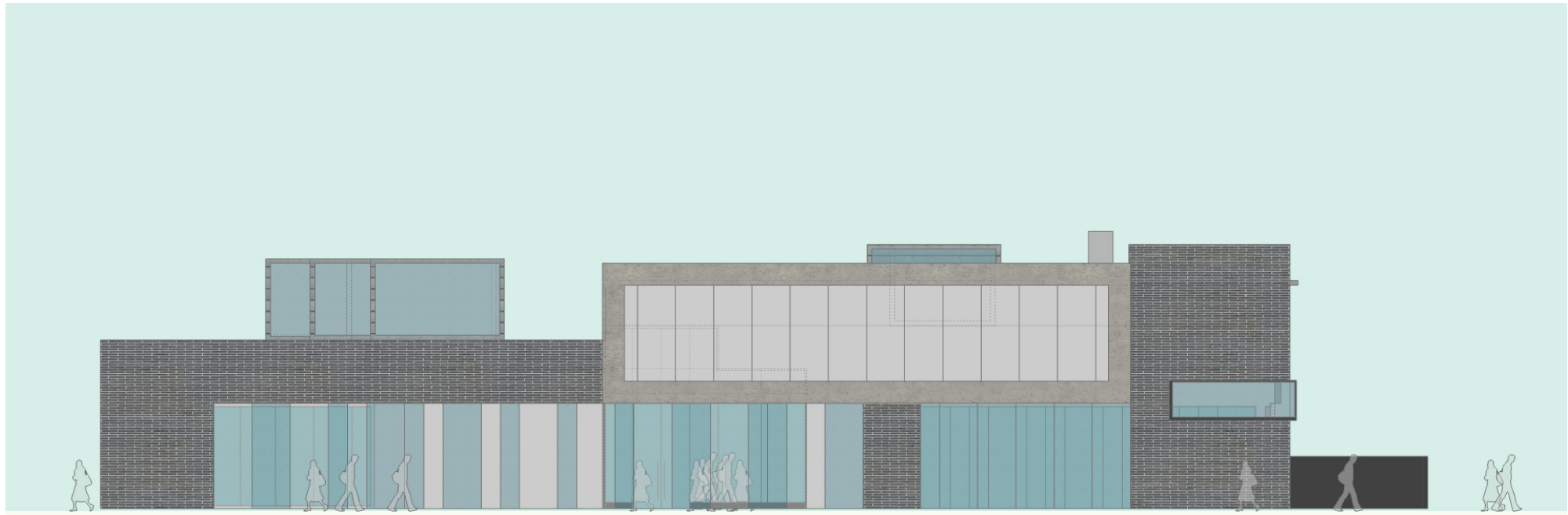
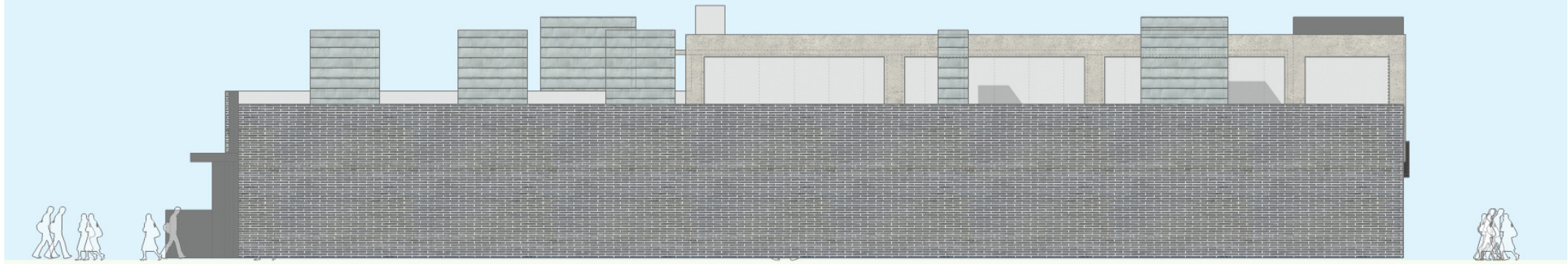




NORTH ELEVATION



EAST ELEVATION

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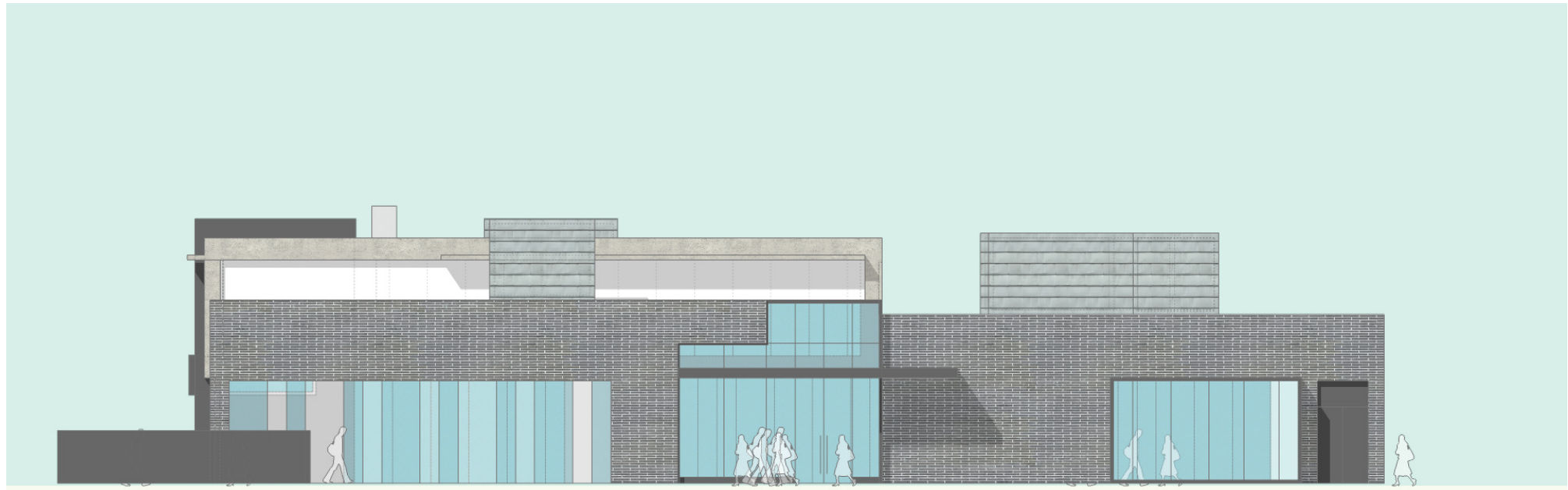

SOUTH ELEVATION

WEST ELEVATION

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TASK 1C PRELIMINARY REPORT
FEBRUARY 11, 2015

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OKLAHOMA CITY, OK 73109

GENERAL NOTE:
OKC and MLS comments will be addressed in the drawings as they are further developed in the construction documents phase in coordination with the mechanical, electrical, plumbing, fire protection and structural engineering work.

REVISED SHEETS:

A102 - LEVEL TWO AND BASEMENT PLANS
A151 - TOILET ROOM PLANS AND ELEVATIONS
A901 - LEVEL ONE FURNITURE PLAN

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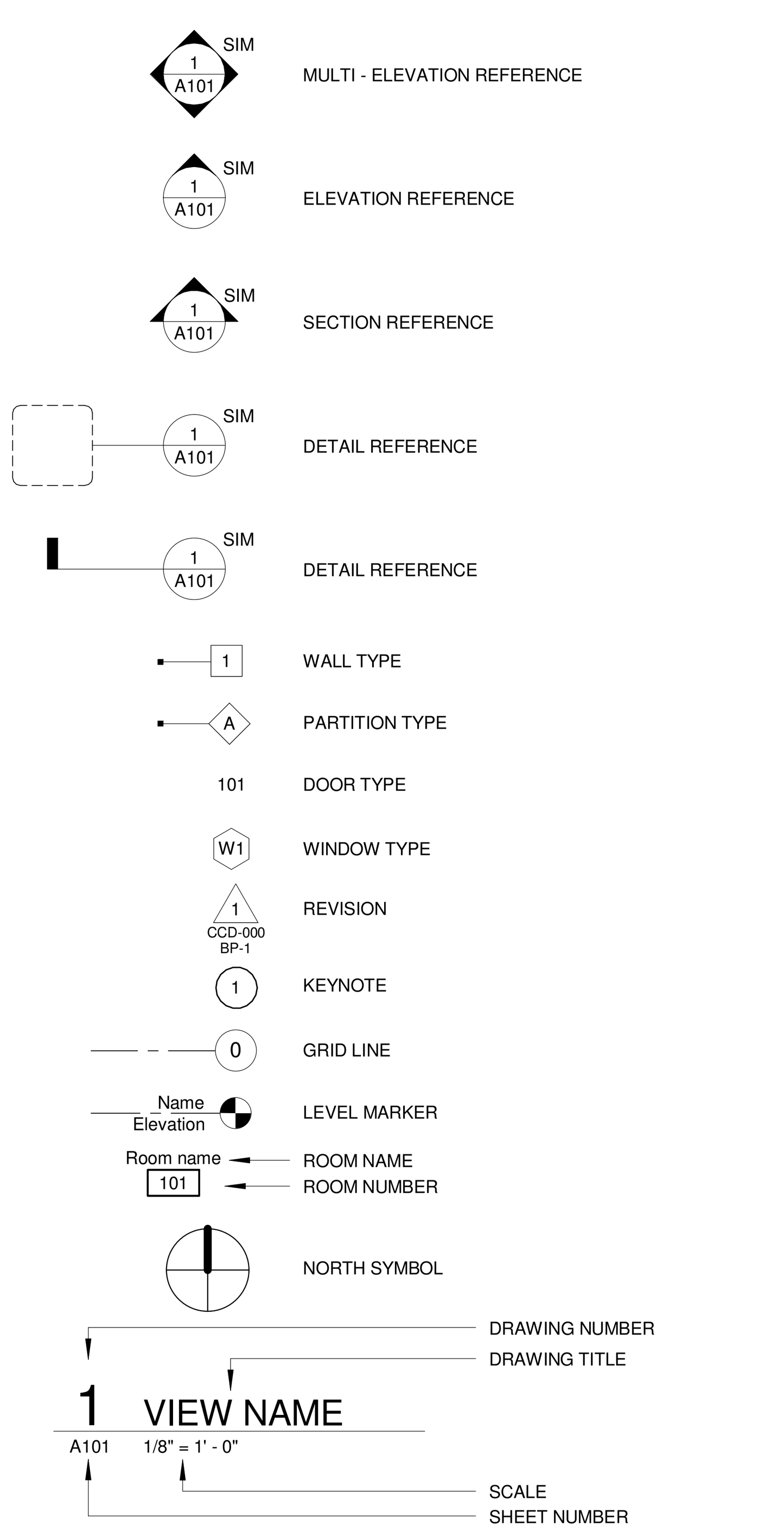
DRAFTING SYMBOLS



ABBREVIATIONS

A

A/E	Architect and/or Engineer
AB	Anchor Bolt
ABV	Above
AC	Air Conditioning
ACFL	Access Floor
ACOUS	Acoustical
ACT	Acoustical Ceiling Tile
AD	Access Door
ADDL	Additional
ADJ	Adjacent
ADJST	Adjustable
ADMIN	Administration
AFF	Above Finish Floor
ALT	Alternate
ALUM	Aluminum
AMEND	Amendment
ANC	Anchor
AP	Access Panel
APC	Architectural Precast Concrete
APROX	Approximately
ARCH	Architectural
AUTO	Automatic
AV	Audio Visual
AVG	Average
AWT	Acoustical Wall Treatment

B

B&B	Balled and Burlapped
BA	Building Accessory
BD	Board
BIT	Bituminous
BL	Brick Ledge
BLDG	Building
BLKG	Block(ing)
BM	Beam or Bench Mark
BO	By Owner
BOF	Bottom of Footing
BOS	Bottom of Slab
BOS	Bottom of Steel
BOT	Bottom
BPL	Bearing Plate
BR	Brick
BRC	Brick Course
BRG	Bearing
BSMT	Basement
BTWN	Between
BUR	Built up Roof

C

C	Course
C/C	Center to Center
CAB	Cabinet
CANT	Cantilever
CAT	Category
CB	Catch Basin
CE	Civil Engineer
CEM	Cement
CER	Ceramic
CF	Cubic Feet
CFS	Cubic Feet per Second
CG	Corner Guard
CHNL	Channel
CI	Cast-Iron
CIP	Cast-In-Place
CIR	Circle
CJ	Control Joint
CL	Centerline
CLNG	Ceiling
CLO	Closet
CLR	Clear(ance)
CM	Construction Manager
CMU	Concrete Masonry Unit
CO	Cased Opening
CO	Clean Out
COL	Column
COM	Communication
COMP	Composite
COMPR	Compressible
CONC	Concrete
COND	Condition
CONF	Conference
CONN	Connection
CONST	Construction
CONT	Contiue (ous) (ation)
CORR	Corridor
CPT	Carpet
CSK	Countersunk
CT	Ceramic Tile
CTR	Center
CU	Cubic
CUH	Cabinet Unit Heater
CW	Cold Water
CW	Curtain Wall

D

DBL	Double
DEG	Degree
DEMO	Demolition
DEPT	Department
DF	Drinking Fountain
DIA	Diameter
DIAG	Diagonal
DIFF	Diffuser
DIM	Dimension
DISP	Dispenser
DIST	Distribution
DIV	Division or Divider
DL	Dead Load
DN	Down
DR	Door
DS	Downspout
DTL	Detail
DW	Dishwasher
DWG	Drawing
DWL	Dowel
DWTR	Dumbwaiter

E

E	East
EA	Each
EF	Exhaust Fan
EGEN	Emergency Generator
EIFS	Exterior Insulation & Finish System
EJ	Expansion Joint
EL	Elevation
ELEC	Electric(al)
ELEV	Elevator
EMER	Emergency
E TR	Entrance
EO	Electrial Outlet
EOS	Edge of Slab
EPD	Ethylene Propylen Dien Monomer
EQ	Equal
EQUIP	Equipment
ESTB	Established
EW	Each Way
EWC	Electric Water Cooler
EXC	Excavate(d), Excavation
EXH	Exhaust
EXIST/EX	Existing
EXP	Expansion
EXT	Exterior

F

FA	Fire Alarm
FBR	Face of Brick
FC	Face
FD	Floor Drain
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finished Face, Face of Wall
FFE	Finish Floor Elevation
FFL	Finish Floor Level
FHC	Fire Hose Cabinet
FIN	Finish
FIXT	Fixture
FLASH	Flashing
FLEX	Flexible
FLR	Floor(ing)
FLUOR	Fluorescent
FN	Fence
FND	Foundation
FO	Finished Opening
FOC	Face of Concrete
FOM	Face Masonry
FOS	Face of Suds / Steel
FP	Fireproofing
FPL	Fireplace
FRP	Fiberglass Reinforce Plastic Panel
FRT	Fire Retardant Treated
FT	Foot or Feet
FTG	Footing
FTR	Fine Tube Radiation / Radiator
FUR	Furring
FT	Future
FWC	Fabric Wall Covering

G

G	Gas
GA	Gauge
GAL	Gallon
GALV	Galvanized
GAR	Garage
GB	Grab Bar
GC	General Contractor
GEN	General
GEN	Generator
GFRP	Gypsum Fiberglass Reinforce Panel
GL	Glazing
GLU	Glue Laminated
GYP	Gypsum
GWB	Gyspum Wall Board

H

H	High
HB	Hose Bib
HC	Handicap
HDR	Header
HDWD	Hardwood
HDWR	Hardware
HM	Hollow Metal
HOR	Horizontal
HR	Handrail
HT	Height
HTR	Heater
HVAC	Heating / Ventilation / Air Conditioning
HYD	Hydrant
HW	Hot Water
HWH	Hot Water Heater

I

ID	Inside Diameter
IN	Inch
INCL	Include(ing)
INFO	Information
INSUL	Insulation
INT	Interior

J

JAN	Janitor
JBOX	Junction Box
JC	Janitor's Closet
JST	Joist
JT	Joint

K

KIT	Kitchen
KO	Knockout

L

L	Long, Length
LAB	Laboratory
LAM	Laminate, Lamination
LAV	Lavatory
LB	Pound
LCD	Linear Ceiling Diffuser
LF	Linear Foot
LH	Left Hand
LHR	Left Hand Reverse
LIN	Linear
LINO	Linoleum
LL	Live Load
LOC	Location
LONG	Longitudinal
LTG	Lighting
LVR	Louver

M

MAS	Masonry
MAT	Walk Off Mat
MATL	Material
MAX	Maximum
MC	Medicine Cabinet
MDF	Medium Density Fiberboard
MDO	Medium Density Overlay
MECH	Mechanical
MEMB	Membrane
MEZZ	Mezzanine
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
MO	Masonry Opening
MR	Moisture Resistant
MTD	Mounted
MTL	Metal
MUL	Mullion
MW	Millwork
MWA	Millwork Accessory

N

N	North
NA	Not Applicable
NIC	Not in Contract
NO	Number
NOM	Nominal
NRC	Noise Reduction Coefficient
NTS	Not to Scale

O

OA	Overall
OC	On Center
OCD	Overhead Coiling Door
OD	Outside Diameter
OFCI	Owner Furnished - Contractor Installed
OFOI	Owner Furnished - Owner Installed
OH	Overhead
OHD	Overhead Door
OP	Operable Partition
OPG	Opening
OPP	Opposite
OPT	Optional
ORD	Overflow Roof Drain

P

PA	Public Address
PAR	Parallel
PBD	Partical Board
PC	Precast Concrete
PERIM	Perimeter
PERP	Perpendicular
PFM	Pre-Formed
PFN	Pre-Finished
PKG	Parking
PL	Plate
PL	Property Line
PLAM	Plastic Laminate
PLAS	Plaster
PLBG	Plumbing
PLF	Pound per Linear Foot
PLYWD	Plywood
PNL	Panel
PR	Pair
PREFAB	Prefabricated
PRELIM	Preliminary
PROJ	Projections
PSI	Pound per Square Inch
PT	Paint
PTN	Partition
PVC	Polyvinyl Chloride

Q

QT	Quarry Tile
QTR	Quarter
QTY	Quantity

R

R	Radius
RA	Return Air
RAD	Radiator
RB	Rubber Base
RCP	Reflected Ceiling Plan
RD	Roof Drain
REC	Recessed
RECT	Rectangular
REF	Reference
REF	Refrigerator
REG	Register
REINF	Reinforce (ment) (ing)
REQD	Required
REV	Reverse
RF	Resilient Floor
RFH	Roof Hatch
RFV	Roof Vent
RH	Right Hand
RHR	Right Hand Reverse
RM	Room
RND	Round
RO	Rough Opening
ROW	Right of Way
RT	Rubber Tile
RWL	Rain Water Leader

S

S	South
SA	Supply Air
SAN	Sanitary
SC	Solid Core
SCHED	Schedule
SD	Storm Drain
SECT	Section
SF	Square Foot
SFRNT	Storefront
SHR	Shower
SHT	Sheet
SHTG	Sheathing
SIM	Similar
SLNT	Sealant
SM	Surface Mount
SMTL	Sheet Metal
SOG	Slab on Grade
SP	Space(ing)
SPEC	Specifications
SQ	Square
SS	Stainless Steel
SSF	Solid Surface
SSK	Service Sink
ST	Stone Tile
STC	Sound Transmission Coefficient
STD	Standard
STL	Steel
STN	Stone
STOR	Storage
STRUCT	Structural
SUBFL	Subfloor(ing)
SUSP	Suspended
SYM	Symmetry, Symmetrical
SYS	System

T

T	Tread
T&G	Tongue & Grooved
TAN	Tangent
TBD	To Be Determined
TD	Trench Drain
TEMP	Temporary
TERE	Terrazzo
THK	Thick(ness)
THRES	Threshold
TOB	Top of Beam
TOC	Top of Concrete or Curb
TOD	Top of Deck
TOF	Top of Footing
TOJ	Top of Joist
TOM	Top of Masonry
TOP	Topping
TOS	Top of Slab
TOS	Top of Steel
TOW	Top of Wall
TRTD	Treated
TS	Tube Steel
TYP	Typical

U

UC	Undercut
UFIN	Unfinished
UG	Underground
UNO	Unless Noted Otherwise
UPH	Upholstery
UR	Urinal
UTIL	Utility

V

VAR	Varies
VB	Vapor Barrier
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
VIN	Vinyl
VNR	Veneer
VR	Vapor Retarder
VT	Vinyl Tile
VWC	Vinyl Wall Covering

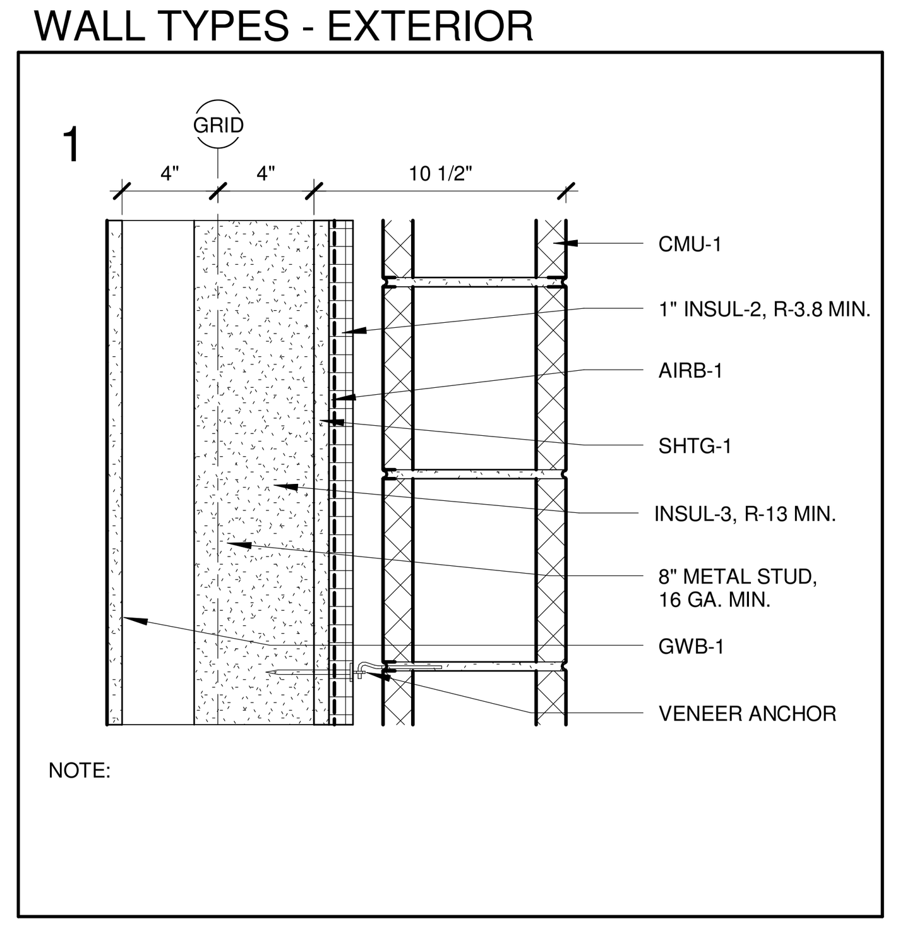
W

W	West
W	Wide, Width
W/	With
W/O	Without
WC	Water Closet
WD	Wood
WDW	Window
WF	Wide Flange
WG	Wall Guard
WHTR	Water Heater
WP	Waterproof(ing)
WR	Waster Receptacle
WS	Weather-Strip(ing)
WSCT	Wainscot
WT	Window Treatment

SHT NO	SHEET NAME
GENERAL	
G000	SHEET INDEX, SYMBOLS & WALL TYPES
ARCHITECTURAL DEMOLITION	
AD101	LEVEL ONE DEMOLITION PLAN
AD102	LEVEL TWO AND BASEMENT DEMOLITION PLANS
ARCHITECTURAL	
A101	LEVEL ONE PLAN
A102	LEVEL TWO AND BASEMENT PLAN
A103	ROOF PLAN
A121	LEVEL ONE REFLECTED CEILING PLAN
A151	TOILET ROOM PLANS AND ELEVATIONS
A201	BUILDING ELEVATIONS
A202	BUILDING ELEVATIONS
A251	BUILDING SECTIONS
A301	WALL SECTIONS
A351	EXTERIOR DETAILS
A501	INTERIOR ELEVATIONS
A700	FINISH SCHEDULE
A701	LEVEL ONE FINISH PLANS
A801	MILLWORK PLANS AND DETAILS
A901	LEVEL ONE FURNITURE PLAN

WALL TYPES - EXTERIOR

1



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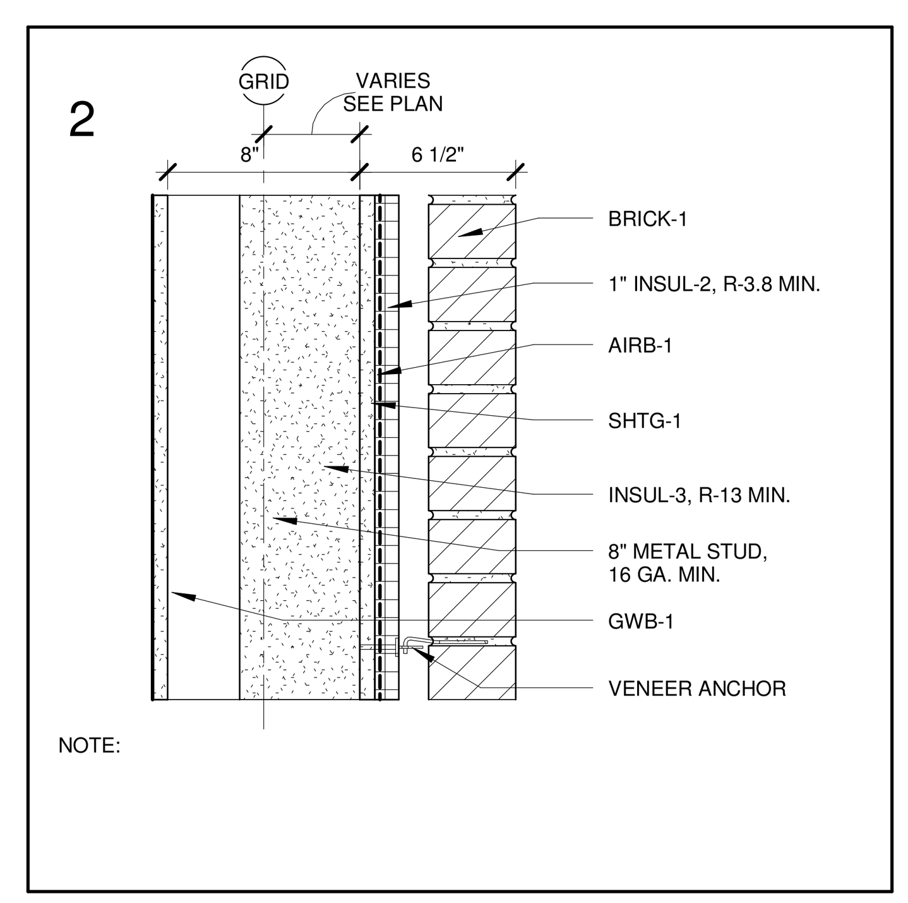

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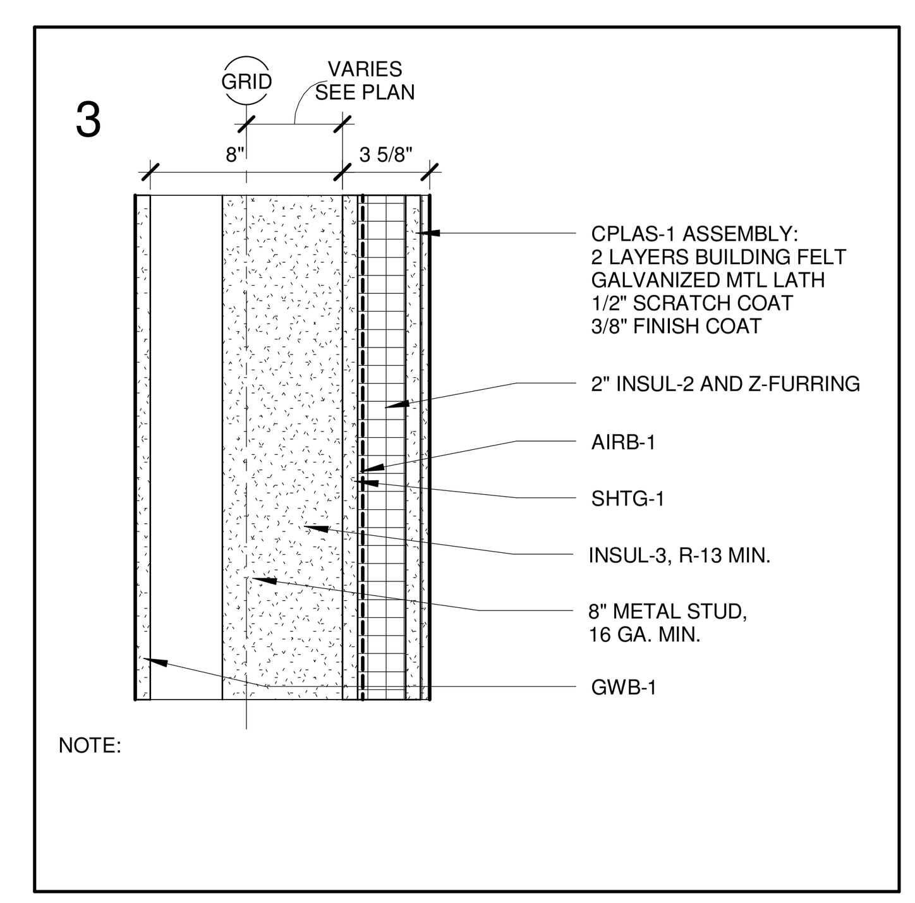

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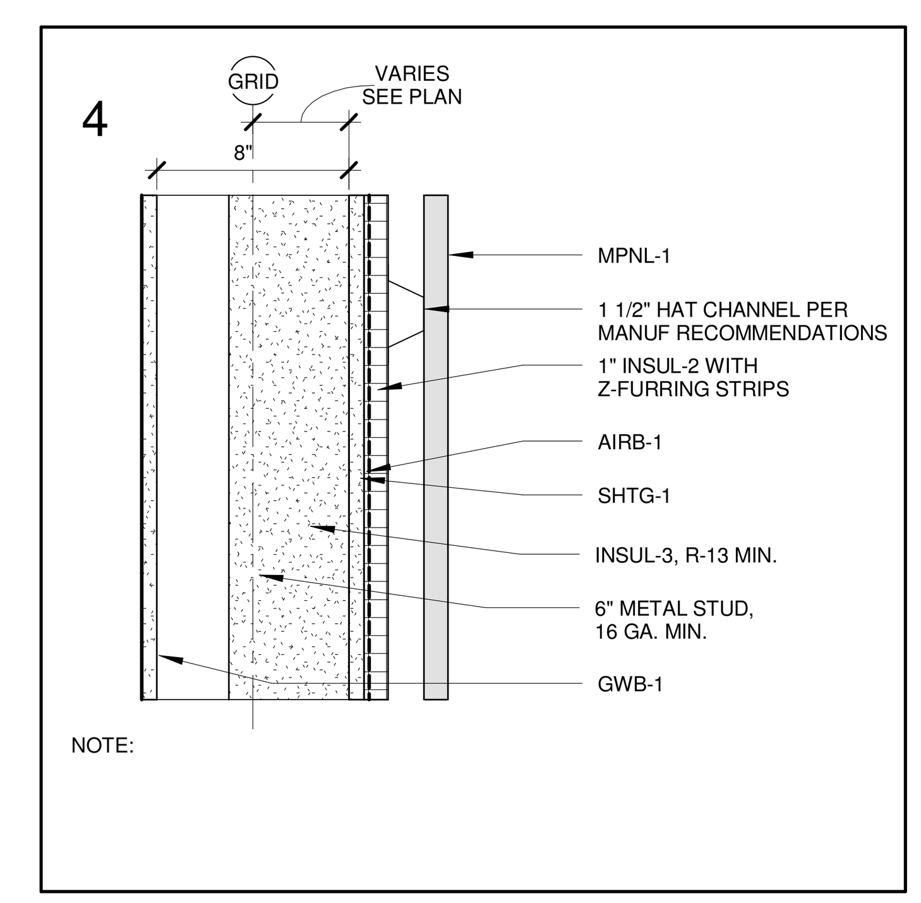

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	12/29/14	TASK 1C PRELIMINARY REPORT

PROJECT NO. 2013074OCC

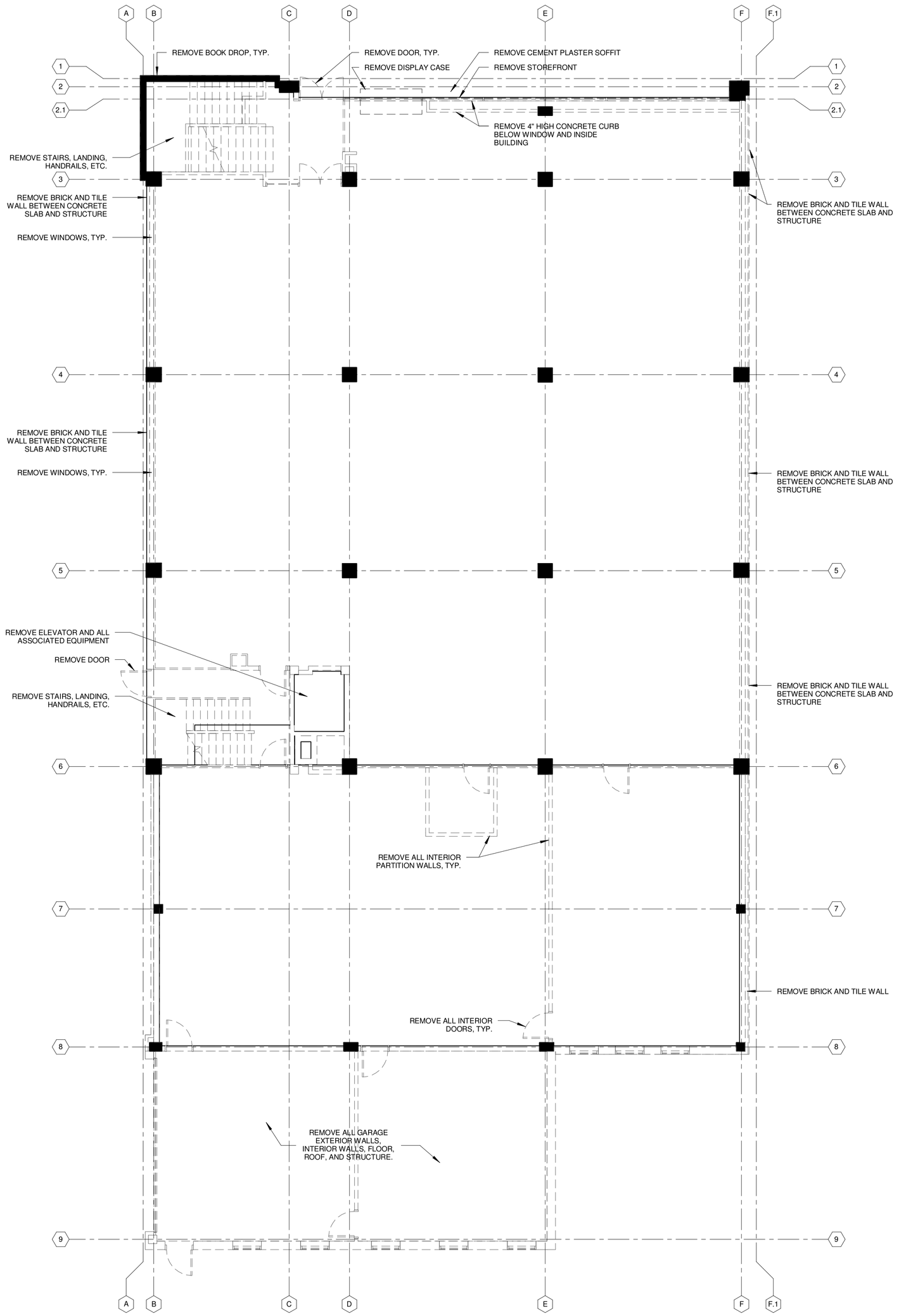
PROJECT PHASE TASK 1C PRELIMINARY REPORT

DRAWN BY: MSR **CHECKED BY:** MSR

SHEET INDEX, SYMBOLS & WALL TYPES

G000

DEMOLITION GENERAL NOTES:
1. REMOVE ALL INTERIOR PARTITION WALLS.
2. REMOVE ALL FLOOR FINISHES DOWN TO EXISTING CONCRETE SLAB.
3. REMOVE ALL CEIINGS AND RELATED STRUCTURE.
4. REMOVE ALL INTERIOR DOORS.



1 LEVEL 1 DEMOLITION
AD101 1/8" = 1'-0"

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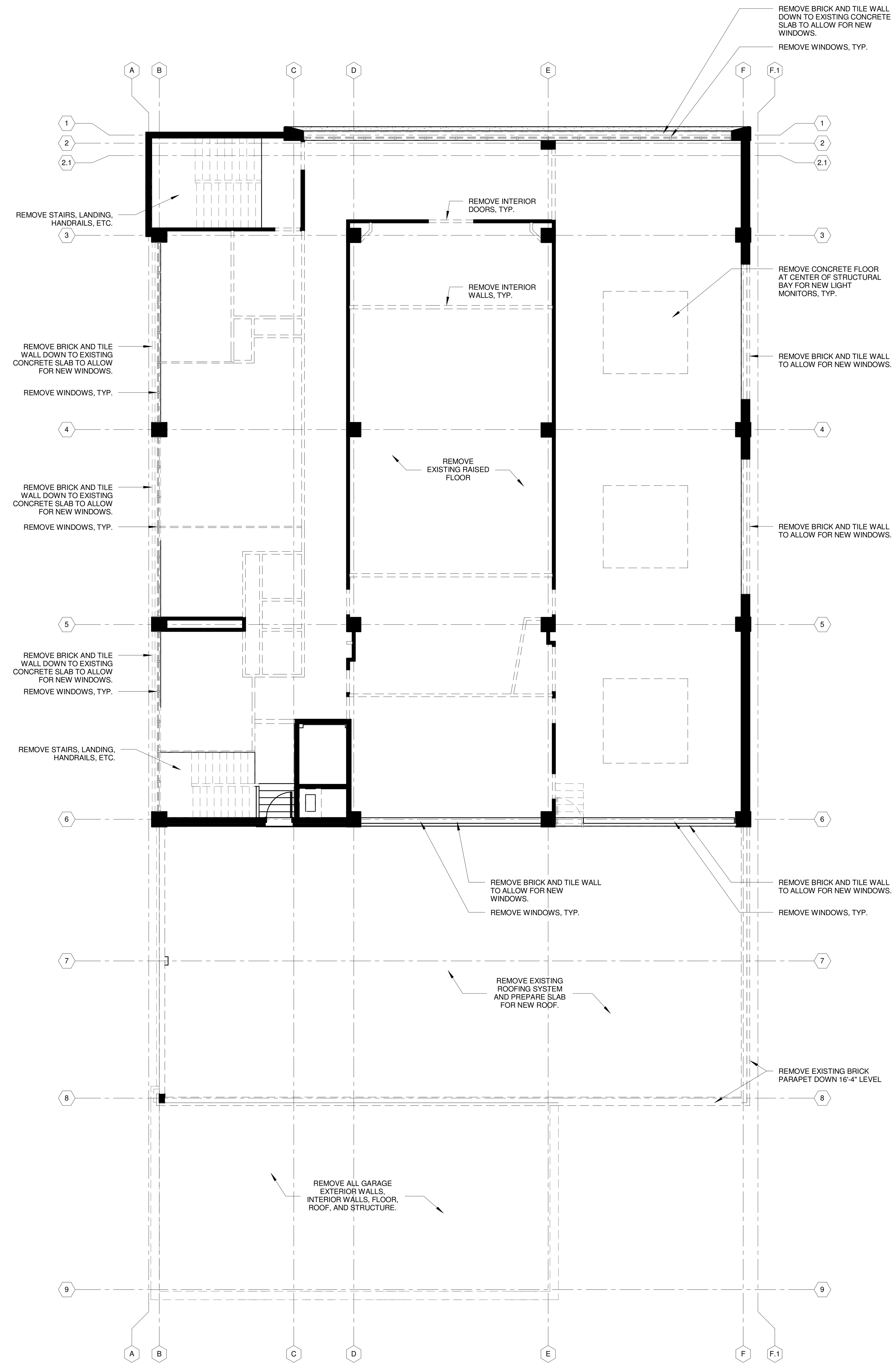
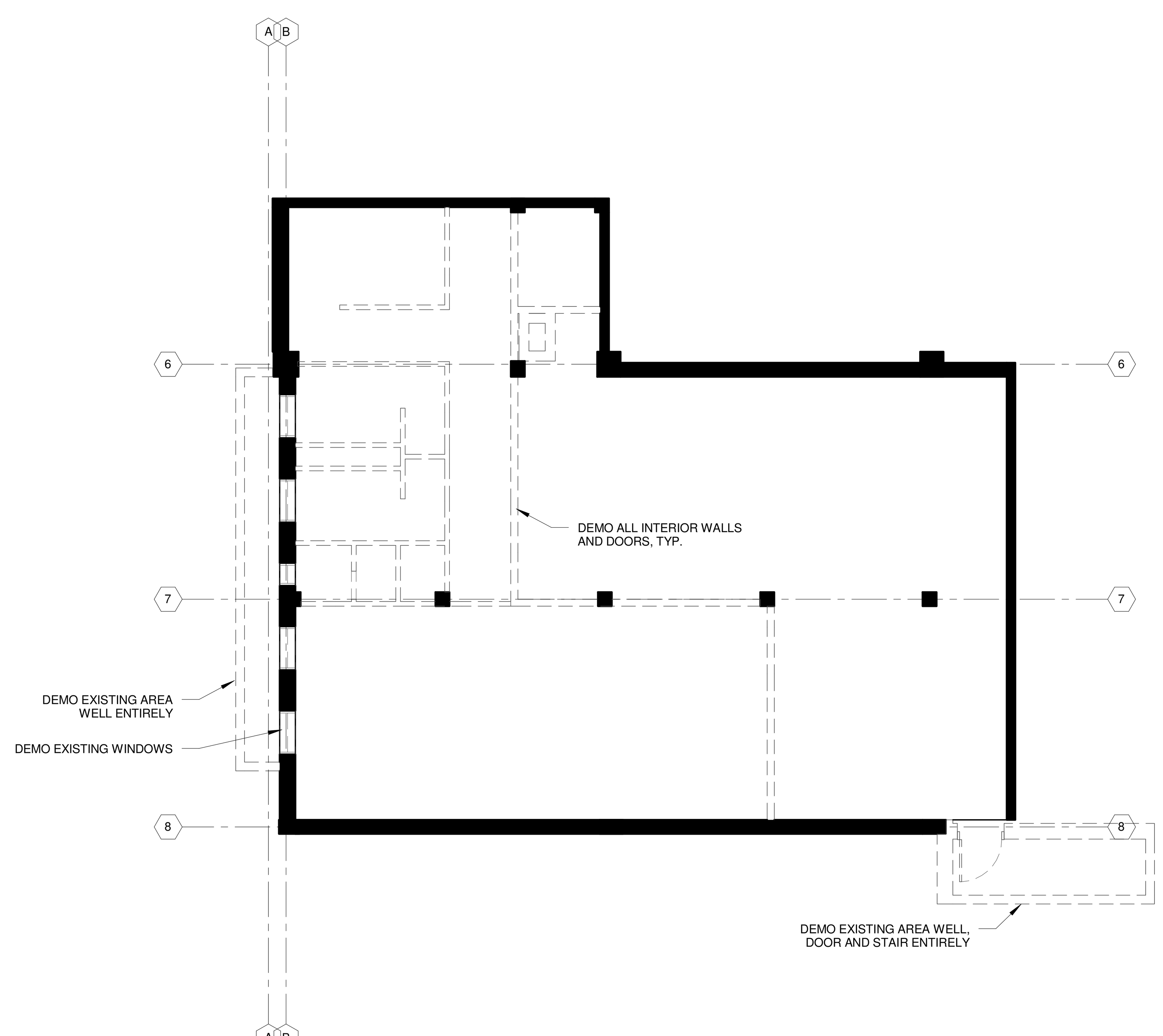
LEVEL ONE DEMOLITION PLAN

AD101



1 LEVEL 2 DEMOLITION
AD102 1/8" = 1'-0"



2 BASEMENT DEMOLITION
AD102 1/8" = 1'-0"

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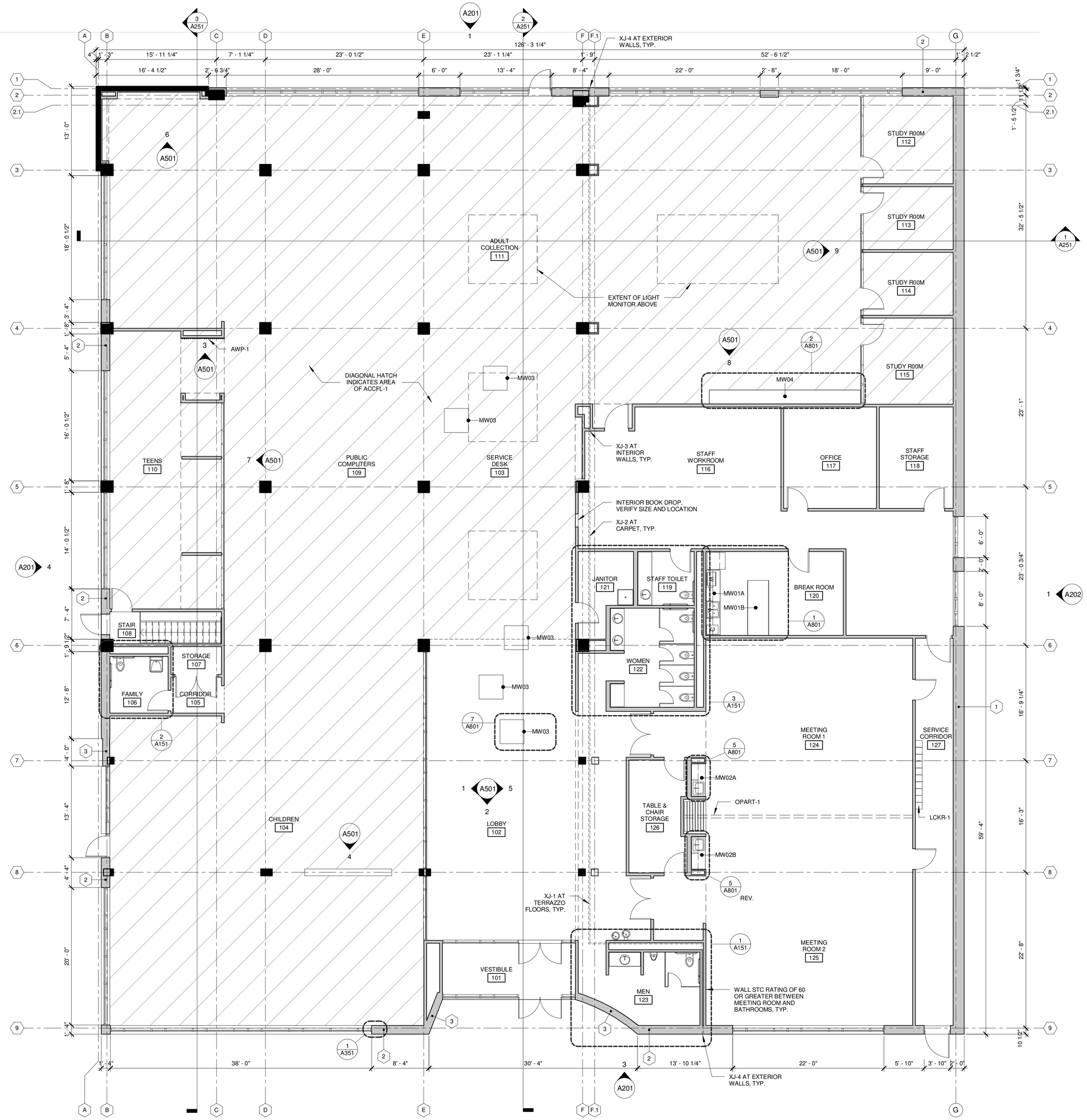
LEVEL TWO AND BASEMENT DEMOLITION PLANS

AD102



1 LEVEL 1
A101 1/8" = 1'-0"

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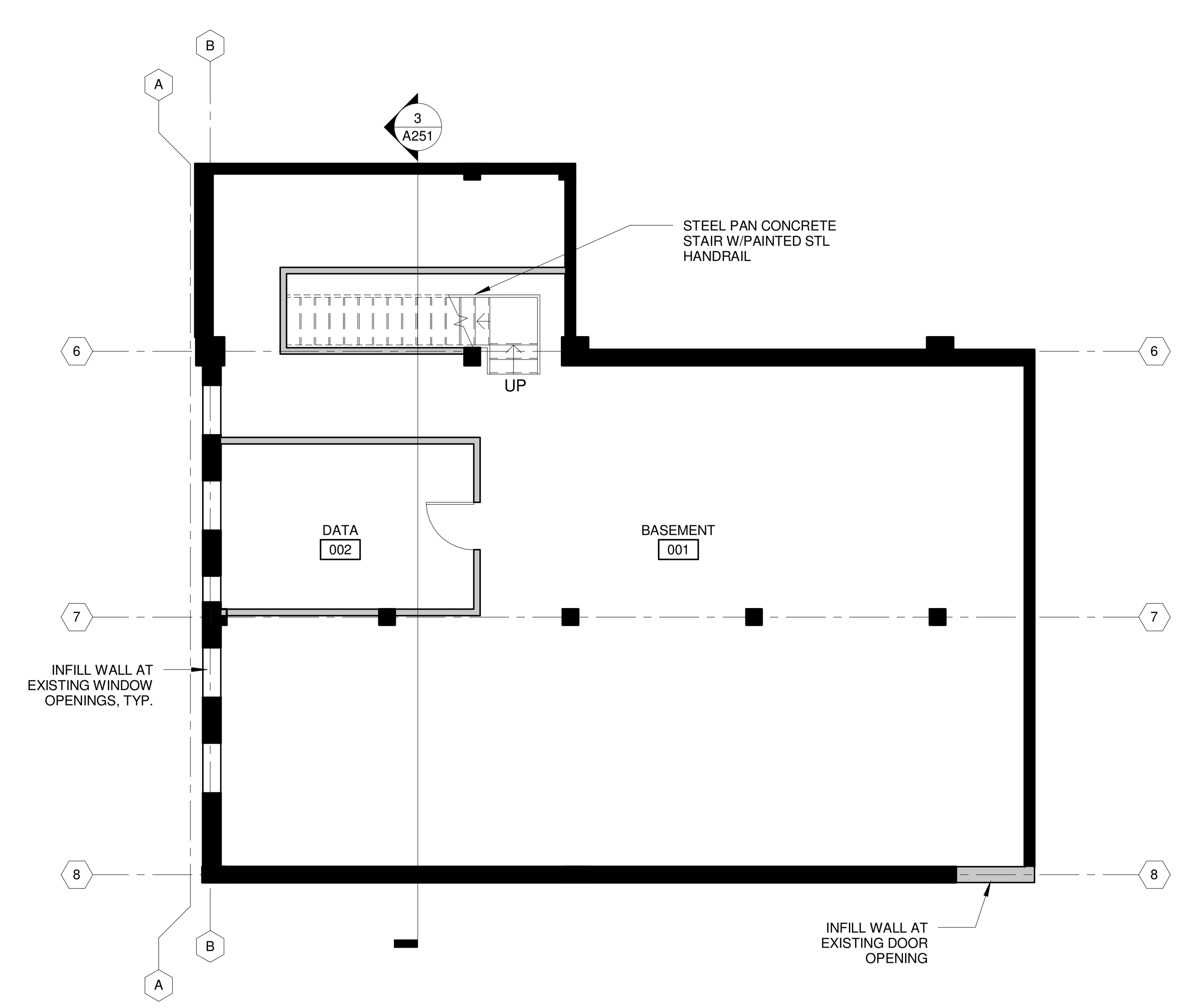
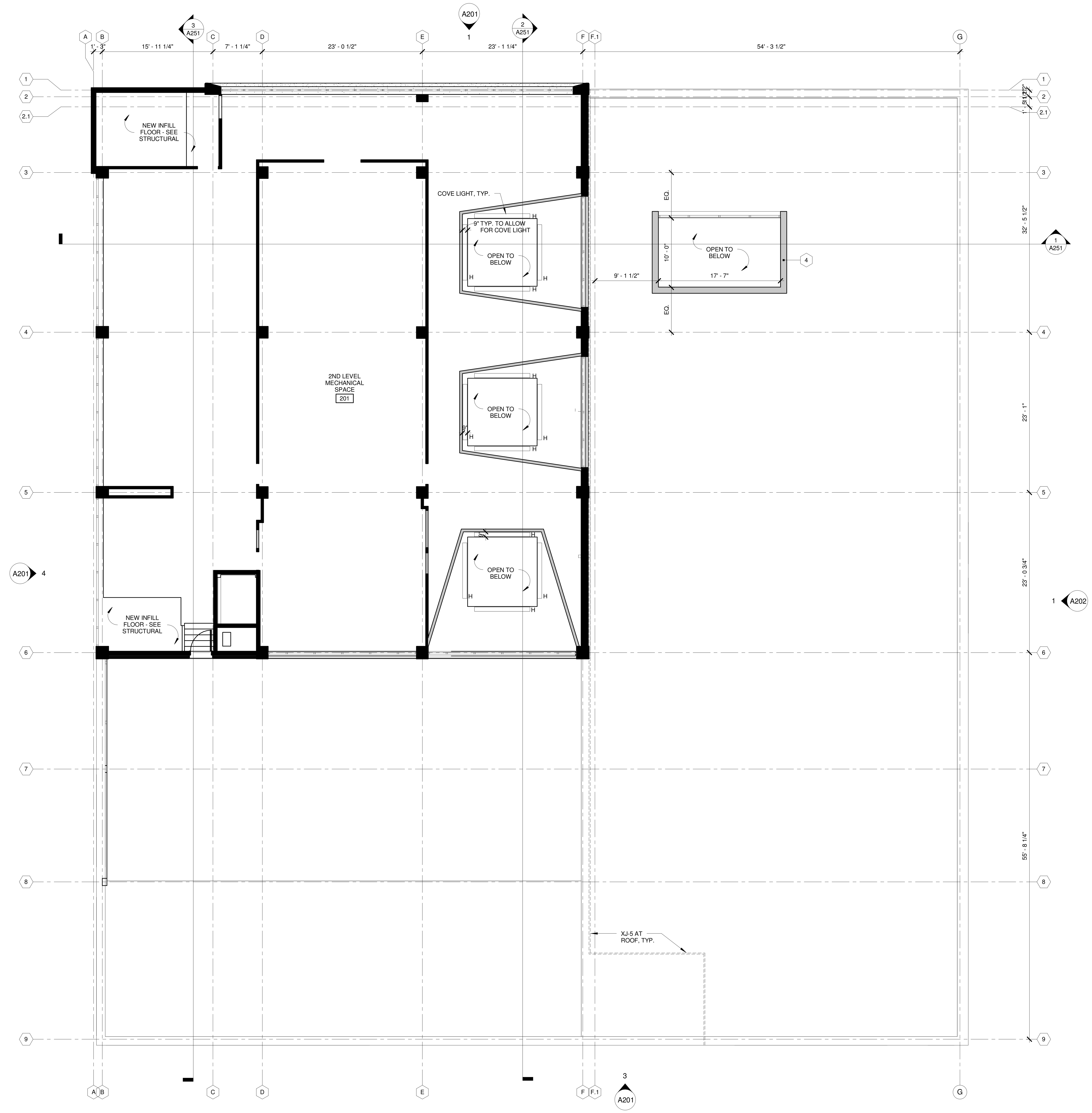
LEVEL ONE PLAN

A101



2 BASEMENT PLAN
A102 1/8" = 1'-0"



1 LEVEL 2
A102 1/8" = 1'-0"

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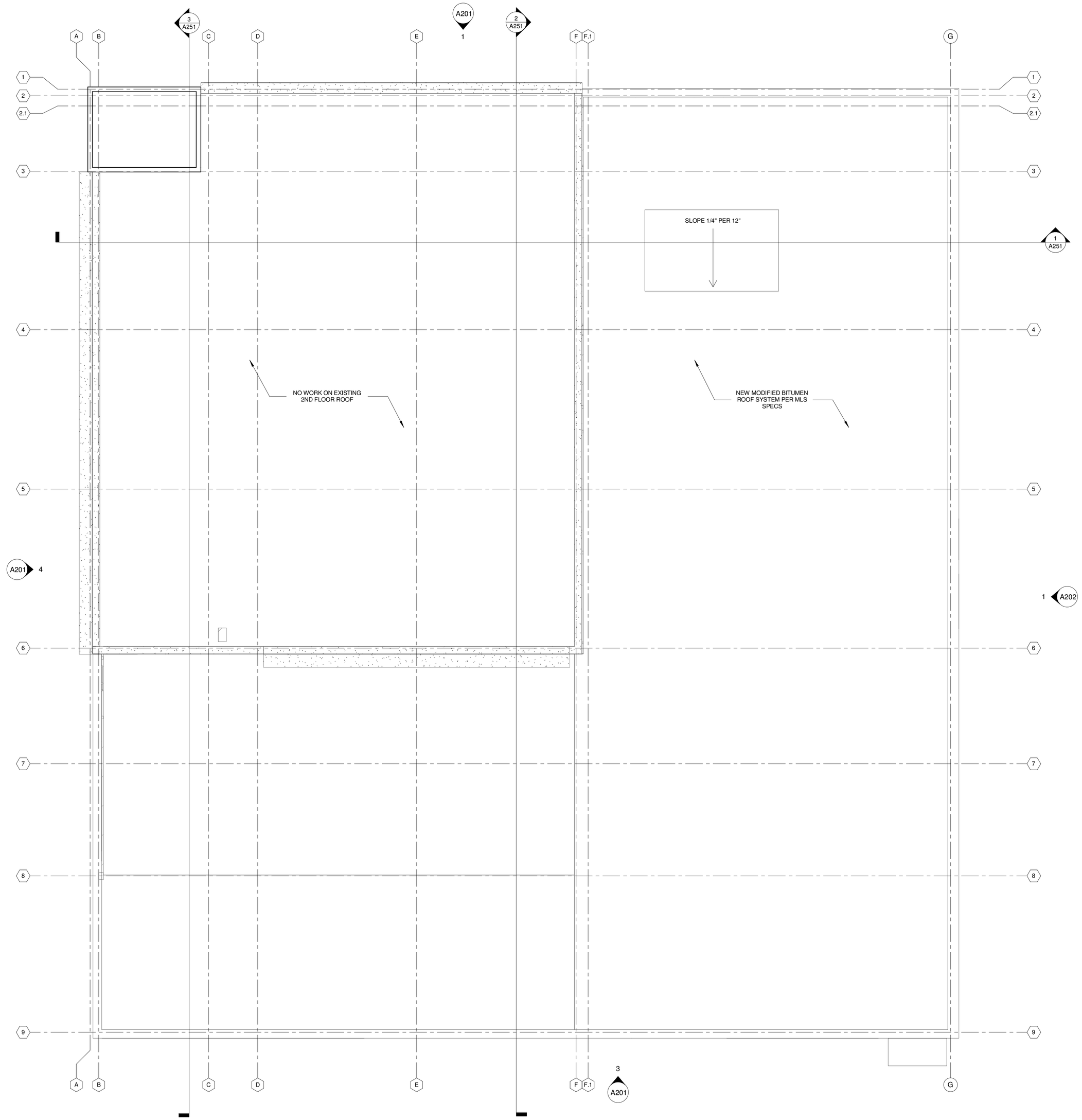
LEVEL TWO AND BASEMENT PLAN

A102



1 ROOF PLAN

A103 1/8" = 1'-0"

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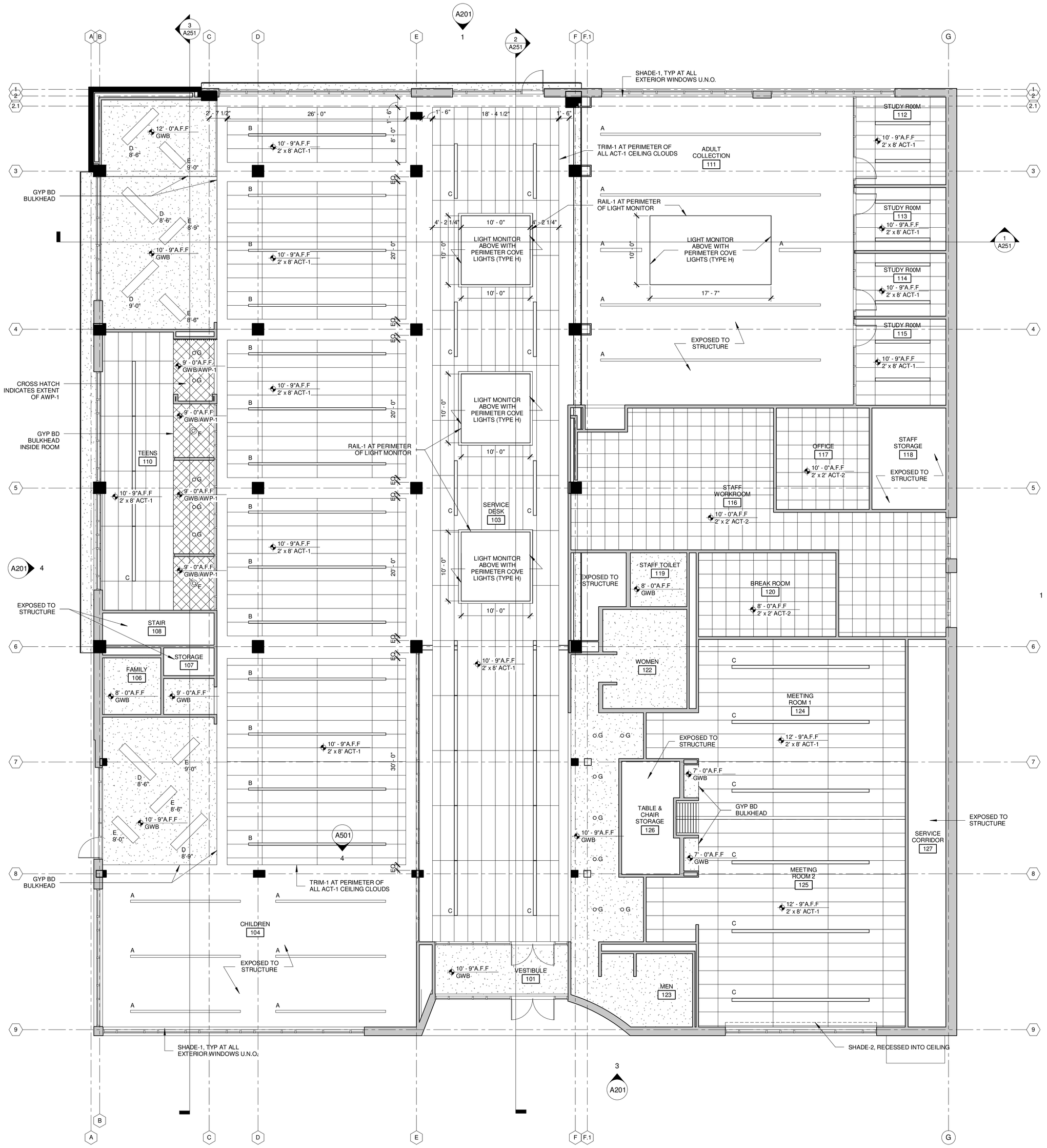
ROOF PLAN

A103



LIGHT FIXTURE SCHEDULE:

A LINEAR DIRECT-INDIRECT EXTRUDED ALUMINUM LUMINAIRE
(FOCAL POINT AVENUE D OR SIMILAR)
T5 LAMP
SATIN ACRYLIC LENS
SUSPEND ON AIRCRAFT CABLES, BOTTOM OF FIXTURE 11'-9" AFF
MATTE WHITE FINISH

B LINEAR DIRECT EXTRUDED ALUMINUM LUMINAIRE
(FOCAL POINT AVENUE C OR SIMILAR)
T5 LAMP
SATIN ACRYLIC LENS
SUSPEND ON AIRCRAFT CABLES, BOTTOM OF FIXTURE 9'-3" AFF
MATTE WHITE FINISH

C RECESSED LINEAR DOWNLIGHT
(GAMMALUX G-BEAM RECESSED OR SIMILAR)
T5 LAMP
ACRYLIC LENS
MATTE WHITE FINISH

D ARTEMIDE MOUETTE PENDANT
SYMMETRICAL
BOTTOM OF FIXTURE VARIES, REFER TO DRAWINGS

E ARTEMIDE MOUETTE PENDANT
ASYMMETRICAL
BOTTOM OF FIXTURE VARIES, REFER TO DRAWINGS

F GLOBE PENDANT
(BEGA SPHERE PENDANT OR SIMILAR)
12" DIAMETER
OPAL GLASS
BRUSHED STAINLESS STEEL FINISH
BOTTOM OF FIXTURE 7'-0" AFF

G RECESSED DOWNLIGHT

H COVE LIGHTING
(FOCAL POINT COVELIGHT 68 OR SIMILAR)
CONCEALED INSTALLATION
LIGHT TO BE OFF WHEN THERE IS AMPLE DAYLIGHT

J LINEAR WALL SCONCE AT BATHROOMS
FLUORESCENT LAMPS
OPAL GLASS
CENTER OF FIXTURE 7'-0" AFF
J1 = 4' LENGTH
J2 = 2' LENGTH

1 LEVEL 1 REFLECTED CEILING PLAN
A121 1/8" = 1'-0"

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LEVEL ONE REFLECTED CEILING PLAN

A121

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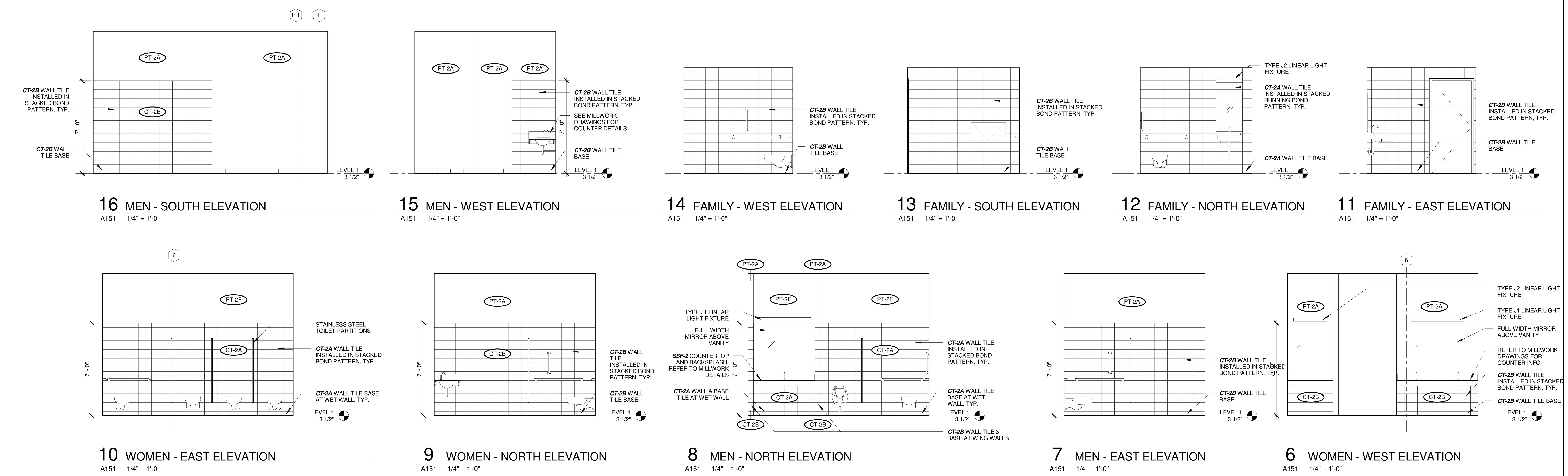
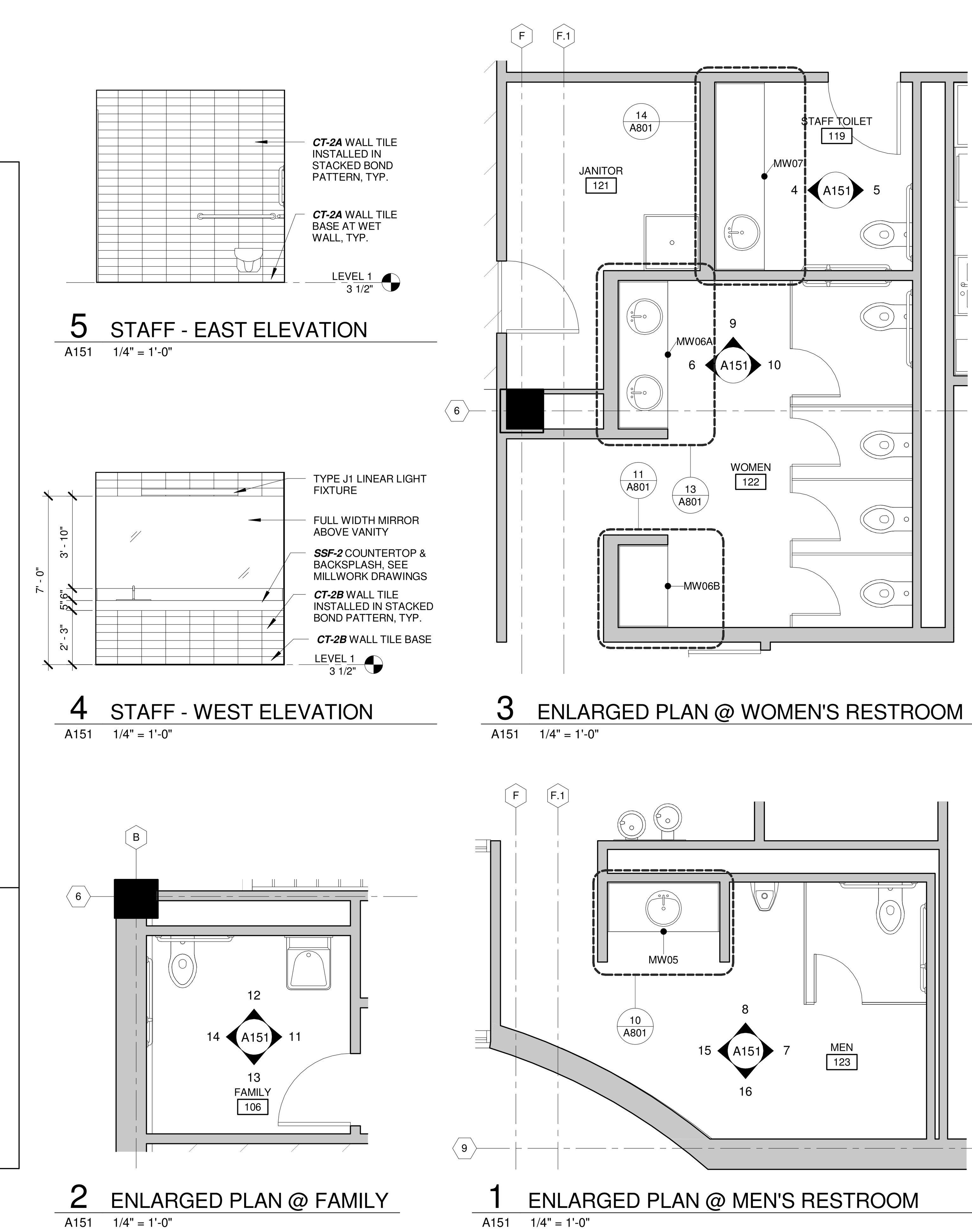
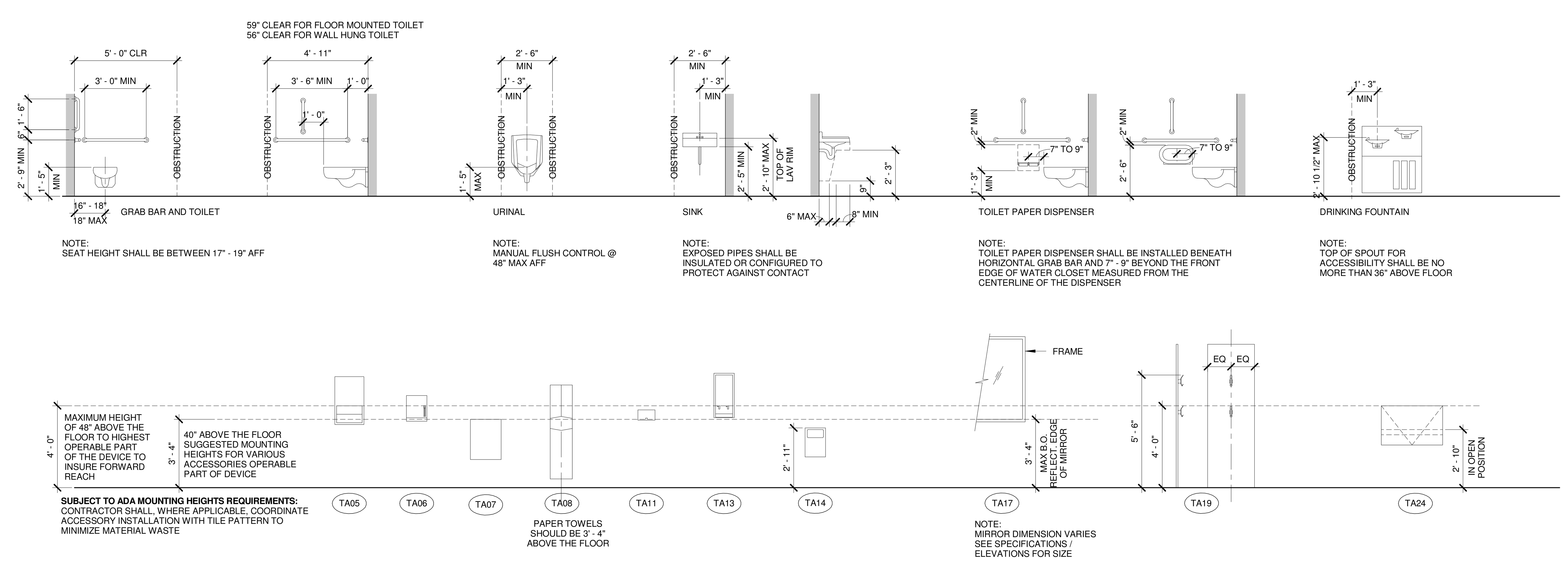




FIXTURE AND ACCESSORY MOUNTING HEIGHTS



ACCESSORIES SCHEDULE SOME ACCESSORIES DESCRIBED HERE MAY NOT BE USED ON THIS PROJECTS. SEE PLANS FOR SPECIFIC TYPES USED.

TA01	TOILET TISSUE (ROLL) DISPENSER	TA05	PAPER TOWEL (FOLDED) DISPENSER	TA09	COMBINATION TOWEL (ROLL) DISPENSER / WASTE RECEPTACLE	TA13	VENDOR	TA17	MIRROR UNIT (FRAMED)	TA21	FOLDING SHOWER SEAT
TA02	COMBINATION TOILET TISSUE DISPENSER	TA06	PAPER TOWEL (ROLL) DISPENSER	TA10	MULITPURPOSE SOAP/TOWEL DISPENSER UNIT	TA14	SANITARY-NAPKIN DISPOSAL UNIT	TA18	FACIAL TISSUE DISPENSER	TA22	SOAP DISH
TA03	TOILET TISSUE (FOLDED) DISPENSER	TA07	WASTE RECEPTACLE	TA11	LIQUID-SOAP DISPENSER	TA15	NOT USED	TA19	HOOK	TA23	NOT USED
TA04	TOILET TISSUE DISPENSER JUMBO-ROLL	TA08	COMBINATION TOWEL (FOLDED) DISPENSER / WASTE RECEPTACLE	TA12	GRAB BAR	TA16	FOLD-DOWN PURSE SHELF	TA20	SHOWER CURTAIN ROD	TA24	DIAPER-CHANGING STATION

TA06 — INDICATES MOUNTING TYPE
R = RECESSED
P = PARTITION
S = SURFACE
SR = SEMI RECESSED

REFER TO SPECIFICATION SECTION 102800 FOR ADDITIONAL REQUIREMENTS

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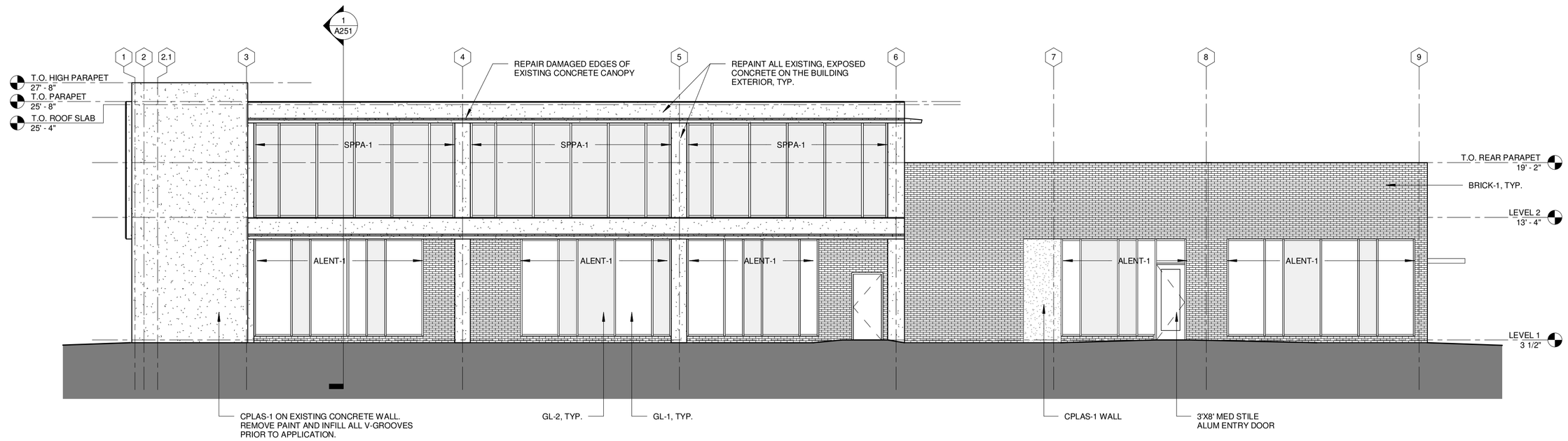
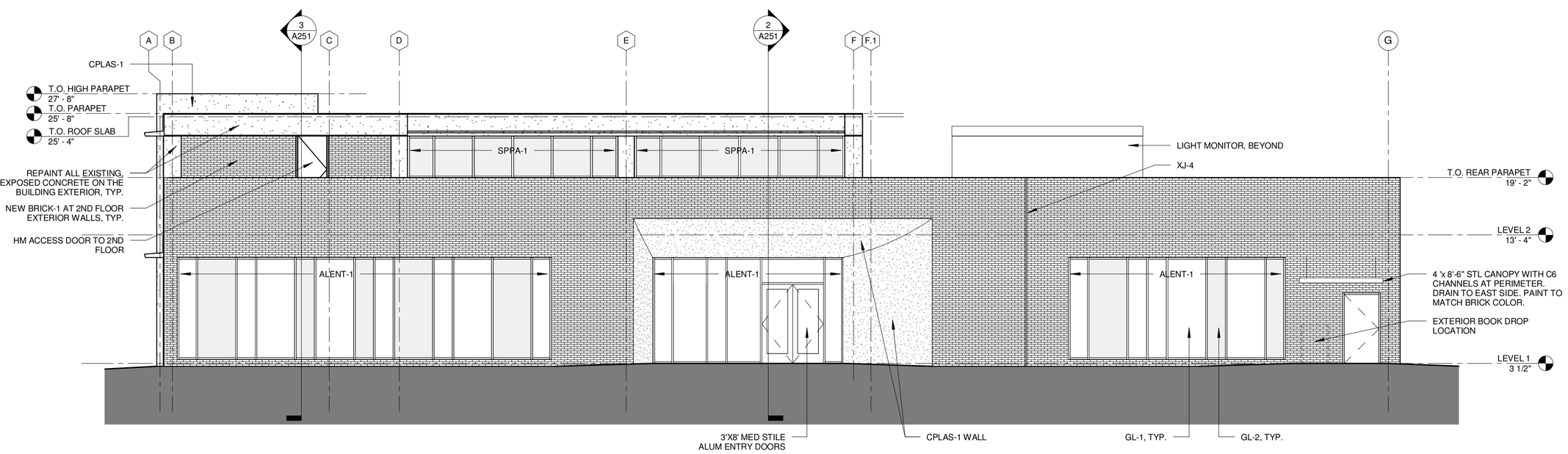
TOILET ROOM PLANS AND ELEVATIONS

A151



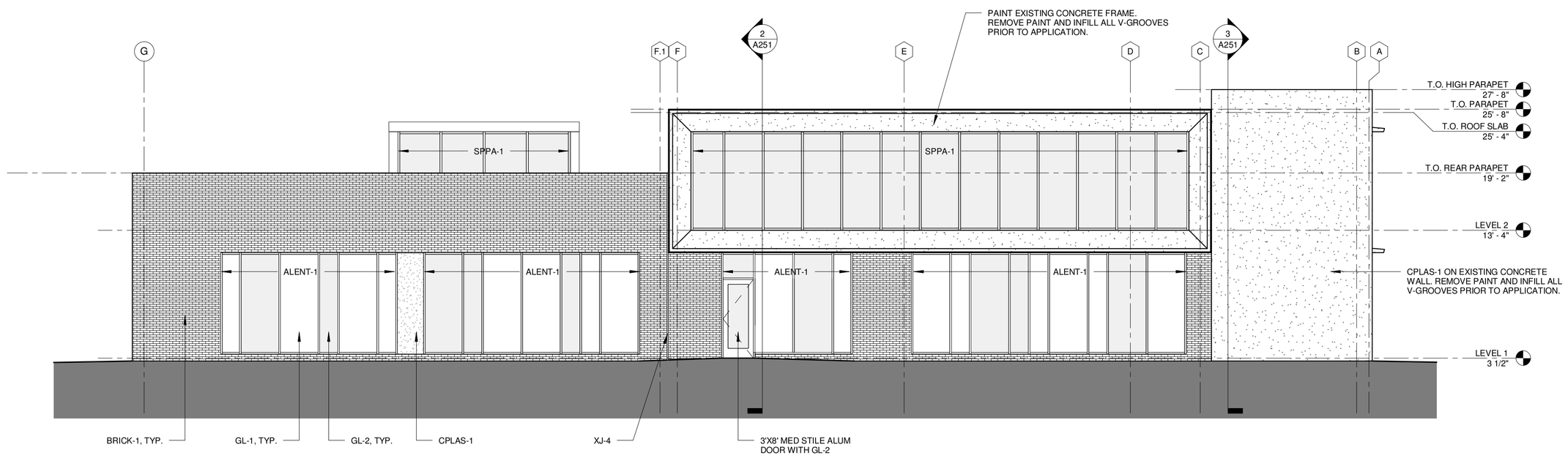
4 WEST ELEVATION

A201 1/8" = 1'-0"



3 SOUTH ELEVATION

A201 1/8" = 1'-0"



1 NORTH ELEVATION

A201 1/8" = 1'-0"

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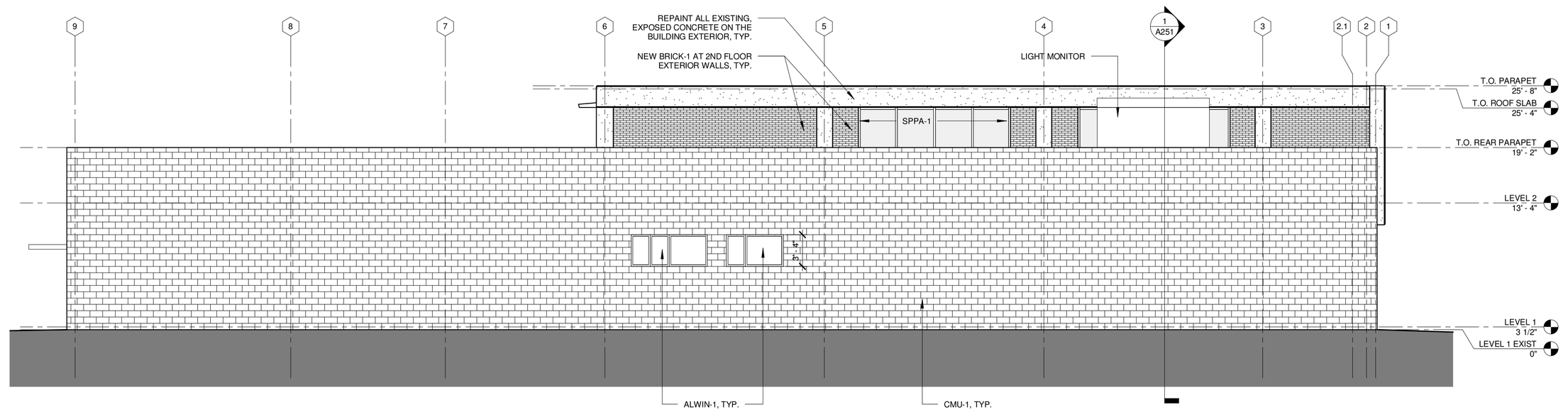
BUILDING ELEVATIONS

A201



1 EAST ELEVATION

A202 1/8" = 1'-0"

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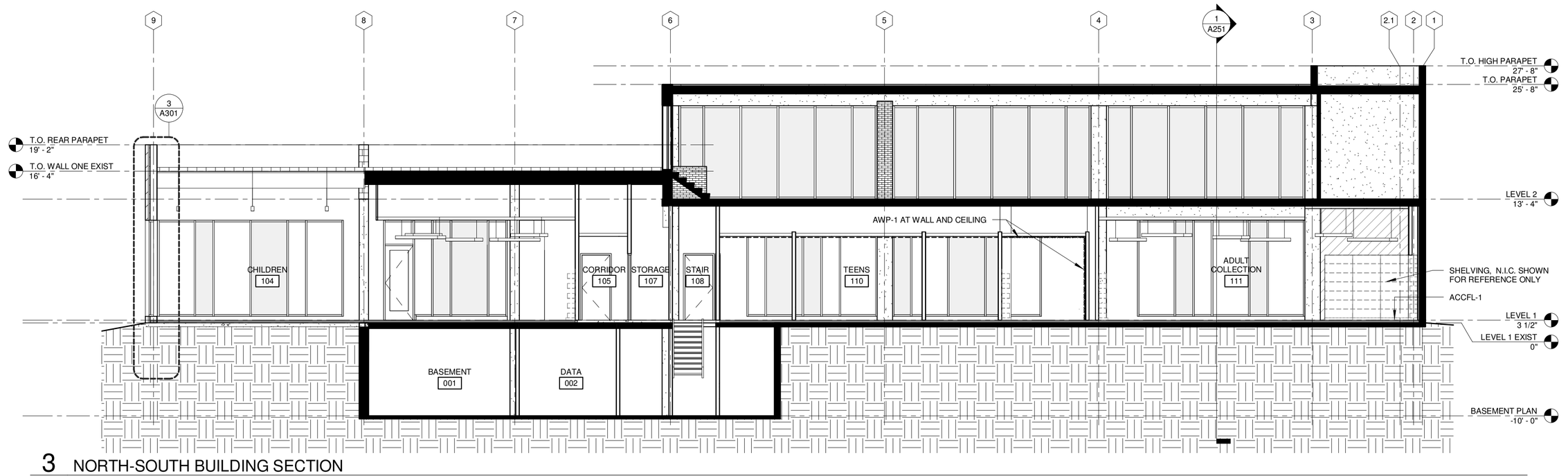
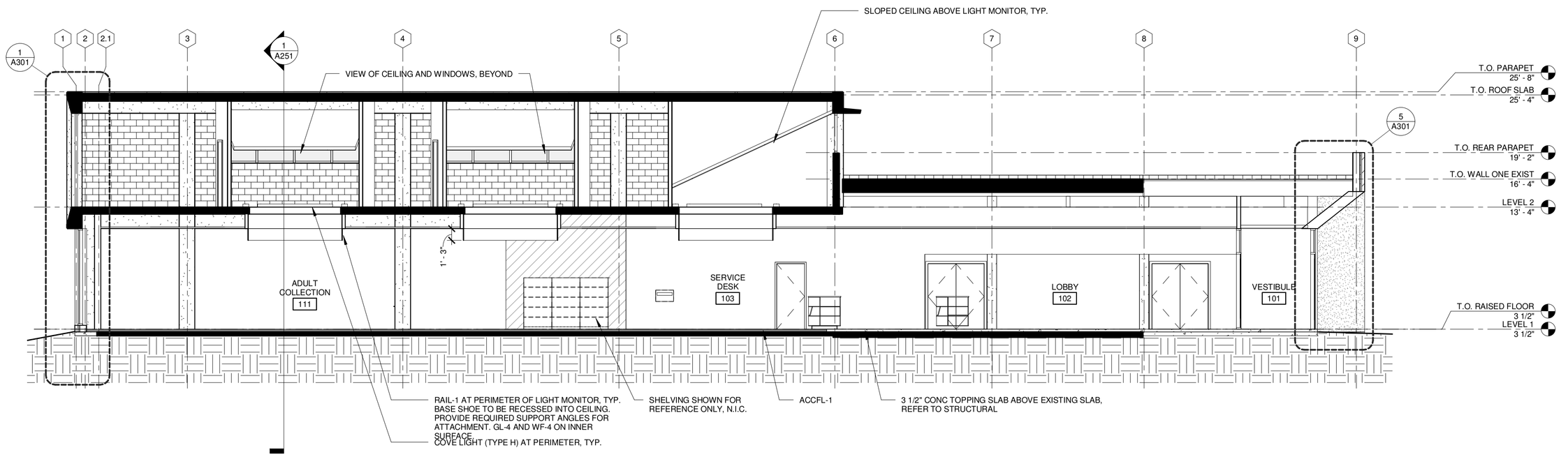
BUILDING ELEVATIONS

A202



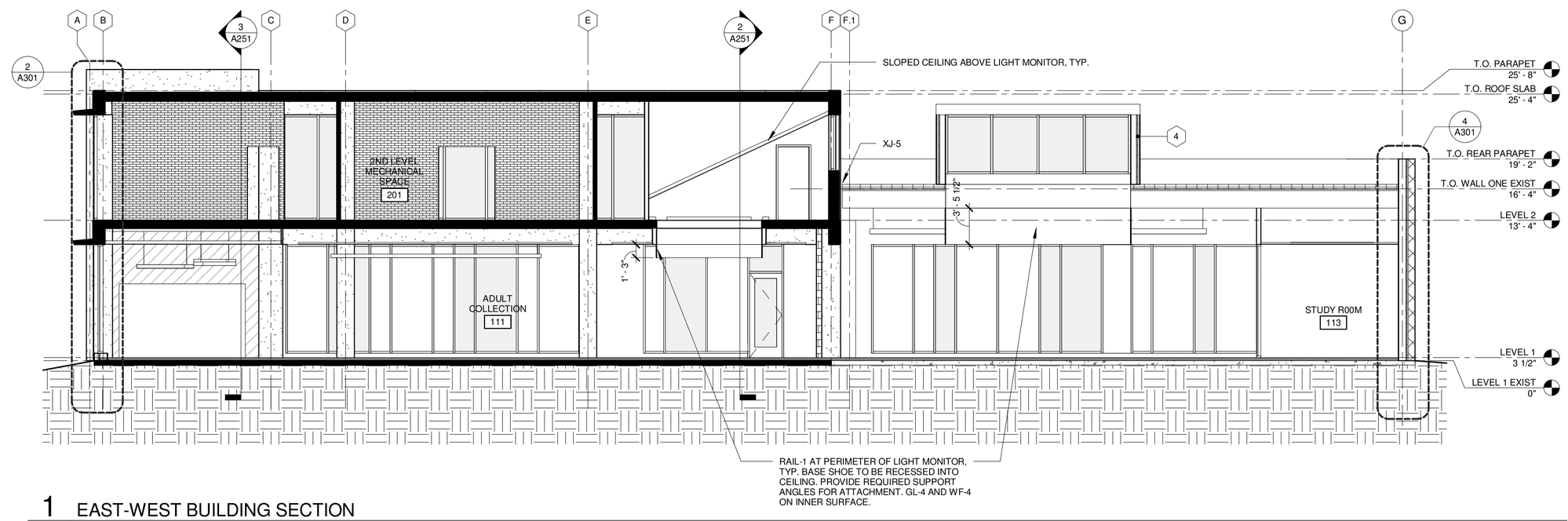
3 NORTH-SOUTH BUILDING SECTION

A251 1/8" = 1'-0"



2 NORTH-SOUTH BUILDING SECTION AT ENTRANCE

A251 1/8" = 1'-0"



1 EAST-WEST BUILDING SECTION

A251 1/8" = 1'-0"

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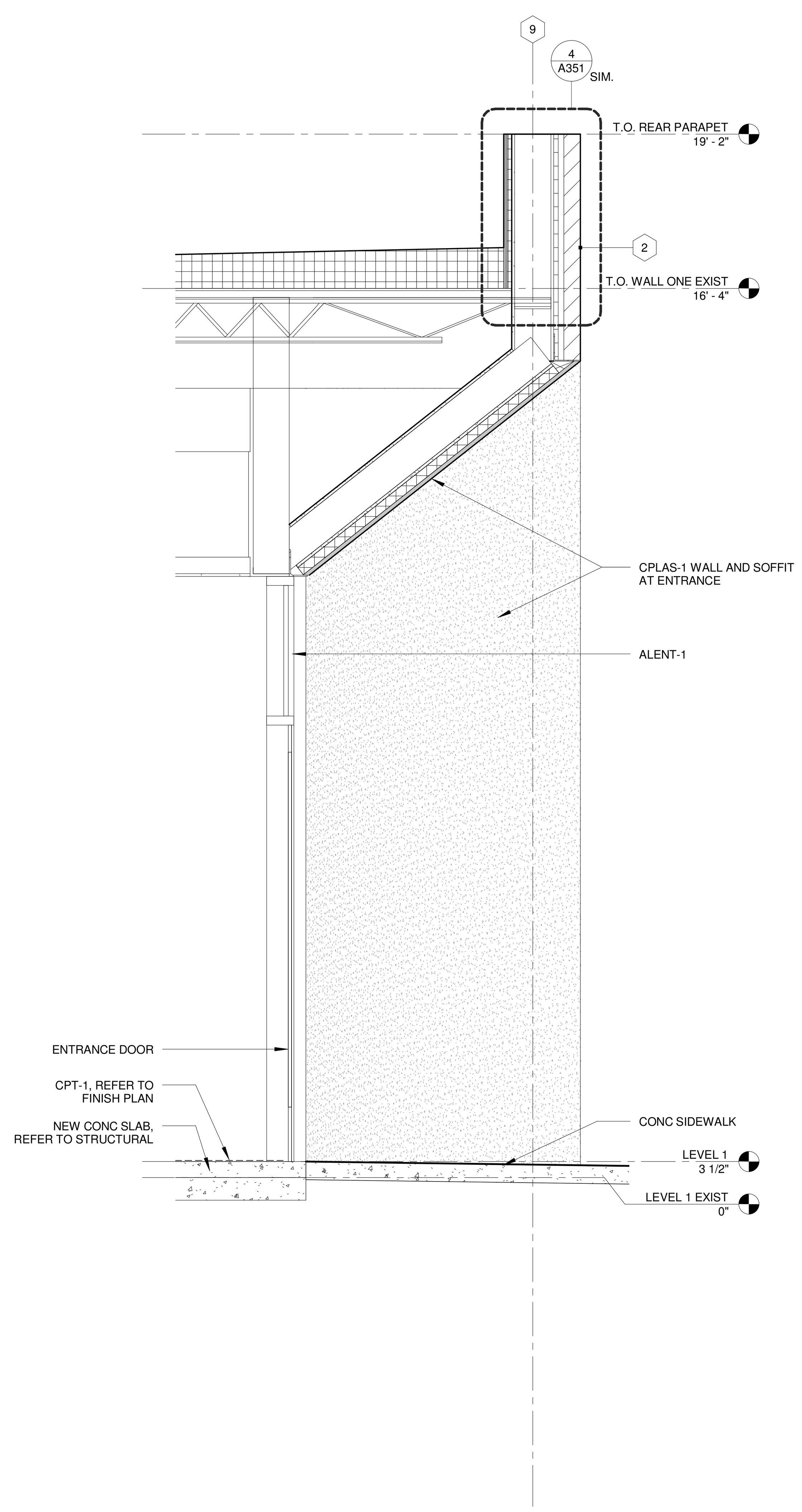
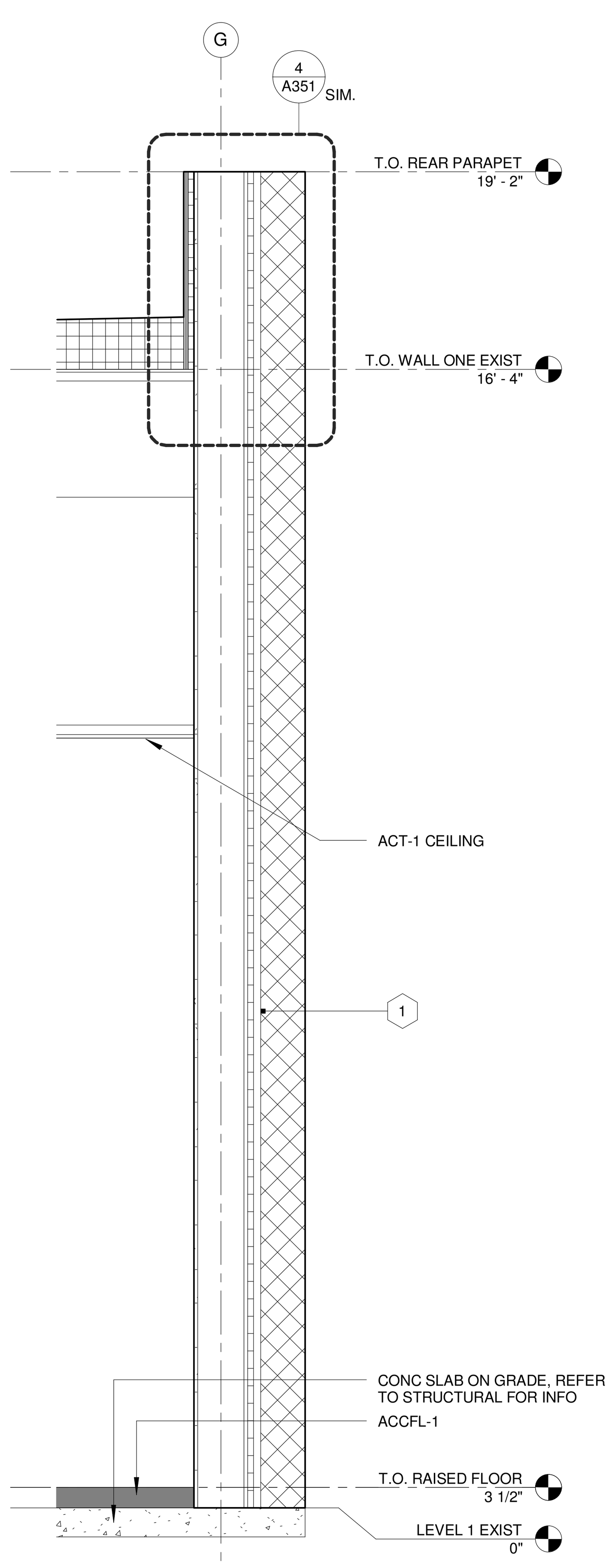
BUILDING SECTIONS

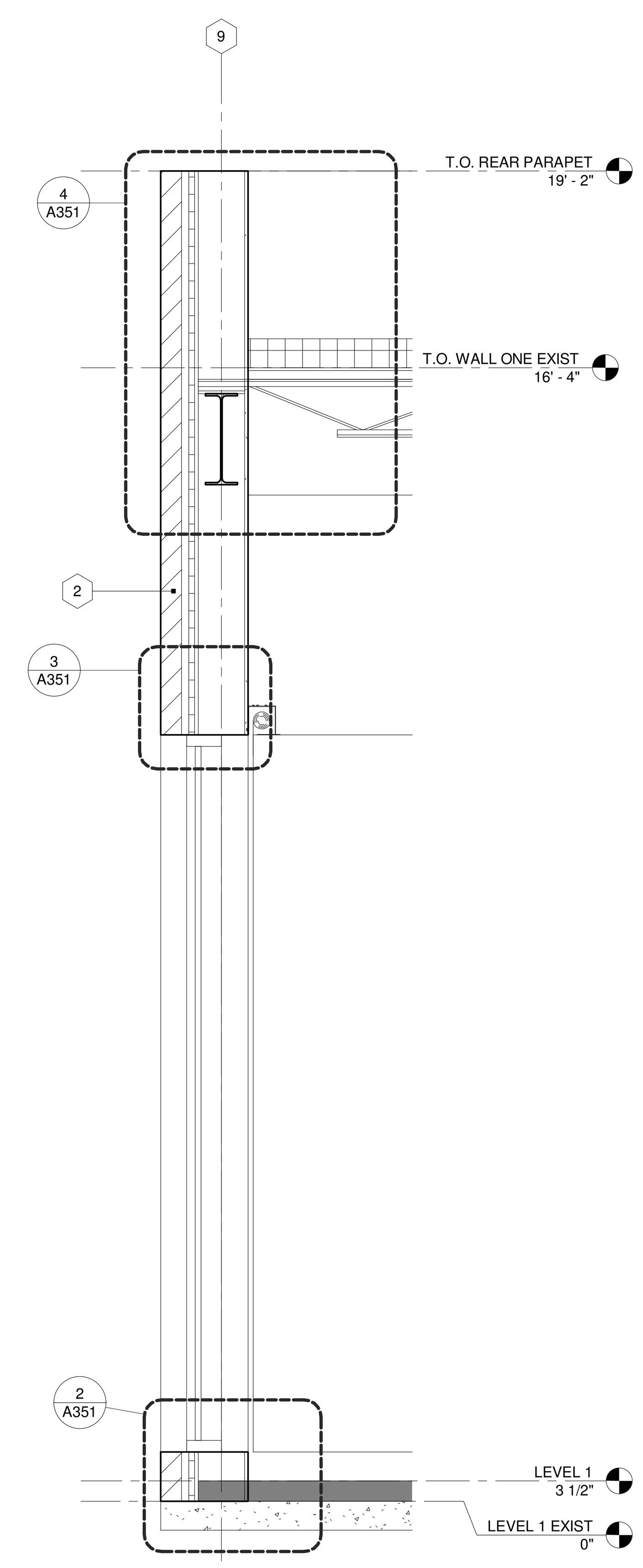
A251



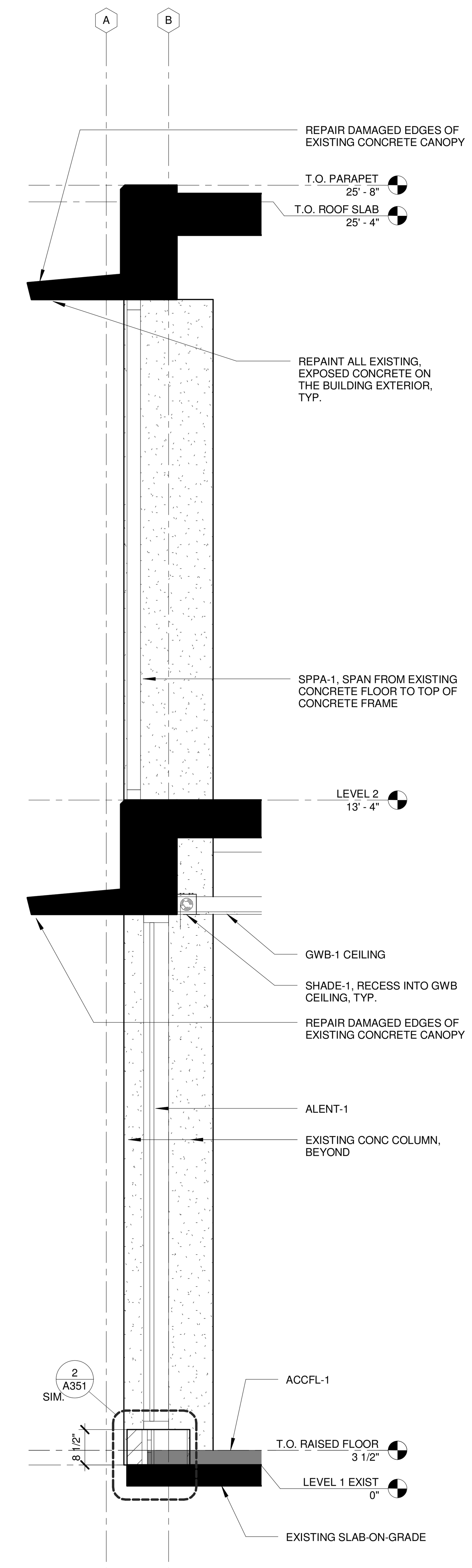
5 SECTION AT ENTRANCE
A301 1/2" = 1'-0"



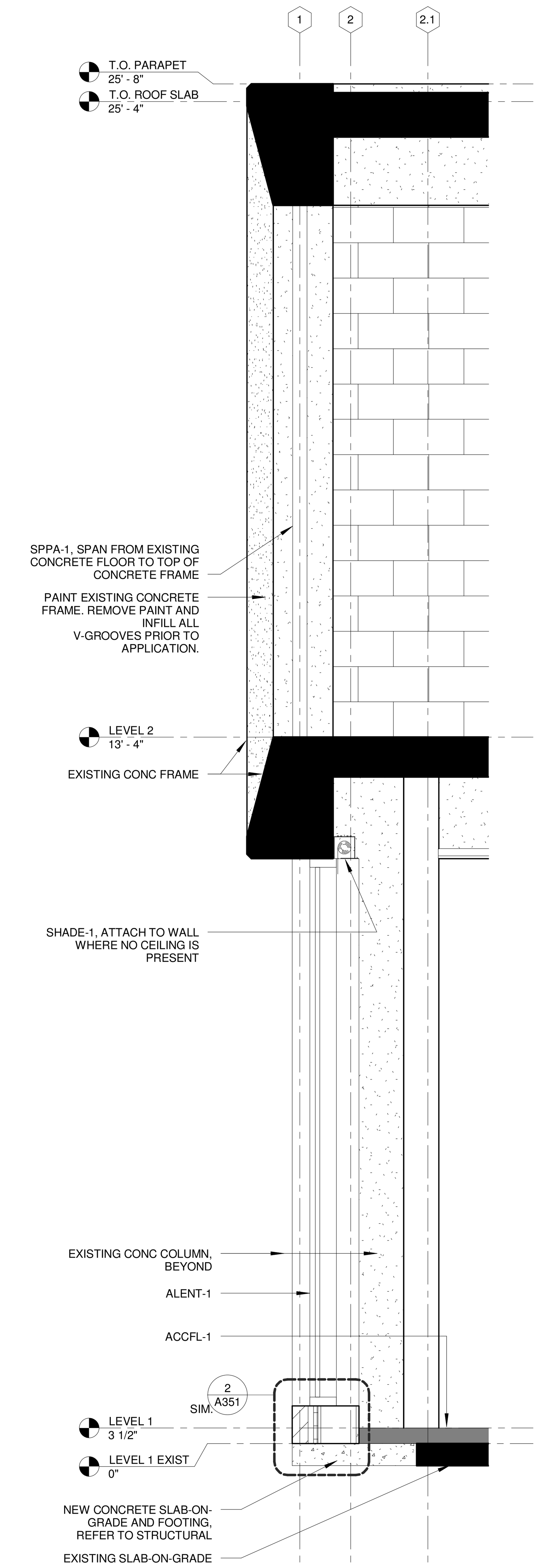
4 SECTION AT EAST WALL
A301 1/2" = 1'-0"



3 SECTION AT SOUTH WALL
A301 1/2" = 1'-0"



2 SECTION AT EXISTING WEST WALL
A301 1/2" = 1'-0"



1 SECTION AT EXISTING NORTH WALL
A301 1/2" = 1'-0"

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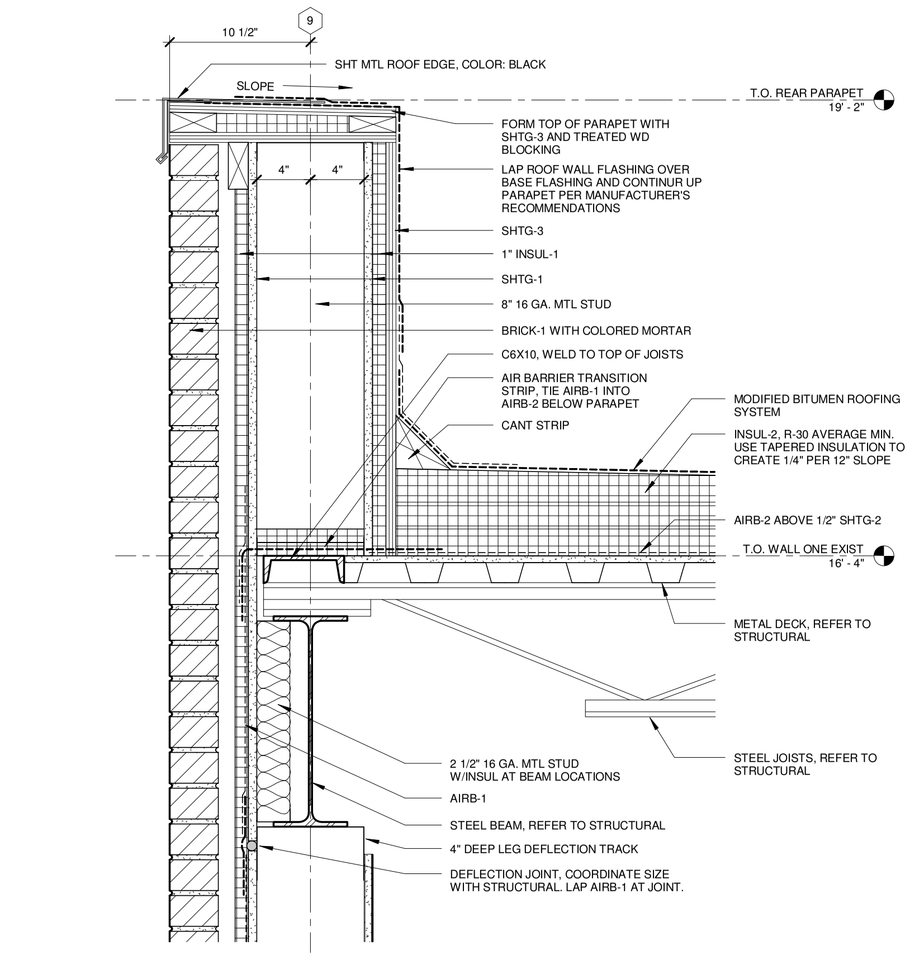
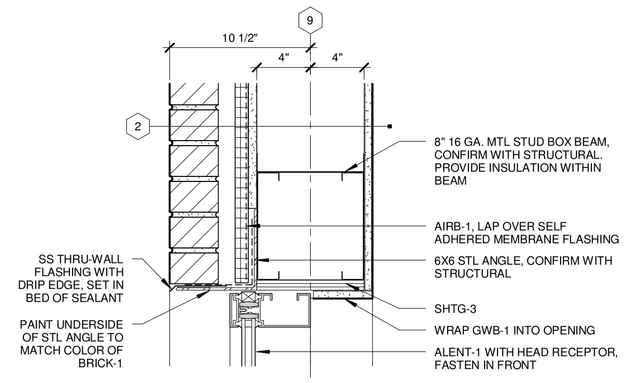
WALL SECTIONS

A301



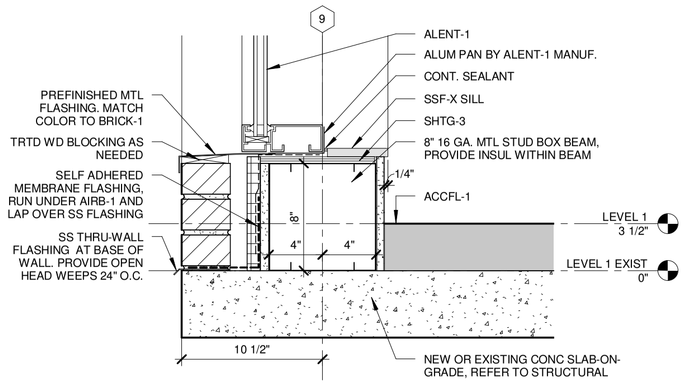
4 TYPICAL PARAPET DETAIL

A351 1 1/2" = 1'-0"



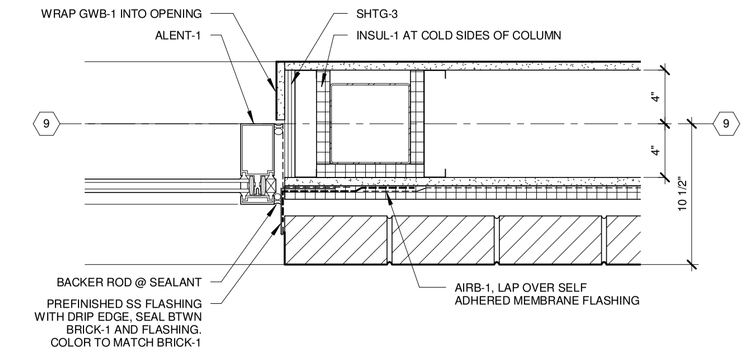
3 TYPICAL HEAD DETAIL

A351 1 1/2" = 1'-0"



2 TYPICAL SILL DETAIL

A351 1 1/2" = 1'-0"



1 TYPICAL JAMB DETAIL

A351 1 1/2" = 1'-0"

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710 South 2nd Street, 8th Floor
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MARK	DATE	DESCRIPTION
	12/29/14	TASK 1C PRELIMINARY REPORT

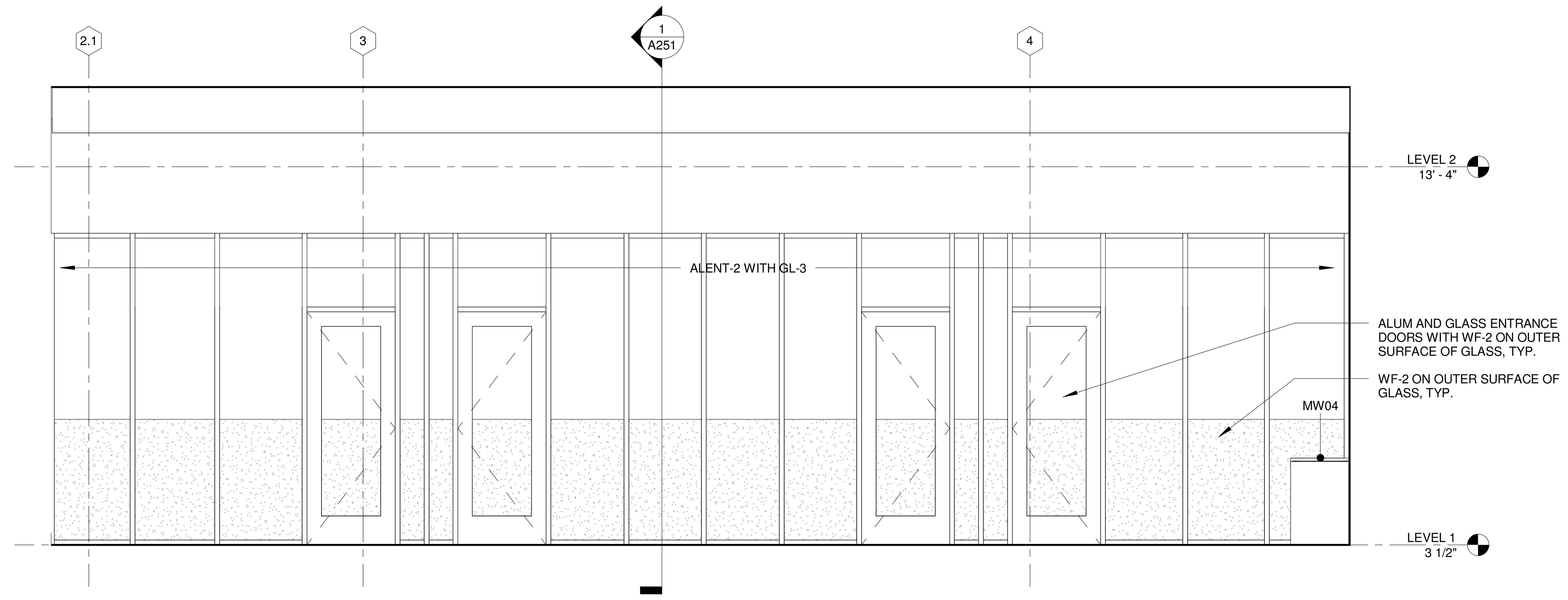
PROJECT NO. 2013074OCC

PROJECT PHASE TASK 1C PRELIMINARY REPORT

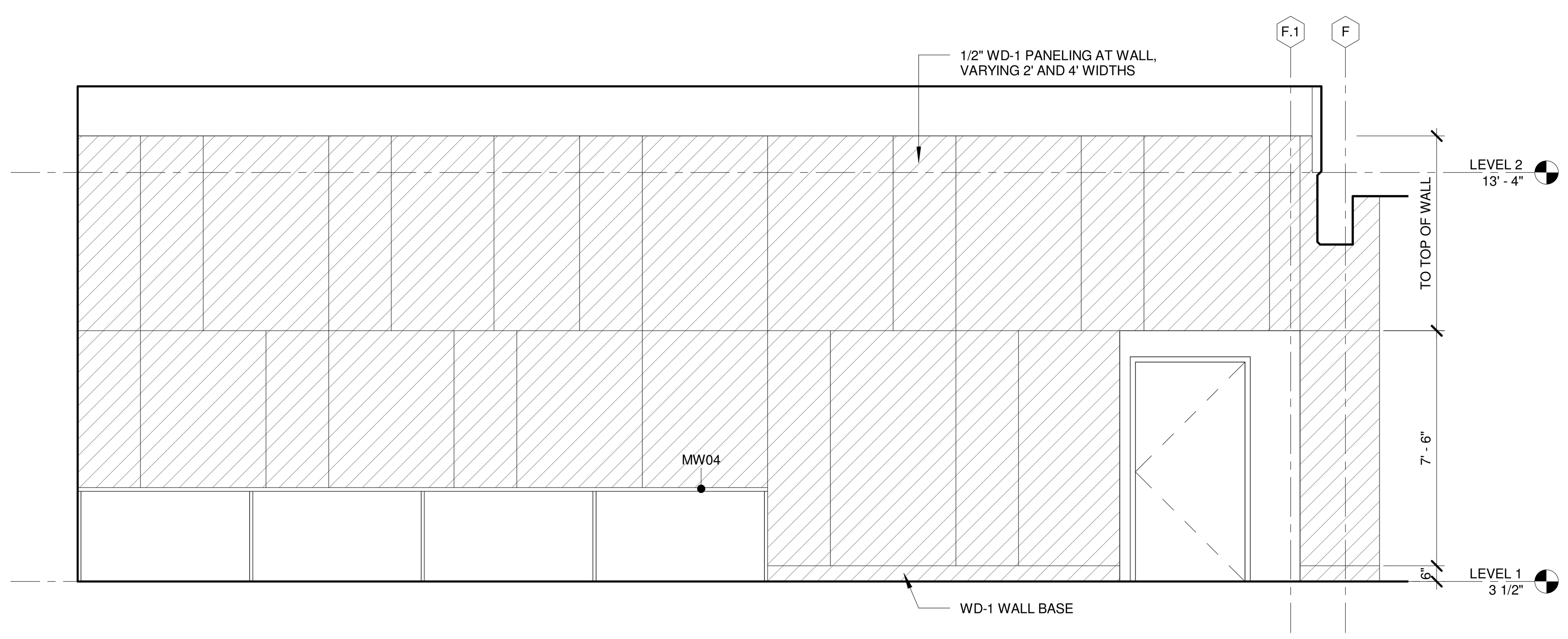
DRAWN BY: MSR **CHECKED BY:** MSR

EXTERIOR DETAILS

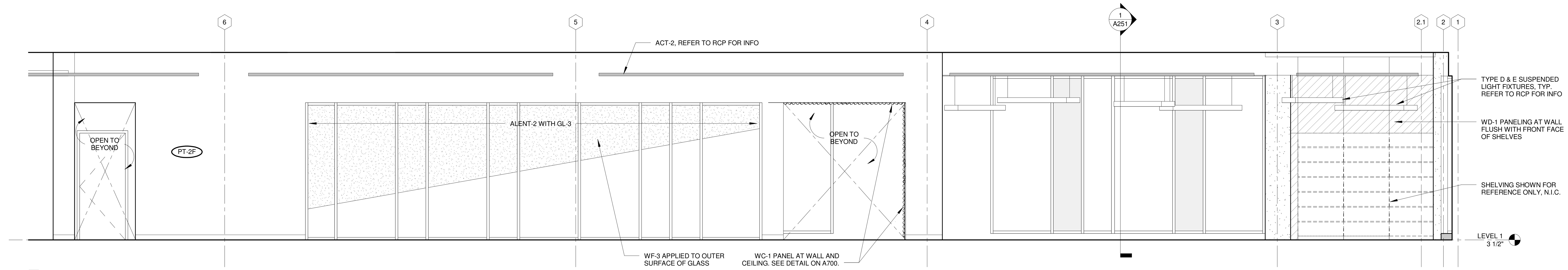
A351



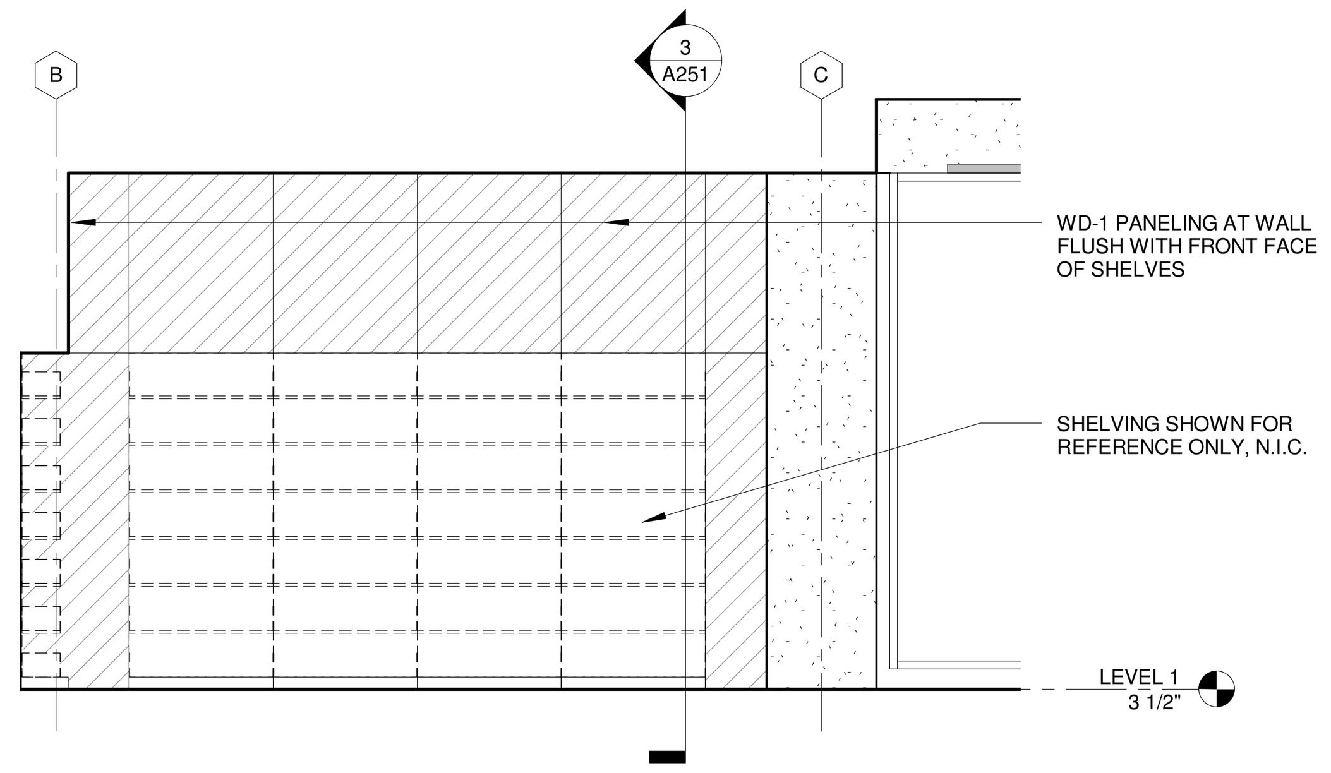
9 ADULT COLLECTION - EAST ELEVATION
A501 1/4" = 1'-0"



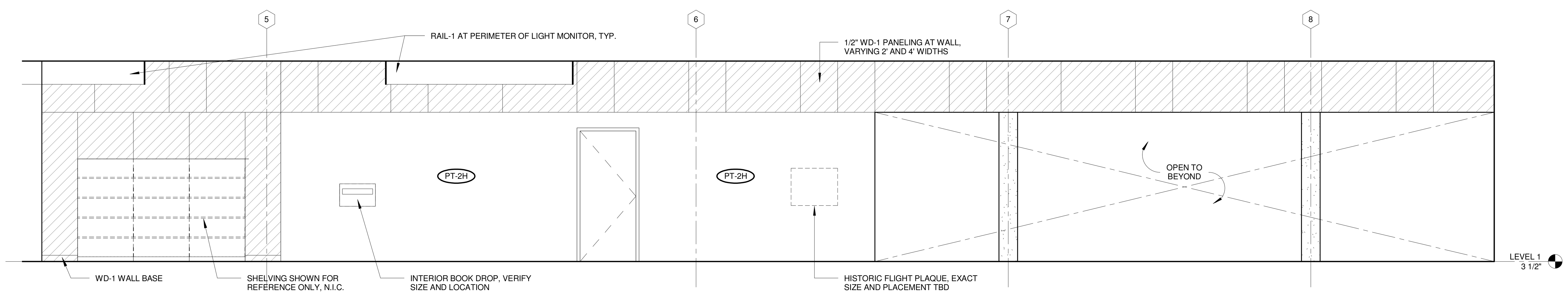
8 ELECTRONIC MATERIALS - SOUTH ELEVATION
A501 1/4" = 1'-0"



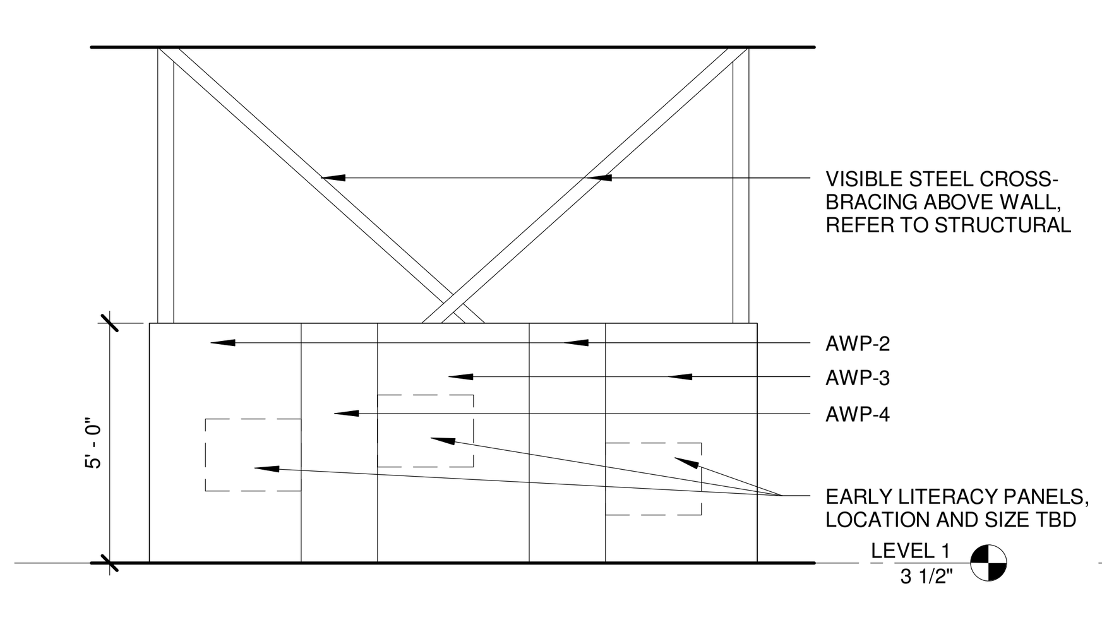
7 ADULT COLLECTION - WEST ELEVATION
A501 1/4" = 1'-0"



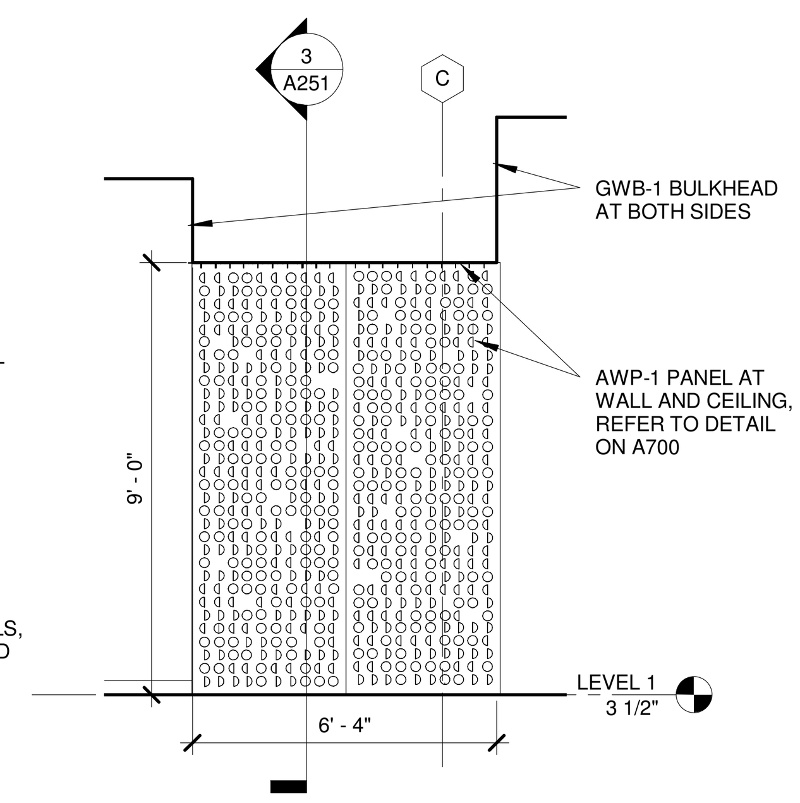
6 PERIODICALS - NORTH ELEVATION
A501 1/4" = 1'-0"



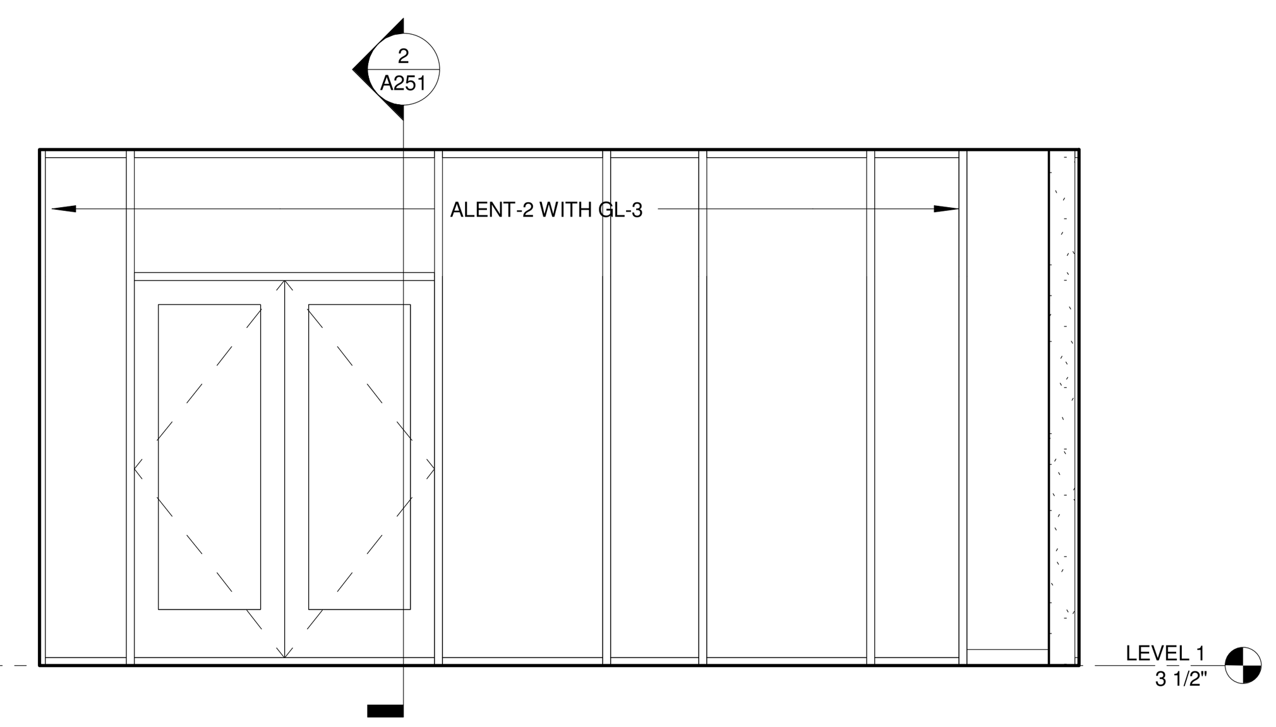
5 LOBBY - EAST ELEVATION
A501 1/4" = 1'-0"



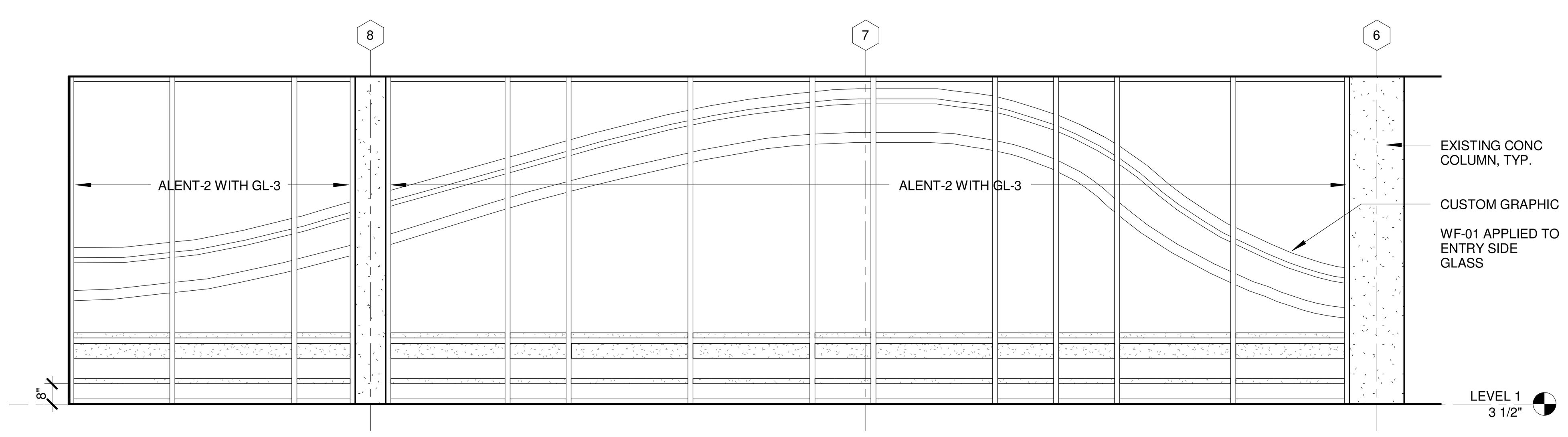
4 ACTIVITY WALL - NORTH ELEVATION
A501 1/4" = 1'-0"



3 TEEN ROOM - NORTH WALL
A501 1/4" = 1'-0"



2 LOBBY - SOUTH ELEVATION
A501 1/4" = 1'-0"



1 LOBBY - WEST ELEVATION
A501 1/4" = 1'-0"

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	12/29/14	TASK 1C PRELIMINARY REPORT

PROJECT NO. 2013074OCC
PROJECT PHASE TASK 1C PRELIMINARY REPORT
DRAWN BY: MSR
CHECKED BY: MSR

INTERIOR ELEVATIONS

A501

FINISH PLAN KEY

FLOOR FINISH: CPT-1 A — STYLE, COLOR

WALL FINISH: PT-1 A — STYLE / FINISH, COLOR

WINDOW TREATMENT: SHADE-1 — STYLE

NOTES:

1. SEE PROJECT MANUAL SPECIFICATION FOR KEY TO FINISH CODES. WHEN MORE THAN ONE WALL FINISH CODE IS LISTED AT WALLS ON FINISH PLAN, SEE INTERIOR ELEVATIONS FOR MATERIAL AND/OR PAINT COLOR TRANSITIONS.

2. COORDINATE EXTENT OF FLOOR AND WALL FINISHES WITH MILLWORK DRAWINGS.

3. SEE LEVEL ONE FLOOR PLAN FOR EXTENT OF RAISED FLOORING.

4. SEE SHEET A151 FOR RESTROOM ELEVATIONS SHOWING WALL TILE PATTERNS & PAINT LOCATIONS ABOVE. USE SCHLUTER-SCHIENE (OR EQUAL) SATIN ANODIZED ALUMINUM EDGE PROTECTION AT EXPOSED TILE LOCATIONS WITHIN RESTROOMS.

5. ALL GWB CEILINGS TO BE PAINTED PT-1A U.N.O.

6. ALL EXPOSED STRUCTURE CEILINGS TO BE PAINTED PT-4A U.N.O.

7. ALL HOLLOW METAL DOORS & FRAMES AND METAL GRILLES TO BE PAINTED ADJACENT WALL COLOR U.N.O.

8. ALL WOOD DOORS & FRAMES TO BE PAINTED ADJACENT WALL COLOR U.N.O.

9. ALL GWB WALLS AND COLUMNS TO BE PAINTED PT-2A U.N.O.

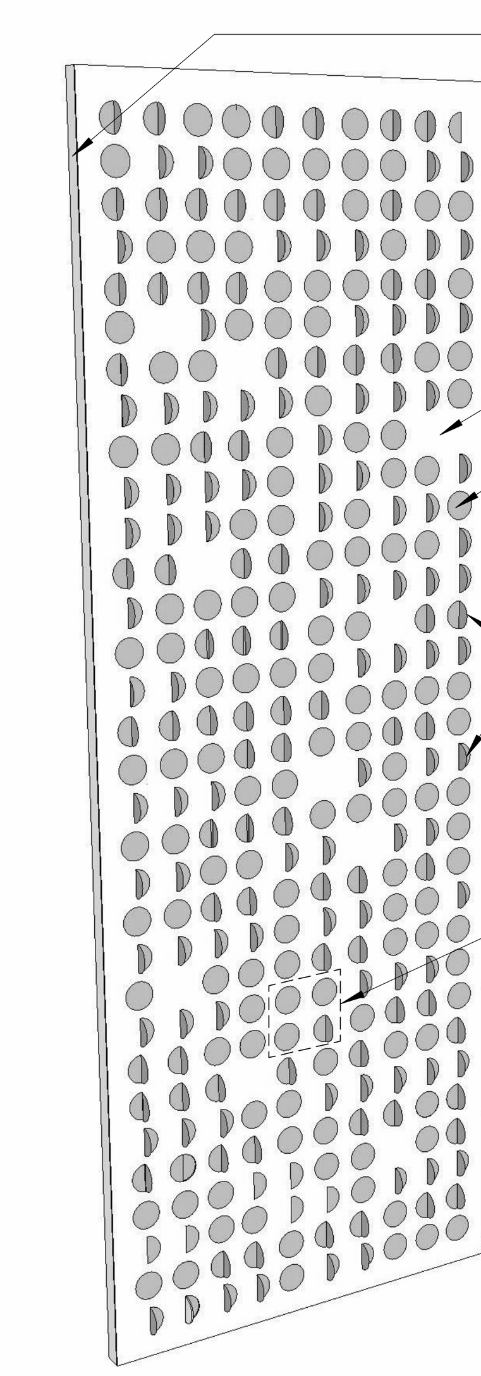
10. INSTALLER RESPONSIBLE FOR FIELD VERIFYING ALL QUANTITIES, DIMENSIONS AND CONDITIONS FOR WINDOW TREATMENTS. ALL SHADES SHALL BE FULL WIDTH WITH NO SEAMS OR BATTENS. INSTALLER RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS FOR APPROVAL.

11. CORNER GUARDS (WALLP-1, SEE SPEC) INSTALLED AT ALL OUTSIDE CORNERS WITHIN STAFF AREAS AND WHERE INDICATED ON FINISH PLAN, TYP.

12. BASEMENT AND 2ND FLOOR TO HAVE ALL EXISTING FINISHES REMOVED. NO NEW FLOOR FINISH OR WALL BASE FINISH TO BE INSTALLED U.N.O.

ROOM FINISH SCHEDULE

NO	NAME	FLOOR FINISH	BASE FINISH	NORTH		EAST		SOUTH		WEST		CEILING		NOTES
				MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH	
001	BASEMENT	EXIST										EXP		
002	DATA	EXIST										EXP		
101	VESTIBULE	CPT-1C	RB-1	GL	-	GWB-1	WD-1, PT-2H	GL	-	GWB-1	PT-2A	GWB-1	PT-1A	
102	LOBBY	TER-1	-, WD	-	-	GWB-1	WD-1, PT-2H	GL, GWB-1	-, PT-2A	GL	WF-2	ACT-1, EXP	PT-4A	SEE INTERIOR ELEVATIONS
103	SERVICE DESK	CPT-5	-, WD	-	-	GWB-1	WD-1, PT-2H	-	-	-	-	ACT-1, EXP	PT-4A	SEE INTERIOR ELEVATIONS
104	CHILDREN	CPT-2	RB-1	-, GWB-1	-, PT-2F	GL	WF-2	GL, GWB-1	-, PT-2A, AWP-2, AWP-3, AWP-4	GL, GWB-1	-, PT-2A	ACT-1, GWB-1, EXP	PT-4A	SEE FINISH PLAN FOR CARPET PATTERN
105	CORRIDOR	CPT-2	RB-1	GWB-1	PT-2A	-	-	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1		
106	FAMILY	CT-1	CT-2B	GWB-1	CT-2B	GWB-1	PT-2K	GWB-1	PT-2L	GWB-1	PT-2J	GWB-1		SEE SHEET 151 FOR TOILET ROOM ELEVATIONS
107	STORAGE	CPT-2	RB-1	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	EXP		
108	STAIR	CONC-1	RB-1	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	EXP		
109	PUBLIC COMPUTERS	CPT-5, CPT-4A	-, RB-1	-	-	-	-	-	-	GL, GWB-1	-, PT-2F, WF-3	ACT-1, EXP	PT-4A	SEE INTERIOR ELEVATIONS
110	TEENS	CPT-4A	RB-1	GWB-1	PT-2A, PT-2G, PT-6G, AWP-1	GL	WF-3	GWB-1	PT-6A, PT-2G, PT-6G	GL, GWB-1	-, PT-2A	ACT-1, GWB-1/AWP-1		SEE INTERIOR ELEVATIONS
111	ADULT COLLECTION	CPT-5	RB-1, WD	GL, GWB-1	-, PT-2A, WD-1	GL	WF-1	GWB-1	PT-2F, PT-2H, WD-1, SSF-1	GL, GWB-1	-, PT-2A	ACT-1, GWB-1, EXP	PT-4A	SEE INTERIOR ELEVATIONS
112	STUDY R00M	CPT-3C	RB-1	GL, GWB-1	-, PT-2A	GWB-1	PT-2B	GWB-1	PT-2A	GL	WF-1	ACT-1		SEE INTERIOR ELEVATIONS
113	STUDY R00M	CPT-3C	RB-1	GWB-1	PT-2A	GWB-1	PT-2C	GWB-1	PT-2A	GL	WF-1	ACT-1		SEE INTERIOR ELEVATIONS
114	STUDY R00M	CPT-3C	RB-1	GWB-1	PT-2A	GWB-1	PT-2E	GWB-1	PT-2A	GL	WF-1	ACT-1		SEE INTERIOR ELEVATIONS
115	STUDY R00M	CPT-3C	RB-1	GWB-1	PT-2A	GWB-1	PT-2F	GWB-1	PT-2A	GL	WF-1	ACT-1		SEE INTERIOR ELEVATIONS
116	STAFF WORKROOM	CPT-5	RB-1	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	ACT-2		
117	OFFICE	CPT-5	RB-1	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	ACT-2		
118	STAFF STORAGE	CPT-5	RB-1	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	EXP	PT-4A	
119	STAFF TOILET	CT-1	CT-2A, CT-2B	GWB-1	PT-2A	GWB-1	CT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1		SEE SHEET 151 FOR TOILET ROOM ELEVATIONS
120	BREAK ROOM	RF-1	RB-1B	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2B	ACT-2		SEE MILLWORK SHEETS FOR ELEVATION
121	JANITOR	CONC-1	RB-1	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	EXP	PT-4A	
122	WOMEN	TER-1	CT-2A, CT-2B	GWB-1	PT-2A	GWB-1	CT-2A, PT-2F	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1		SEE SHEET 151 FOR TOILET ROOM ELEVATIONS
123	MEN	TER-1	CT-2A, CT-2B	GWB-1	CT-2A, PT-2F, PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1		SEE SHEET 151 FOR TOILET ROOM ELEVATIONS
124	MEETING ROOM 1	RF-1	RB-1B	GWB-1	PT-2F	GWB-1	PT-2A	OPART-1	-	GWB-1	PT-2B	ACT-1		SEE INTERIOR ELEVATIONS
125	MEETING ROOM 2	RF-1	RB-1B	OPART-1	-	GWB-1	PT-2A	GL, GWB-1	-, PT-2A	GWB-1	PT-2B	ACT-1		SEE INTERIOR ELEVATIONS
126	TABLE & CHAIR STORAGE	RF-1	RB-1B	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	GWB-1	PT-2A	EXP	PT-4A	
127	SERVICE CORRIDOR	CPT-1	RB-1	GWB-1	PT-2A	GWB-1	PT-2A, WALLP-2	GWB-1	PT-2A	GWB-1	PT-2A, WALLP-2	EXP	PT-4A	WALLP-2 WALL PROTECTION INSTALLED AT 36"AFF O.C., SEE FINISH PLAN FOR CARPET PATTERN
201	2ND LEVEL MECHANICAL SPACE	EXIST										EXP		



1 AWP-1 PANEL DETAIL
A700 1 1/2" = 1'-0"

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MARK	DATE	DESCRIPTION
	12/29/14	TASK 1C PRELIMINARY REPORT

PROJECT NO. 2013074OCC

PROJECT PHASE: TASK 1C PRELIMINARY REPORT

DRAWN BY: MSR — CHECKED BY: MSR

FINISH SCHEDULE

A700

FINISH PLAN KEY

FLOOR FINISH: CPT-1 A — STYLE, COLOR
WALL FINISH: PT-1 A — STYLE / FINISH, COLOR
WINDOW TREATMENT: SHADE-1 — STYLE

NOTES:

1. SEE PROJECT MANUAL SPECIFICATION FOR KEY TO FINISH CODES. WHEN MORE THAN ONE WALL FINISH CODE IS LISTED AT WALLS ON FINISH PLAN, SEE INTERIOR ELEVATIONS FOR MATERIAL AND/OR PAINT COLOR TRANSITIONS.

2. COORDINATE EXTENT OF FLOOR AND WALL FINISHES WITH MILLWORK DRAWINGS.

3. SEE LEVEL ONE FLOOR PLAN FOR EXTENT OF RAISED FLOORING.

4. SEE SHEET A151 FOR RESTROOM ELEVATIONS SHOWING WALL TILE PATTERNS & PAINT LOCATIONS ABOVE. USE SCHLUTER-SCHIENE (OR EQUAL) SATIN ANODIZED ALUMINUM EDGE PROTECTION AT EXPOSED TILE LOCATIONS WITHIN RESTROOMS.

5. ALL GWB CEILINGS TO BE PAINTED PT-1A U.N.O.

6. ALL EXPOSED STRUCTURE CEILINGS TO BE PAINTED PT-4A U.N.O.

7. ALL HOLLOW METAL DOORS & FRAMES AND METAL GRILLES TO BE PAINTED ADJACENT WALL COLOR U.N.O.

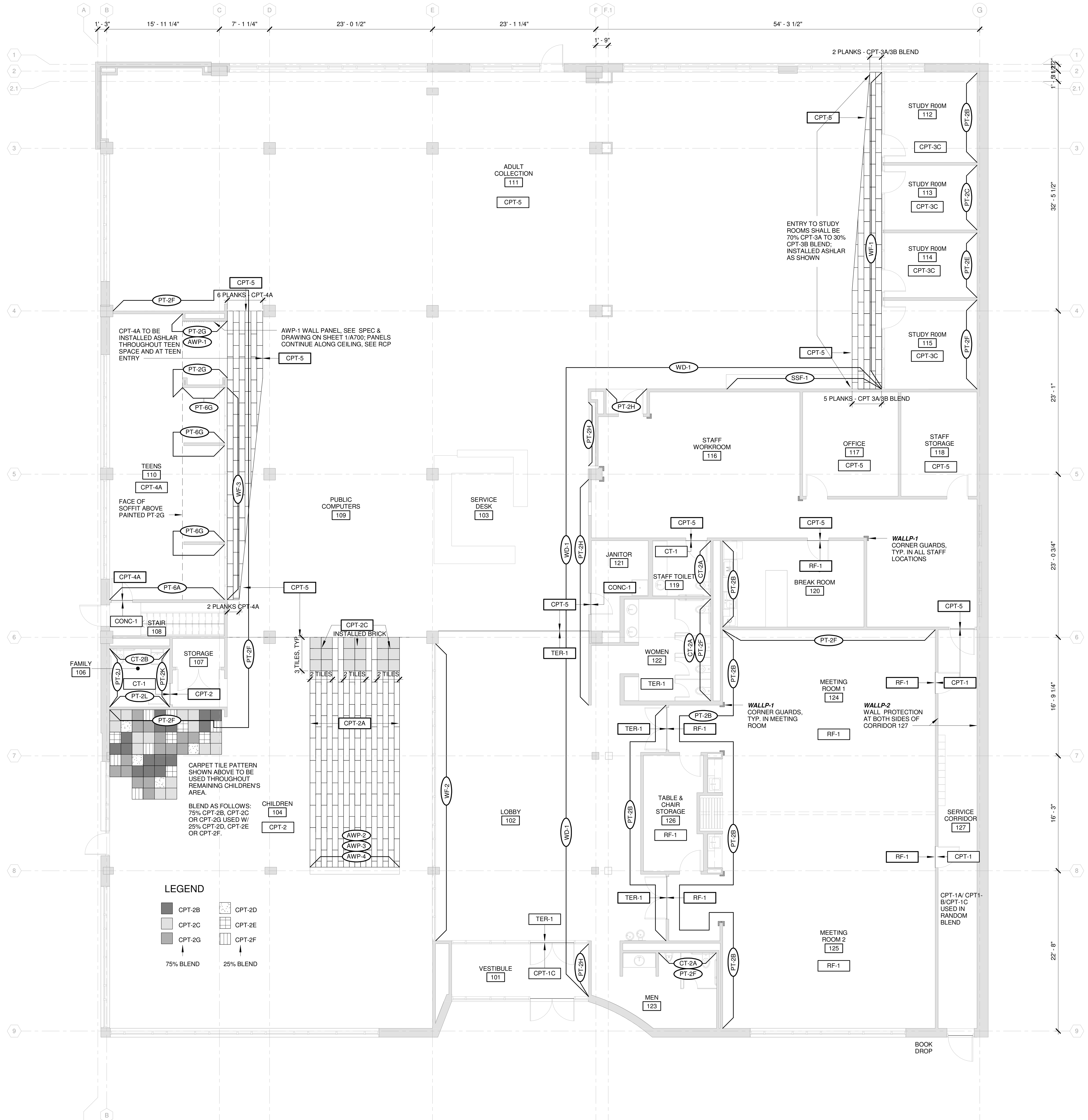
8. ALL WOOD DOORS & FRAMES TO BE PAINTED ADJACENT WALL COLOR U.N.O.

9. ALL GWB WALLS AND COLUMNS TO BE PAINTED PT-2A U.N.O.

10. INSTALLER RESPONSIBLE FOR FIELD VERIFYING ALL QUANTITIES, DIMENSIONS AND CONDITIONS FOR WINDOW TREATMENTS. ALL SHADES SHALL BE FULL WIDTH WITH NO SEAMS OR BATTENS. INSTALLER RESPONSIBLE FOR SUBMITTING SHOP DRAWINGS FOR APPROVAL.

11. CORNER GUARDS (WALLP-1, SEE SPEC) INSTALLED AT ALL OUTSIDE CORNERS WITHIN STAFF AREAS AND WHERE INDICATED ON FINISH PLAN, TYP.

12. BASEMENT AND 2ND FLOOR TO HAVE ALL EXISTING FINISHES REMOVED. NO NEW FLOOR FINISH OR WALL BASE FINISH TO BE INSTALLED U.N.O.



1 LEVEL 1 FINISH PLAN
A701 1/8" = 1'-0"

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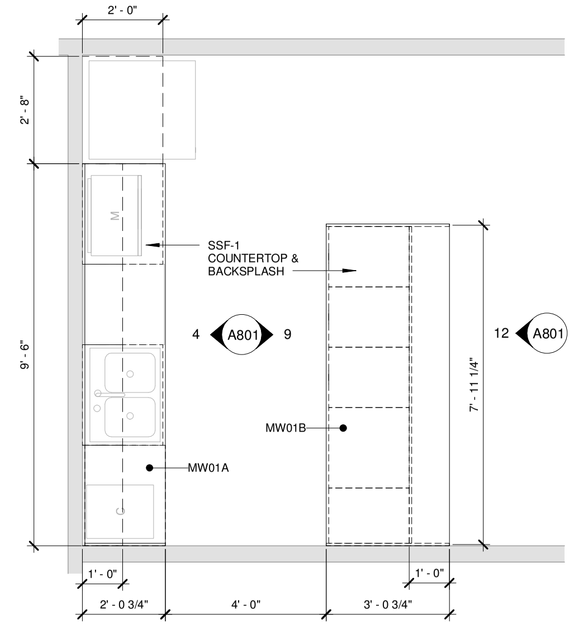
PROJECT NO. 2013074OCC
PROJECT PHASE TASK 1C PRELIMINARY REPORT
DRAWN BY: MSR
CHECKED BY: MSR

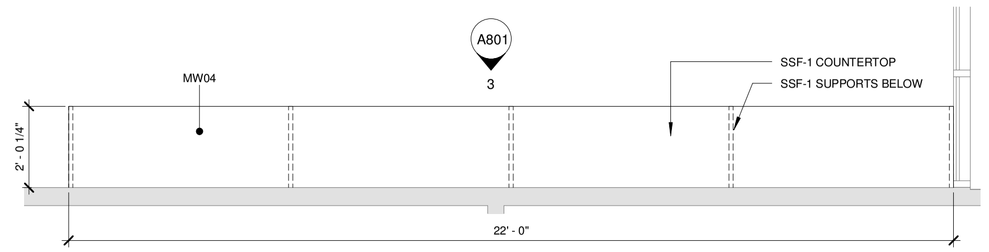
LEVEL ONE FINISH PLANS

A701



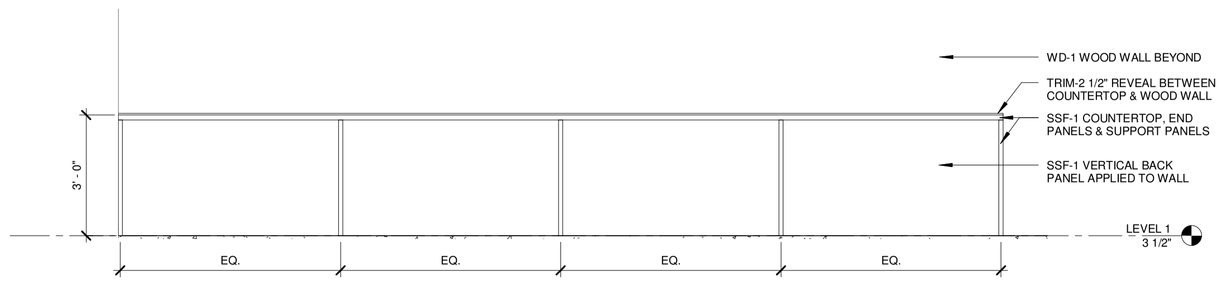
1 MW01 - PLAN @ STAFF LOUNGE1

A801 3/8" = 1'-0"



2 MW04 - PLAN @ INFO BAR

A801 3/8" = 1'-0"



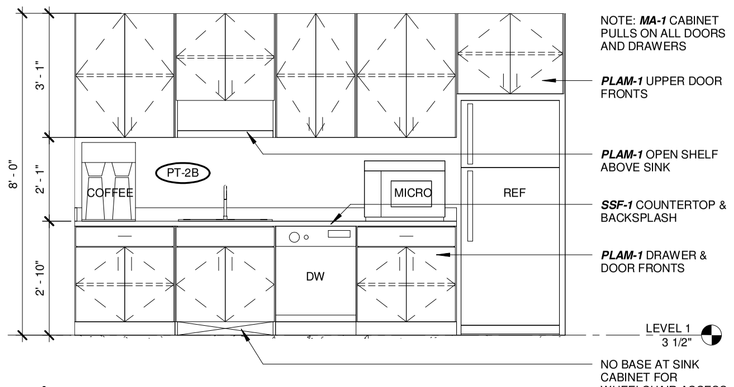
3 MW04 FRONT ELEV

A801 3/8" = 1'-0"

MILLWORK SCHEDULE			
MARK	DESCRIPTION	COUNT	COMMENTS
MW01A	SINK COUNTER W/ BASE & UPPER CABINETS	1	COORD. W/ MECH, ELEC & LIGHTING
MW01B	ISLAND W/ BASE CABINETS & KNEESPACE	1	
MW02A	SINK COUNTER W/ BASE & UPPER CABINETS	1	COORD. W/ MECH & ELEC
MW02B	SINK COUNTER W/ BASE & UPPER CABINETS	1	REVERSE OF MW02A, FIELD VERIFY DIMENSIONS
MW03	BOOK DISPLAY UNIT	5	
MW04	INFORMATION BAR COUNTER	1	COORD. W/ ELEC
MW05	SINK VANITY COUNTER	1	COORD. W/ MECH, ELEC & LIGHTING
MW06A	SINK VANITY COUNTER	1	COORD. W/ MECH, ELEC & LIGHTING
MW06B	VANITY COUNTER (NO SINK)	1	COORD. W/ ELEC
MW07	SINK VANITY COUNTER	1	COORD. W/ MECH, ELEC & LIGHTING

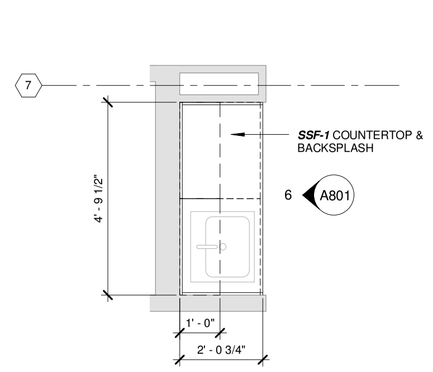
NOTES:

1. SEE PROJECT MANUAL SPECIFICATION FOR KEY TO FINISH CODES.
2. SEE PROJECT MANUAL SPECIFICATION FOR MILLWORK ACCESSORIES (MA-#) IN CONTRACT (I.E. CABINET HARDWARE, BRACKETS, GROMMETS, ETC).
3. VERIFY DIMENSIONS WITH SITE CONDITIONS, TYP.
4. VERIFY ALL DIMENSIONS AND CLEARANCES REQUIRED FOR APPLIANCES PRIOR TO FABRICATION, TYP.
5. VERIFY ALL DIMENSIONS FOR OWNER SUPPLIED FURNISHINGS & EQUIPMENT (I.E. FILE CABINETS, PRINTERS, COPIERS, ETC.) W/ OWNER PRIOR TO FABRICATION, TYP.
6. PROVIDE BLOCKING IN WALLS FOR ALL WALL-MOUNTED MILLWORK, COORDINATE W/ GC, TYP.
7. SEE MECHANICAL FOR PLUMBING FIXTURES, COORDINATE PRIOR TO FABRICATION AND INSTALLATION. PROVIDE BLOCKING IN WALLS FOR WALL-MOUNTED PLUMBING FIXTURES, COORDINATE W/ GC, TYP.
8. COORDINATE POWER LOCATIONS W/I MILLWORK W/ ELECTRICAL, TYP.
9. SEE LIGHTING PLANS FOR UNDERCABINET LIGHTING LOCATIONS & FIXTURE TYPES. COORDINATE W/ ELECTRICAL, TYP.



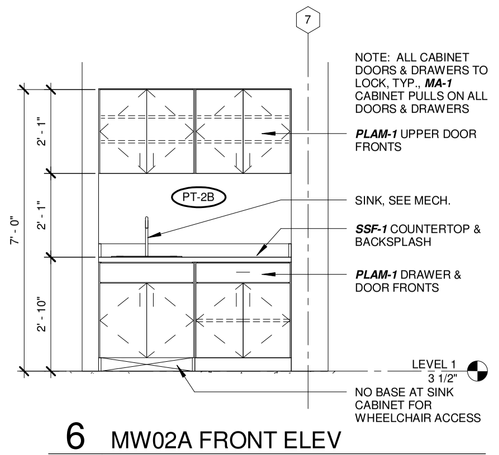
4 MW01A FRONT ELEV

A801 3/8" = 1'-0"



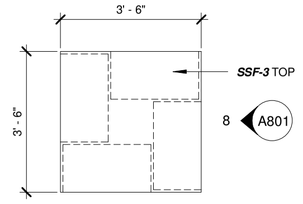
5 MW02A - PLAN @ MEETING ROOM KIT.

A801 3/8" = 1'-0"



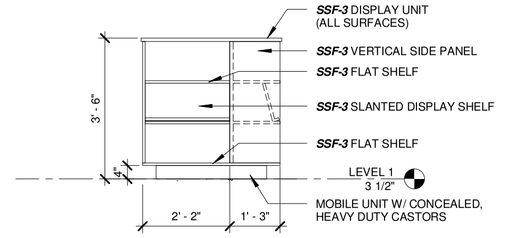
6 MW02A FRONT ELEV

A801 3/8" = 1'-0"



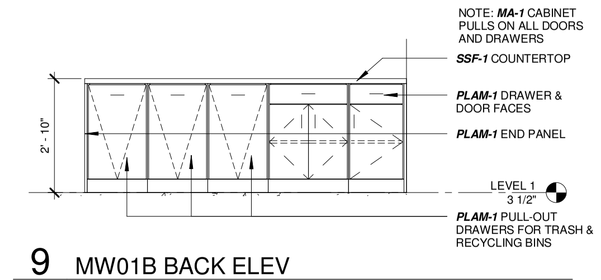
7 MW03 - PLAN @ BOOK DISPLAY UNIT

A801 3/8" = 1'-0"



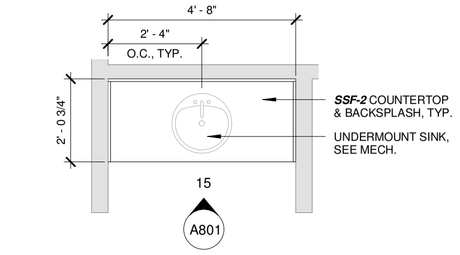
8 MW03 FRONT ELEV

A801 3/8" = 1'-0"



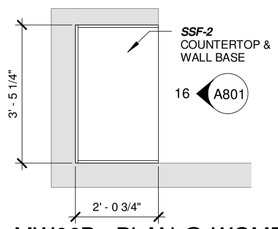
9 MW01B BACK ELEV

A801 3/8" = 1'-0"



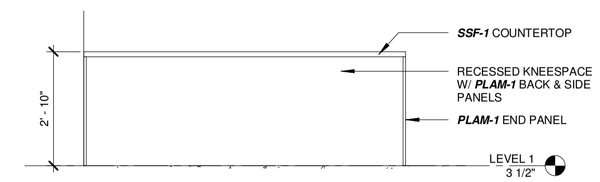
10 MW05 - PLAN @ MEN'S VANITY

A801 3/8" = 1'-0"



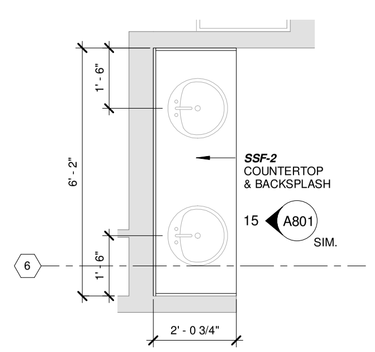
11 MW06B - PLAN @ WOMEN'S COUNTER

A801 3/8" = 1'-0"



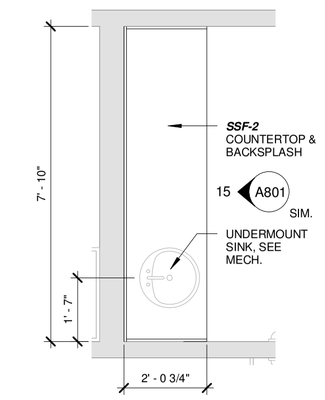
12 MW01B FRONT ELEV

A801 3/8" = 1'-0"



13 MW06A - PLAN @ WOMEN'S VANITY

A801 3/8" = 1'-0"



14 MW07 - PLAN @ STAFF VANITY

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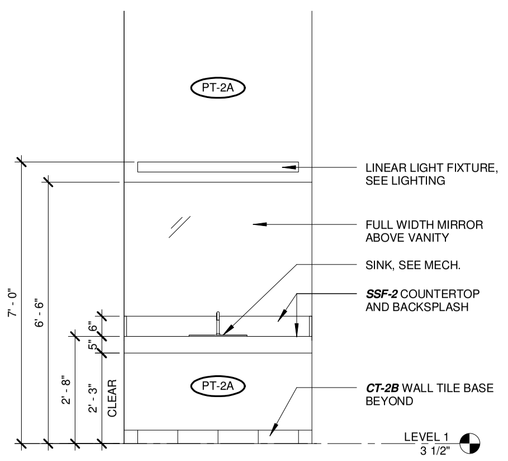
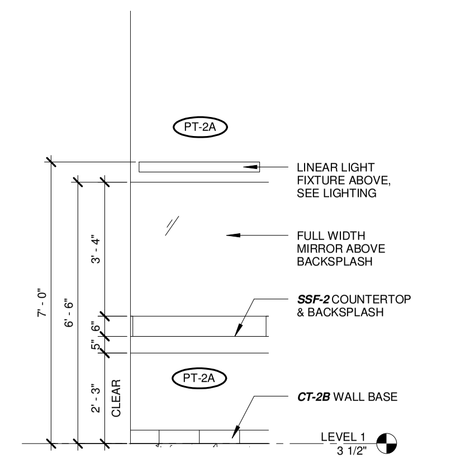


15 MW05 FRONT ELEV

A801 3/8" = 1'-0"



16 MW06B FRONT ELEV

A801 3/8" = 1'-0"

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Signature: _____

Print Names: _____

Date: _____ License No: _____

ISSUE

MARK	DATE	DESCRIPTION
	12/29/14	TASK 1C PRELIMINARY REPORT

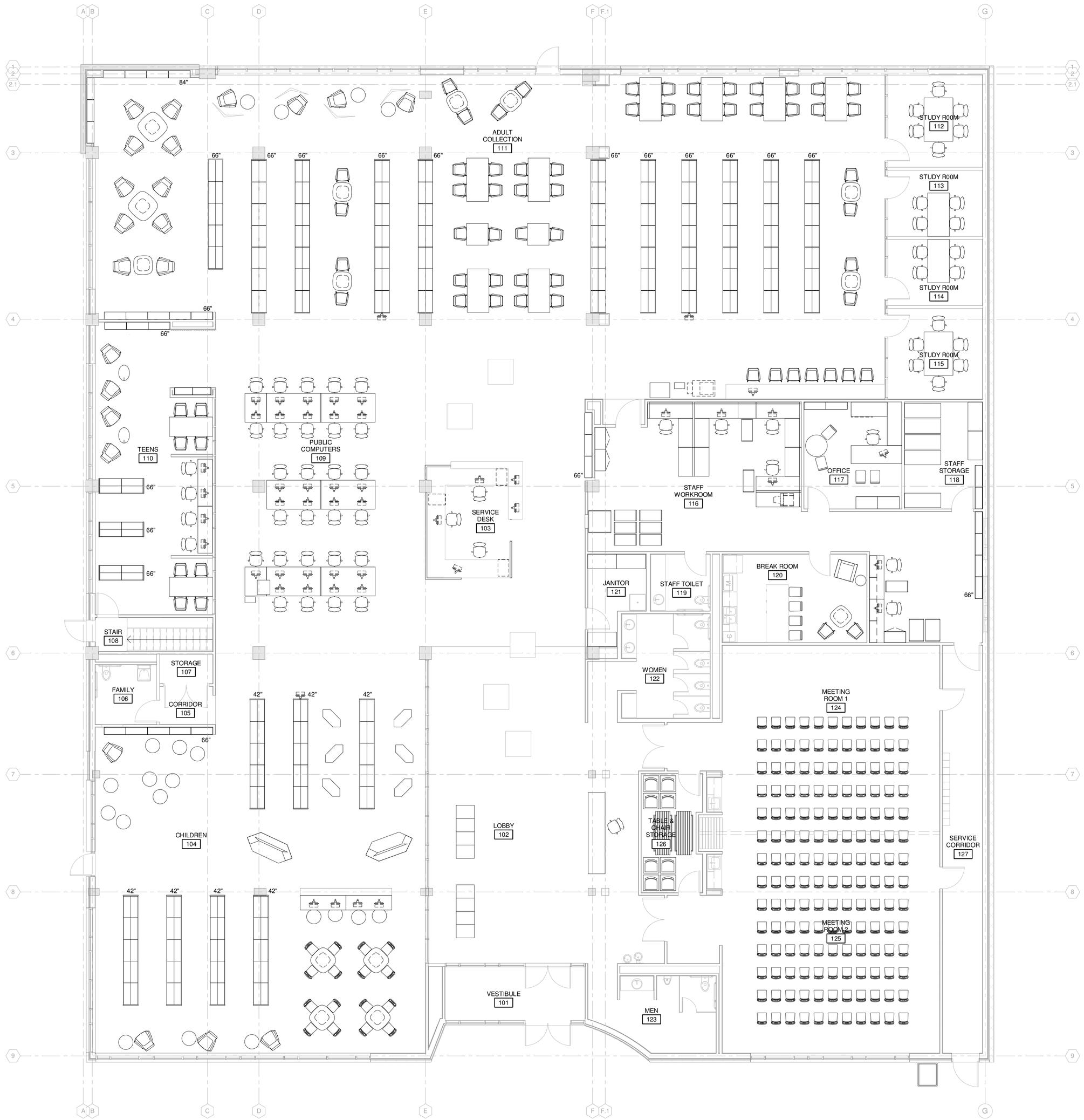
PROJECT NO. 2013074OCC

PROJECT PHASE TASK 1C PRELIMINARY REPORT

DRAWN BY: MSR CHECKED BY: MSR

MILLWORK PLANS AND DETAILS

A801



NOTES:

1. FURNITURE PLANS INCLUDED FOR REFERENCE ONLY.

1 LEVEL 1 FURNITURE PLAN - FOR REFERENCE ONLY
A901 1/8" = 1'-0"

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ARCHITECT SEAL

Signature: _____
Print Names: _____
Date: _____ License No: _____

ISSUE

MARK	DATE	DESCRIPTION
	12/29/14	TASK 1C PRELIMINARY REPORT
	2/6/15	REVISED TASK 1C PRELIMINARY REPORT

PROJECT NO. 2013074OCC
PROJECT PHASE TASK 1C PRELIMINARY REPORT
DRAWN BY: MSR CHECKED BY: MSR

LEVEL ONE FURNITURE PLAN

A901

MATERIAL LIST

Date: 06 February 2015 – Task 1C Preliminary Report, Revision 1
Project Name: Oklahoma City Capitol Hill Library
Project No: 2013074

Division 3 – Concrete

Section	Designator	Material Description / Information
033000	CONC-1	Cast-in-place concrete, refer to structural for additional requirements

Division 4 – Masonry

Section	Designator	Material Description / Information
042000	BRICK-1	Sioux City Brick Size: Modular Color: Mortar Color:
042000	CMU-1	Size: 8x8x16

Division 5 – Metals

Section	Designator	Material Description / Information
05 7300	RAIL-1	Decorative Railing at perimeter of light monitors Mfr: CRL Blumcraft Model: SB200 Two Piece Smoke Baffle Base Shoe recessed into ceiling.

Division 6 – Wood, Plastics and Composites

Section	Designator	Material Description / Information
06 1600	SHTG-1	Wall Sheathing
06 1600	SHTG-2	Roof Decking ½" Dens Deck or similar
06 1600	SHTG-3	Sheathing ¾" Plywood
06 2023	WD-1	Wood Species: Finish: Clear Grade: AWI Premium Note: FSC Certified
06 4023	PLAM-1	Plastic Laminate (Workroom Cabinets) Mfr: Formica Color: Finish: Matte PVC Edges: Doellken-Woodtape, Color #, 15/16" x 3mm
06 4023	SSF-1	Solid Surface Mfr: Silestone Product: Quartz Color: Vertical Thickness: 1/2"

Division 6 – Wood, Plastics and Composites

Section	Designator	Material Description / Information
		Horizontal Thickness: 1-1/4”
06 4023	SSF-2	Solid Surface Mfr: Silestone Product: Quartz Color: Vertical Thickness: 1/2" Horizontal Thickness: 1-1/4”
06 4023	SSF-3	Solid Surface Mfr: Corian Color: Size: See Drawings
06 4023	TRIM-2	Wall Reveal Trim Mfr: Fry Reglet Model: TDM-50-50
06 4023	MA-1	Millwork Accessory – Cabinet Pull Mfr: Doug Mockett Product: DP124A Finish: Satin Nickel Overall Length: 5-1/2” Projection: 1-15/32”

Division 7 – Thermal and Moisture Protection

Section	Designator	Material Description / Information
07 2100	INSUL-1	Wall Insulation – Continuous Insulation Extruded-Polystyrene Board Insulation R value = 5.0/in (aged) Thickness = 1” continuous insulation to meet energy code
07 2100	INSUL-2	Roof Insulation Polyisocyanurate board insulation R value = 6.5/in (aged) Thickness = 5” minimum to achieve R-30 (R-20 required by IECC)
07 2100	INSUL-3	Wall Insulation – Cavity Insulation Spray Foam R value = 13 min. to meet energy code
07 2100	INSUL-4	Below Grade Insulation Extruded-Polystyrene Board Insulation R value = 5.0/in (aged) Not required by energy code, confirm use
07 2700	AIRB-1	Air Barrier – Wall Tyvek Commercial D or equal, or fluid-applied vapor permeable air barrier
07 2700	AIRB-2	Air Barrier – Roof Self-adhered Membrane Air Barrier Air permeability > .004 CFM/sf at pressure difference of .3

Division 7 – Thermal and Moisture Protection

Section	Designator	Material Description / Information
		Permeability rating > .08
079500	XJ-1	Expansion Joint Cover – Terrazzo Floor Mfr: Balco Model: NBR-2x3/8", recessed for terrazzo inset
079500	XJ-2	Expansion Joint Cover – Carpet Mfr: Balco Model: RDA-2
079500	XJ-3	Expansion Joint Cover – Interior Gyp Bd Walls Mfr: Balco Model: WD-2 (snap-on wall cover, anodized alum finish)
079500	XJ-4	Expansion Joint Cover – Exterior Walls Mfr: Balco Model: TBD
079500	XJ-5	Expansion Joint Cover – Roof Mfr: Balco Model: TBD

Division 8 – Openings

Section	Designator	Material Description / Information
08 8000	GL-1	1" Clear Tempered Insulated Glass
	GL-2	1" Translucent Tempered Insulated Glass
	GL-3	1/4" Clear Tempered Glass
	GL-4	1/2" Clear Tempered Glass Used in RAIL-1 at perimeter of light monitors
08 4113	ALENT-1	Aluminum Entrances and Storefront – Exterior Kawneer Trifab 601T Framing System Color: Anodized Aluminum
08 4113	ALENT-2	Aluminum Entrances and Storefront – Interior Kawneer Trifab 400 Framing System Color: Anodized Aluminum
08 4513	SPPA-1	Kalwall 2 ¾" Verti-Kal Wall System Width: 4' Interior Face Sheet: Smooth, Standard White Exterior Face Sheet: Smooth, Standard Crystal Thermally Broken Composite Grid Core and Perimeter Closure System Insulation Value = TBD
	WF-1	Window Film Mfr: 3M

Division 8 – Openings

Section	Designator	Material Description / Information
		Product: Custom Fasara Color:
	WF-2	Window Film Mfr: 3M Product: Fasara Type: Gradation – Illumina-g Number: Color: Dimension 50"h x room
	WF-3	Window Film Mfr: 3M Product: Scotchcal Electrocut Graphic Film Color: To be selected by Architect from manufacturer's standard color line
	WF-4	Window Film Mfr: 3M Product: Custom Fasara Color:
08 8300	MIRROR-1	Mirror

Division 9 – Finishes

Section	Designator	Material Description / Information
09 2200	CPLAS-1	Exterior Plaster Mfr: Thermocromex Limestone Plaster Finish: Scoria Color: Custom (to match color from Architect)
09 2900	GWB-1	Gypsum Wall Board
09 3000	CT-1	Porcelain Tile (Bathroom Floors) Mfr: Flor Gres Style: Color: Finish: Matte Size: 30cm x 60cm (24" x 24") Thickness: 10mm
	CT-2	Ceramic Tile (Bathroom Wet Wall) Mfr: Marazzi Style: Dimensional: Colors: Finish: Gloss Size: 12"W x 4"H Thickness: 7.5 mm (0.3") Pattern: See Drawings Grout: Laticrete SpectraLOCK PRO Grout, #44 Bright White
09 5123	ACT-1	Acoustical Ceiling Tile – Public Areas Mfr: CertainTeed Ecophon (or equal) Style: #3542 1564 Focus DG High Density Fiberglass Ceiling

Section	Designator	Material Description / Information
		Color: White Edge: Semi-Concealed Edge Thickness: 3/4” Panel Size: 2’ x 8’ NRC: 0.90 Grid: 15/16”, White
	ACT-2	Acoustical Ceiling Tile – Staff Areas Mfr: CertainTeed Style: #1342-IOF-1 Symphony f Fiberglass Ceiling Color: White Edge: Reveal Edge Thickness: 1” Panel Size: 2’ x 2’ NRC: 0.95 Grid: 15/16”, White
	ACT-3	Acoustic Panel Mfr: Avl Systems Product: HT Wall System 1000 Absorption Rate 250Hz (.45) Edge: Square Size: See drawings Finish: WC-2 (See Specification Information)
	TRIM-1	Ceiling cloud trim at ACT-1 CertainTeed #CAS-002, Standard White
09 6513	RB-1	Rubber Base Mfr: Johnsonite Style: Straight Rubber Base (Type TP – rubber, thermoplastic) Size: 4”H x 1/8” thick Color: See Below Note: Coil Stock – No Strips
	RB-1	Color:
	RB-1B	Color:
09 6516	RF-1	Rubber Sheet Flooring Mfr: Capri Cork Style: Color: Thickness: 3.2mm (1/8”)
09 6623	TER-1	Epoxy Resin Terrazzo Mfr: TBD Color: To Match Architect’s Sample Matrix Color: White Finish: 800 grit

Division 9 – Finishes

Section	Designator	Material Description / Information
09 6813	CPT-1A	Carpet Tile (Walk-Off) Mfr: Burmatex Style: Color: Size: Tile Installation Method: Pattern: See Drawings
	CPT-1B	Carpet Tile (Walk-Off) Mfr: Burmatex Style: Color: Size: Tile Installation Method: Pattern: See Drawings
	CPT-1C	Carpet Tile (Walk-Off) Mfr: Burmatex Style: Color: Size: Tile Installation Method: Pattern: See Drawings
	CPT-2A	Carpet Tile (Childrens) Mfr: Interface Style: Color: Size: 25 cm x 1m Backing: GlasBac® RE Tile Installation Method: INSTALL USING TACTILES Pattern: See Drawings
	CPT-2B	Carpet Tile (Childrens) Mfr: Interface Style: Color: Size: 50cm x 50cm Backing: GlasBac® RE Tile Installation Method: INSTALL USING TACTILES Pattern: See Drawings
	CPT-2C	Carpet Tile (Childrens) Mfr: Interface Style: Color: Size: 50cm x 50cm Backing: GlasBac® RE Tile Installation Method: INSTALL USING TACTILES Pattern: See Drawings
	CPT-2D	Carpet Tile (Childrens) Mfr: Burmatex Style: Color: Size: 50cm x 50cm Backing: Burmatex Back Installation Method: INSTALL USING TACTILES

Section	Designator	Material Description / Information
		Pattern: See Drawings
	CPT-2E	Carpet Tile (Childrens) Mfr: Burmatex Style: Color: Size: 50cm x 50cm Backing: Burmatex Back Installation Method: INSTALL USING TACTILES Pattern: See Drawings
	CPT-2F	Carpet Tile (Childrens) Mfr: Burmatex Style: Color: Size: 50cm x 50cm Backing: Burmatex Back Installation Method: INSTALL USING TACTILES Pattern: See Drawings
	CPT-2G	Carpet Tile (Childrens) Mfr: Interface Product: Color: 50cm x 50cm Installation: See Drawings
	CPT-3A	Carpet Tile (Study) Mfr: Interface Style: Color: Size: 25cm x 1m Backing: GlasBac® RE Tile Installation Method: INSTALL USING TACTILES Pattern: Ashlar; See Drawings
	CPT-3B	Carpet Tile (Study) Mfr: Interface Style: Color: Size: 25cm x 1m Backing: GlasBac® RE Tile Installation Method: INSTALL USING TACTILES Pattern: Ashlar; See Drawings
	CPT-3C	Carpet Tile (Study) Mfr: Interface Style: Color: Size: 50cm x 50cm Backing: GlasBac® RE Tile Installation Method: INSTALL USING TACTILES Pattern: Non-Directional; See Drawings
	CPT-4A	Carpet Tile (Teen) Mfr: Interface Style: Color: Size: 25cm x 1m

Division 9 – Finishes

Section	Designator	Material Description / Information
		Backing: GlasBac® RE Tile Installation Method: INSTALL USING TACTILES Pattern: Ashlar; See Drawings
	CPT-5	Carpet (Throughout) Mfr: Interface Product: Color: 25cm x 1 m Installed: Ashlar
09 6900	ACCFL-1	Access Flooring Mfr: Tate or Haworth Style: Thickness: 1.125” Panel Size: 2’ x 2’ Installation Height: 3 ½”
09 8430	AWP-1	Fixed Acoustical Wall Panel, Fabric Wrapped Mfr: Conwed Design Scape Style: Size: See Architectural Drawings Thickness: 1” Edge: Square COM Base Fabric A: Mfr: HBF Product: Color: COM Topping Fabric B: Mfr: FilzFelt Product: Custom Color: Pattern: Custom, See Drawings Thickness: 3mm
09 8430	AWP-2	Fixed Acoustical Wall Panel, Fabric Wrapped Mfr: Conwed Design Scape Style: Size: See Architectural Drawings Thickness: 1” Edge: Square COM Fabric: Mfr: Knoll Textiles Style: Color: Content: 100% Wool Width: 55 inches
	AWP-3	Fixed Acoustical Wall Panel, Fabric Wrapped Mfr: Conwed Design Scape Style: Size: See Architectural Drawings Thickness: 1” Edge: Square

Section	Designator	Material Description / Information
		COM Fabric: Mfr: Knoll Textiles Style: Color: Content: 100% Wool Width: 55 inches
	AWP-4	Fixed Acoustical Wall Panel, Fabric Wrapped Mfr: Conwed Design Scape Style: Size: See Architectural Drawings Thickness: 1" Edge: Square COM Fabric: Mfr: Knoll Textiles Style: Color: Content: 100% Wool Width: 55 inches
09 9123	PT-1	Flat Latex Paint
	PT-2	Eggshell Latex Paint
	PT-3	Alkyd Semi-Gloss (for metal finish)
	PT-4	Waterborne Dry Fall
	PT-5	Latex Semi-Gloss
	PT-6	Dry Erase Paint Mfr: Idea Paint Product: Create Clear
	PT-7	Not Used
	SL-1	Concrete Floor Sealer
	Colors:	
	A	Paint Color Mfr: Benjamin Moore Color Number: Color Name: LRV:
	B	Paint Color Mfr: Benjamin Moore Color Number Color Name: LRV:
	C	Paint Color Mfr: Benjamin Moore Color Number: Color Name: LRV:
	E	Paint Color Mfr: Benjamin Moore

Division 9 – Finishes

Section	Designator	Material Description / Information
		Color Number: Color Name: LRV:
	F	Paint Color Mfr: Benjamin Moore Color Number: Color Name: LRV:
	G	Paint Color Mfr: Benjamin Moore Color Number: Color Name: LRV:
	H	Paint Color Mfr: Benjamin Moore Color Number: Color Name: LRV:
	J	Paint Color Mfr: Benjamin Moore Color Number: Color Name: LRV:
	K	Paint Color Mfr: Benjamin Moore Color Number: Color Name: LRV:
	L	Paint Color Mfr: Benjamin Moore Color Number: Color Name: LRV:

Division 10 – Specialties

Section	Designator	Material Description / Information
10 2226	OPART-1	Operable Partition Mfr: Modernfold Product: Acousti-Seal Paired Panel Model Number: #932 Trim Color: TBD Hinge Color: TBD Fabric: COM – See Below Operable Partition COM Fabric: Mfr: Knoll Textiles Style: Color: Content: Recycled Polyester 100% Width: 66 inches

Division 10 – Specialties

Section	Designator	Material Description / Information
10 2650	WALLP-1	Wall Protection Corner Guards, Surface Mounted Mfr: Construction Specialties Style: Acrovyn 4000 Model: SM-20N Size: 3" Legs x ¼" Radiused Cover Texture: Shadowgrain Color: To be selected by Architect from manufacturer's standard color line Note: PVC-Free
	WALLP-2	Wall Protection Crash Rail, Surface Mounted Mfr: Construction Specialties Style: Acrovyn 4000 Model: SCR-64N Size: 8"H Texture: Shadowgrain Color: To be selected by Architect from manufacturer's standard color line Note: PVC-Free
10 5113	LCKR-1	Metal Lockers Mfr: ASI Lockers, Traditional Series Model: #12121278 w/ Zee Base Size: 12"W 12"D 78"H (2 Tier) Color: To be selected from manufacturer's standard color line

Division 11 – Equipment

Section	Designator	Material Description / Information

Division 12 – Furnishings

Section	Designator	Material Description / Information
12 2413	SHADE-1	Roller Window Shade, Light Filtering (Motorized) Mfr: MechoShade Series: TBD Color: TBD Mounting: Recess into ceiling where ceiling and wall adjoin. Mount to wall above window where there is no ceiling.
	SHADE-2	Roller Window Dual Shade, Blackout and Light Filtering (Motorized, Pocket-Mounted) Mfr: MechoShade Series: TBD Color: TBD

CIVIL DESIGN NARRATIVE

Property Acquisition: As shown on the site plan, the property being acquired is 60-feet from the bank parking lot on the east, the east-west alley on the south of the library building and the property to the south of the alley which currently has single family homes.

Parking Count: The current goal of this conceptual site plan is to use the available land to the best extent possible. The aim is to provide the library with the required number of parking spaces and also to give back the parking spaces the bank has lost with the library's acquisition. MLS goal is 1 space per 200 square feet of Library programmed public space or 86 spaces. This goal is currently not being met and the site plan shows only 76 parking spaces. However, this site plan has not been finalized yet. The property acquisition for parking lot is still in process and any further changes to the site plan have been put on hold till the site area is determined.

Parking Lot: The parking lot is currently budgeted to be concrete since that is preferred by MLS. The actual determination of parking lot material will be made based on final budget and bids. Adequate ADA parking spaces will be provided to meet code.

Utilities: A fire line will be required to serve the library's fire protection needs. This line will most probably be extended from the existing water line on SW 27th Street. Hydrants and other appurtenances as needed will be installed. The final location and size of the fire line will be decided after discussions with the City's utility department after design commences. Furthermore, utilities in the alley that will be in the way of the remodel/expansion will need to be re-located (these will be better identified as the design progresses).

Storm Water Management: The City of Oklahoma City has determined that this site is in an area that requires detention. It is our understanding that the City of OKC has agreed to accept fee in lieu of a detention pond based on the area shown in the concept site plan. However, final determination/fee will not be made till the site is finalized and hydraulic design calculations are

submitted to the City. These calculations will be a part of the construction drawings/package.

Landscaping: This will be developed later in the design after the site is finalized and configured. However, landscaping will be provided to meet City of Oklahoma City code. See Landscape Narrative.

STRUCTURAL NARRATIVE

The structural scope of this project can be separated into two distinct areas:

- An **Existing Building Modification** which must be accomplished in order to incorporate new 1st floor space planning, to locate new mechanical systems on the existing low roof area and basement, and to provide circulation to the planned expansion to the east and south.

- A **Building Expansion** to the east and south of the existing building to facilitate relocating the main entrance on the south side of the site to accommodate the new parking and replace usable 2nd floor and basement square footage for expanding the current circulation and meeting areas.

Existing Building Modifications

The existing building was designed in 1950 and research has indicated that there was likely not an enforced building code in place for Oklahoma City at that time. However, the 1949 *National Building Code* (NBC) is representative of codes of the era and can be used to gain a general understanding of the loading likely incorporated into the building's design.

Generally, the building's lateral load systems would be considered concrete moment frames with portions of brick and clay tile infill walls as well as a few concrete shear walls at the northwest corner. The detailing shown on the existing building drawings do not indicate the level of steel reinforcement detailing consistent with current codes for seismic loading.

The majority of the first floor is a ribbed slab-on-grade with a small basement portion in the southern third of the building. Gravity framing in the area over the basement, the majority of the 2nd floor, and the roof is typically flat plate, two-way concrete slabs spanning to square columns and perimeter beams. There is one area on the 2nd floor that opens to a low roof over a portion of

the south end of the building. This low roof is a one-way concrete pan joists and slab system. The roof of the garage is metal roof deck on open web steel joists.

Loads in the 1949 NBC generally consisted of gravity loads due to material and equipment weights plus floor and roof live loads based on building usage. Lateral loads consisted only of wind pressures. The Code was silent regarding seismic loads; consequently seismic loads were likely not considered. This is important as the overall mass of the building and its planned veneer will likely result in the seismic loads being the most critical for the lateral load system of the building.

The planned renovations will significantly modify several structural systems throughout the existing facility. Per the 2009 *International Existing Building Code* (IEBC), any alterations that affect more than 30% of the total floor and roof areas require an analysis that demonstrates the building's capacity to withstand 2009 *International Building Code's* (IBC) wind and reduced seismic forces. In our opinion, there is a low probability that the existing lateral load systems could resist current seismic forces with appropriate factors-of-safety. Therefore these systems will most likely need to be reinforced (external post-tensioning, FRP reinforcement, etc.) or supplemented with new lateral-load-resisting elements (shear walls and braced frames with potentially new or modified foundations) that will need to be incorporated into the new floor plan. The preferred approach with respect to the lateral load systems is to replace any elements that are removed with new, equivalent elements to minimize the changes to the load path. To date, braced frames have been discussed as the most likely candidate for economically addressing these issues.

There are several planned modifications to the existing structure. They include:

- Removal of the majority of the existing clay tile-backed brick veneer. New veneer elements of primarily glazing will utilized throughout a large portion of the existing exterior, especially on the 1st floor. As the existing brick and tile veneer has likely functioned as a significant part

of the lateral-load-resisting system, the impact of this change will have to be evaluated. This is especially true on the east, west, and south walls where nominally the entire wall at the 1st floor will be removed. Portions of the removed walls will likely have to be replaced with new equivalent load-resisting elements such as steel bracing. These new elements will be coordinated with the proposed floor plans to the greatest extent possible and in the case of steel bracing at the 2nd floor, will be coordinated to minimize any members that may cross new window openings (see below).

- Removing three small columns surrounding the elevator shaft in order to provide more flexibility for space planning. The existing stairwell to the west will also be abandoned and in-filled. A replacement stair to the existing basement will be incorporated including an entrance from the exterior. This column removal will likely be accomplished by spanning new steel beams between existing columns to remain in order to support the existing slab and in-filled elevator shaft and stairwell. The remaining adjacent columns and foundations will have to be evaluated for the additional loading.

- Cutting new 10'-0" square openings in the eastern portions of the existing 2nd floor structural slab to aid in directing daylight into the circulation area below. These openings will need to be reinforced (likely with a system of FRP fabric or strips) and have been located to mitigate negative effects on the surrounding slab and beam framing. The 2nd floor slab also functions as the horizontal diaphragm in the lateral load system at that level; consequently, the new openings will also have to be evaluated for their impact on the building's overall lateral load resistance.

- Modifications to the northwest concrete walls for a new corner penetration. This modification will allow more daylight into the northwest corner of the 1st floor as well as serve as an architectural feature from the exterior. The existing concrete wall will be analyzed and reinforced as necessary to incorporate the continuous opening that wraps the northwest corner.

- Relocating selective existing mechanical equipment to the low roof. The low roof on the southern portion of the building currently serves to support existing mechanical equipment and will be evaluated in order to utilize it to support new equipment. New air handling units can also be mounted to the existing high roof assuming a supplemental structural platform is constructed so as to bear directly on columns.

- Support of new exterior veneer elements. The new veneer types consist of mainly glazing and new brick. If these elements are directly supported on existing structural members (beams, columns, foundations) those members will need to be analyzed for any increase in their gravity loads. The new veneer on the north portion of the first floor of the existing building will be supported on new foundation elements to increase interior square footage. In addition, any new veneer elements that increase the building's overall mass may negatively impact the existing overall seismic lateral load-resisting system. Any remaining existing clay-tile walls that support new veneer elements would need to be evaluated for the new loads and potentially reinforced (see below).

- New openings for doors and windows and replacement of existing windows. New openings may require some additional supplemental framing due to demolition of the existing clay tile and desire for a sound support for new windows.

- Reinforce Existing Clay-Tile-Backed Brick Veneer. The existing clay-tile-backed brick veneer that is to remain (primarily a small portion on 1st floor west wall) may need to be reinforced to resist current Code loading (due to the level of structural alteration to the building). Typically this would be accomplished with supplement steel stud framing on the interior face of the existing exterior walls.

  Another alternative that may be utilized is to explore a waiver by the authority having jurisdiction regarding the clay-tile-backed brick since such a small amount of brick remains and therefore presents a significantly reduced hazard.

- Incorporate low profile raised access flooring in select areas of the existing 1st floor. This work will also require select areas of topping slabs or removal and replacement to accommodate adjacent access flooring. Floor levelness and flatness of the existing 1st floor slab will need to be evaluated and addressed if deemed necessary for the chosen low profile raised access flooring system.

- Demo existing window well and most, if not all, of the existing brick and clay tile walls on the west side.

- Abandoning usage of significant portions of the 2nd floor. The current space planning documents indicate that the existing stairwells in the building will be in-filled at the 2nd floor. A replacement stair to the existing basement will be incorporated with an entrance from the exterior. It is our recommendation that abandoned areas still maintain some measure of environmental control and maintenance access. This will mitigate water and mold issues.

- Demolition of the existing garage. This portion of the site will be utilized by the new addition to the south of the building. A large portion of the existing south brick wall (north wall of the existing garage) will be removed to open up the adjacent area to the planned southern addition. Similar to the issues discussed above for the removal of portions of the east wall, the removal of walls that have likely functioned as lateral load resisting shear wall elements will require the addition of new equivalent load-resisting elements such as concrete shear walls or steel bracing. These new elements will be coordinated to minimize their impact on the proposed floor plans and circulation.

- Removal of mature trees on the east side of the existing building. These trees are quite mature and their removal will need to be done in a manner that doesn't undermine the existing building's foundations or impede the construction of the foundations for the new addition. It is essential that all organic material under both the existing building and the new addition be removed in order to prevent future issues associated with decay below the foundation level.

In addition to the planned modifications outlined above, there are select areas of brick to remain and exposed concrete structural elements that need to be repaired, especially those areas of concrete to receive new finishes. The building's exterior façade has not had a significant renovation in its 60+ year history and minor cracking, spalling, and discolorations in the brick were observed. In addition, some of the horizontal concrete overhangs had observable cracks and rust stains were observed on other concrete elements. The coating on some of the concrete elements is peeling in isolated areas and is in need of repair.

There is also a high likelihood that once the interior finishes are removed, additional issues with the clay tile infill walls and concrete structural elements will be observable. Concrete crack repair, potential corrosion issues, and removal and replacement of areas of clay tile wall to remain could all be necessary once a more complete understanding of the existing building's condition is available. Removal and replacement of damaged clay tile walls that would otherwise remain may also be a more economical option.

Building Expansion

The planned building expansion consists of an approximately 55 foot wide addition immediately adjacent to the east side of the building as well as an additional approximately 23 feet wide addition along the south side of the building. The main addition to the east will be structurally separated from the existing building to provide for differential settlement, differential thermal movement due to dissimilar materials, and out-of-phase lateral load response (moving in opposite directions). Since the roof of the addition will be located at an elevation above that of the existing 2nd floor, the expansion joint must be adequately sized to prevent 'banging' of the two structures together, which would be occurring near the middle of the existing columns.

The structural systems of the proposed additions will consist of open-web roof joists supported on structural steel beams and columns. This framing will support Code-required roof and snow loads as well as any roof-mounted mechanical units for the addition. Based on the existing construction, it is likely that columns and frames will be supported on shallow concrete footings. Lateral load systems will be a combination of braced frames and

moment frames in both directions. The portions of the addition to the south are planned to be supported on portions of the existing building assuming the gravity and lateral loads are consistent with the existing loads from the garage. The detailing and construction associated with the southern addition roof framing will be aimed at minimizing impact on the existing roof beams and columns in that area.

Roof framing in the eastern addition will also accommodate the large lightwell over the circulation area while providing a column-free space below. In addition, the structural roof framing in the meeting room will support a new operable partition that can be utilized to divide the space.

The westernmost columns for the east addition will be coordinated with the proposed floor plan to align as closely as possible with the existing columns for space planning purposes. This will complicate foundation design and construction; however, the new foundations will be arranged so that new foundation elements (footings or grade beams) will not negatively impact the performance of the existing footings. A project-specific geotechnical exploration will also be performed to obtain the necessary recommendations for foundation systems, slab-on-grade preparations, and pavement design. The slab-on-grade and foundations of the new building will be designed based on these recommendations to minimize differential settlement between the existing building and the addition.

Low profile raised access flooring will be utilized over significant portions of the addition in order to accommodate floor planning flexibility in the future and to minimize unnecessary partition walls for power outlets and other electrical fixtures. Floor levelness and flatness will need to be specified to be within tolerances for the chosen system. Any areas of slab in the addition that do not receive access flooring will be elevated in order to transition to the adjacent access flooring, whether it be in the addition or the existing building footprint.

MECHANICAL NARRATIVE

HVAC

General Condition: The main existing mechanical system consists of a chilled/heating water system with remote air handling units and a central generation plant. The central generation plant is composed of two (2) compressors, an evaporator, roof mounted, air-cooled condensing unit, gas-fired boiler, chilled water pumps, and heating water pumps. All generation equipment except the condensing unit is located in the basement mechanical room at the south side of the building. All equipment is original to the building (60 plus years old) and must be replaced.

Demo: All existing mechanical equipment will be removed as part of this project. Known mechanical equipment that will be removed by MLS are the two air compressors (green and blue) and the two A/C refrigerant compressors (white and gray). Contractor shall coordinate any salvage items to be turned over to the City as directed by MLS. Equipment to be removed includes, but is not limited to: two refrigerant compressors; refrigerant/chilled water evaporator; roof mounted, refrigerant condensing unit; two chilled water pumps; gas-fired water boiler; two heating water pumps; associated expansion tanks; associated storage tanks; computer room air conditioning unit; roof mounted, computer room condensing unit; first floor air handling unit; two (2) smaller air handling units on second floor; associated ductwork, grilles, diffusers, chilled/heating water piping, and associated valves and appurtenances.

New:

EQUIPMENT: The current design is listed at approx. 19,000 square feet with approximately half of it accounted for in the existing building. The new mechanical system will be a Single Zone VAV (SZVAV) system utilizing multiple, direct expansion (DX), gas-fired roof top units (RTU) on the existing building and the new addition. Duct may be routed from the units on the roof through the abandoned, existing 2nd floor space to access some of the 1st floor zones. The RTU's will be equipped with a DX cooling coil utilizing R410a refrigerant. The RTU's will use gas-fired heating utilizing a minimum 15 year warrantied, stainless-steel heat exchanger with a modulating gas burner. The units will be equipped with an air flow measuring station in the outdoor air

stream to control the outdoor air damper directly. The damper will be a demand controlled device based on CO2 sensors in the supplied zone. The units will utilize either a fully modulating digital scroll compressor and variable speed fan or two stage compressors and fans; this usually depends on the size of the equipment and the manufacturer specified. The RTU's will also be equipped with air side economizers to provide free cooling when outside air temperatures and relative humidity allow it. The specifics of the equipment will be verified during construction documents. Natural gas piping will be routed up to the roof of the buildings to serve the new roof top units. Gas piping will be properly installed, painted and supported by applicable codes and standards.

ZONES & AIR DISTRIBUTION: The spaces will be divided into controllable areas for occupant comfort and maintained at comfortable temperatures. Each controllable space will be provided with separate temperature sensors and CO2 sensors to control the temperature and fresh outside air within the space. The air will be delivered to the individual spaces through sheet metal duct wrapped in 2" thick fiberglass duct insulation. The duct will terminate in the space at a plaque supply diffuser, then be returned from the room by a louvered or egg crate return grille and back to the unit through ductwork. IT computer room spaces will be served by ductless, mini-split system units. The system will consist of a DX condensing unit on the roof and a ductless fan/evaporator coil unit on the wall in the space. The system will be controlled by a wall mounted thermostat. Restroom spaces will be equipped with exhaust fans to keep a negative pressure relative to the surrounding spaces. The exhaust fans will be roof mounted, centrifugal type exhausters that are connected to duct routed to the exhaust grilles in the restroom spaces.

CONTROLS: All HVAC equipment will be capable of connecting to a BACnet front-end controller. BACnet is becoming the industry standard rather than Lon Talk, and the library will be better served through BACnet over the long term. Some manufacturer's (Trane and probably others) are phasing out of Lon Talk controllers. The front-end controller will be a web based system that can be accessed through any computer that has web capability. Some systems that may be controlled through this system would include the building lighting, RTU's (supply air temp, return air temp, static pressure, supply cfm, outside air cfm, etc…), and exhaust fans.

The exhaust fans will be controlled based on an occupied/unoccupied time clock; during occupied hours the units will run.

The RTU's will be equipped with variable speed or two speed fans that are controlled based on the zone temperature sensors. Minimum outside air volume will be controlled using CO2 sensors in the space that tell the RTU how much outside air is necessary based on the occupancy level of the zone. Based on that information, the outside air damper will modulate to control the amount of outside air coming into the unit. The damper control is accomplished using an air flow measuring station in the outside air stream to verify how much outside air is being brought in. The damper, air flow measuring device, and CO2 sensor will also be set with a minimum outside air flow based on ASHRAE 62.1-2010 to maintain a safe minimum amount of fresh air during occupied hours. The temperature sensors will all be wall mounted, wireless type sensors. The CO2 sensors will be wall mounted, wired type sensors.

BENEFITS OF SZVAV: Compared to a standard constant volume system, the SZVAV system will provide 25-30% energy savings on fan power. This is accomplished because the fan can modulate down to provide a lower amount of cfm's when the load in the building is lower. Another benefit of these systems is the fact that they can dehumidify better during part load conditions because they continue to deliver cool, dry air even when the load is less and overcooling becomes a non-issue. This also, in most cases, eliminates the need for hot gas reheat on the unit. Some units can provide both, if necessary for a specific zone. A final benefit of a SZVAV system is the lower fan generated noise during part load conditions since the fan is operating at a reduced speed.

Plumbing

General Condition: The plumbing systems within the building are limited to toilets on the second floor, the basement, and a newly constructed ADA compliant toilet on the first floor. There is a janitor's closet on the second floor and floor drains throughout the mechanical rooms. The plumbing fixtures are original to the building and appear to be in fair condition, but good working condition. A couple of the fixtures have hair-line cracks, which do not affect their operation. The flush valves and faucets show signs of corrosion but still operate. The gas meter on the exterior of the building is located at the southeast corner of the building. The gas meter will need to be relocated.

Demo: All existing plumbing fixtures, piping, and appurtenances will be removed as part of this project. Known items to be removed by MLS are the 1st floor water coolers. Equipment to be removed includes, but is not limited to water closets, lavatories, urinals, water heater, water coolers, expansion tank, hot water pumps, floor drains, hose bibs, wall hydrants, domestic cold and hot water piping, sanitary vent piping, and sanitary sewer piping. Contractor shall coordinate with MLS for any other plumbing equipment that should be returned as salvage to the City. Some sanitary sewer piping may be abandoned in place under the slab. The gas meter will be removed and relocated.

New: A new gas meter will be provided if new demand requires a different size. The underground gas piping will be polyethylene with heat welded joints. The above ground piping will be schedule 40 black painted steel with cast iron threaded fittings and joints. The existing domestic water comes from the west along Hudson Avenue; this line will be disconnected and abandoned in place. A new domestic water line will be run along Hudson from the south side of 27th street to the building; this new line will also have a fire line come off of it with its own backflow preventer on it. A backflow preventer will also be installed on the new domestic water entry line at the point of entry to the building. The new water piping from the city water main to the water entrance will be schedule 40 PVC with socket welded fitting and joints. All piping within the building will be Type “L” copper with solder joints. The existing sanitary waste piping exits the building on the west side and turns south along Hudson Avenue. A new sanitary waste main will be installed for the addition to serve the new fixtures located in the addition. The sanitary waste piping will be schedule 40 PVC with socket welded joints and fittings. Waste and vent piping interior to the building will be schedule 40 PVC except at locations where prohibited by code. New water closets will be low water consumption, porcelain vitreous china, wall-mounted fixtures with chrome-plated brass, low water consumption, automatic (hard wired) flush valves, and open front plastic seat. New urinals will be low water consumption, porcelain vitreous china, wall- mounted fixtures with chrome-plated brass, low water consumption, automatic (hard wired) flush valves. New lavatories will be integral to the counter fixtures with chrome-plated brass, low water consumption, automatic (hard wired) faucet, and fixed grid strainer. New mop basins will be marble and cement terrazzo corner basin (for longevity) with chrome-plated brass faucet, wall brace, and fixed grid strainer. New floor drains will have cast iron bodies with bronze heel-proof grid strainers. New hydrants will be freeze-proof with wall cabinet and locking door. New electric instantaneous water heaters will be located in the Men’s restroom, the

family restroom, and at each of the two meeting room sinks. A new electric or gas, tank type water heater will be located in the janitor closet for the janitor sink, staff restroom lavatory, women's restroom lavatory, and the break room sink.

ELECTRICAL NARRATIVE

Power

The existing electrical service to the library is 220V, 3-phase, 4-wire delta system. Currently the service comes from overhead pole mounted transformers into the building through the garage addition to the main distribution panel in the basement.

The entire electrical system will be demolished along with the building interiors. New service will be brought to the building. The voltage use for the facility will be determine after coordination with OG&E on service availability and will also be based on the type of loads required i.e. mechanical, lighting, number of devices, etc.

A raised floor system will be provided to run power and data to tech areas, collaboration areas, meeting rooms, etc. The depth of the raised floor will be minimal only to accommodate the wireways and floor boxes. This option will allow flexibility for the library to make changes to the layout in the future.

PC workstations shall have no more than 3 computers on a single circuit. Devices are to be identify to distinguish between PC and general receptacles. MLS to determine the number of floor boxes required at public access computers desks, table, etc and provide a plan to A/E for design.

Lighting

Lighting in main areas of the library will be a combination of direct and indirect fluorescent light fixtures. Linear strips will be provided over book stacks. Fixtures shall be selected in tech areas, service desks, etc based on ceiling types and functionality of the space. Lighting in the offices will be volumetric 2x4 fluorescent fixtures with T5 or T8 lamps and electronic ballasts with high power factor (greater than .9) and low harmonic distortion (less than 10%). Fluorescent lamps will have a correlated color temperature of 3500K with a Color Rendering Index (CRI) of 80 or higher. Exit lights shall use long life LED's and shall be provided with built-in battery/charger systems..

Emergency egress lighting will be provided through the use of emergency battery packs installed in selected fixtures.

The preferred lamp type for site and parking lighting is LEDs. Verification by MLS with OG&E on fixture selection available is required prior to lighting design.

Occupancy sensors (auto on/auto off) will be provided in most areas with the exception of the book stacks. Mechanical, electrical and telecommunications room will have manual on/off switching.

The lighting design will follow IESNA lighting recommendations and ASHRAE 90.1 along with the requirements of MLS. Lighting levels will be provided in accordance with requirements of MLS.

Telecommunication

The data-comm requirement will be coordinated with MLS IT representative. Conduit pathways and boxes will be provided for cable pulling and terminations by owner. Separate pathways will be provided to the building for Cox and AT&T. Layout of communications closet will follow requirements of MLS.

Public address system will be provided and installed in owner provided designated rack. The PA system shall be able to receive announcement through the library phone system.

Conduits and pathways will also be provided for wireless access points, security,CCTV systems, and motion detectors. Equipment and cabling to be provided by MLS. Card readers shall be wireless. Coordination with MLS will occur during design for requirements and equipment locations.

LANDSCAPE NARRATIVE

Plantings

The landscape design for the library will consist of low maintenance, drought resistant plantings. The landscape will be compatible with the urban environment consisting of street tree plantings along the north and west boundaries. Additional trees will also be planted within the parking lot islands to provide shade for the guests and employees. Low maintenance groundcovers and mineral mulch (decomposed granite) will be used where possible to reduce or eliminate any turf areas and the need for weekly mowing. Accent plantings such as flowering shrubs and perennials will be used near public entries to help guide the library patrons to the entries.

Oklahoma City Landscape Ordinance Requirements

The following point requirements are based on the preliminary site layout and may change slightly after the site layout is further refined.

DESCRIPTION OF PROPERTY	Developed Area = 81,600 SF Required Parking Spaces = 86 Relocated Bank of America Parking = 26
REQUIREMENTS	Site Points: One point of landscaping for each 200 square feet of Developed Area. Parking Lot Points: Two points of landscaping for each required parking space and one point for each relocated parking space
CALCULATION OF POINTS	Site Points (81,600/200) = 408 Parking Lot Points Required parking spaces (86 x 2) = 172 Relocated Bank of America Parking (26 x 1) = 26
TOTAL POINTS REQUIRED	606

Irrigation

A new automatic irrigation system will be proposed. Further discussions with the MLS staff will be required to determine what equipment type has been installed at the previous libraries and what is desired at the Capitol Hill library.

Drip irrigation will be installed in all bed areas to reduce water usage. Lawn areas will receive overhead popup spray irrigation. Water conserving spray heads will be used to help avoid wasteful water runoff and reduce the amount of water lost due to evapotranspiration. A controller capable of automatically determining the daily evapotranspiration rate and adjusting the run times accordingly will be installed. The irrigation controller and backflow device will be installed inside the building to avoid vandalism and protection from the weather.

Outdoor Site Furnishings

Durable, high quality site furnishings will be provide. The recommended locations will be near the main public entries. Site furnishings will include benches, trash receptacles, and bike racks. Furnishing style will be coordinated with the MLS staff.

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Preliminary Design Estimate
Capitol Hill Library
Oklahoma City, OK
February 9, 2015

DESCRIPTION	QTY	UNIT	TOTAL COST MATL	MATL TOTAL	INST	INST TOTAL	TOTAL
SUBSTRUCTURE							
Standard Foundations							
Strip Footings & Grade Beams, Excavation, Reinforcement & Placement	8,900	SF	$ 1.15	$ 10,235.00	$ 0.77	$ 6,853.00	$ 17,088
Slab on Grade							
5" Reinforced Concrete with Vapor Barrier & Granular Base	8,900	SF	$ 1.98	$ 17,622.00	$ 1.10	$ 9,790.00	$ 27,412
Excavation							
Site Preparation for Slab & Trench for Foundation Wall and Footing	8,900	SF	$ -	$ -	$ 1.00	$ 8,900.00	$ 8,900
Foundation Walls							
4' Foundation Walls	8,900	SF	$ 1.00	$ 8,900.00	$ 0.70	$ 6,230.00	$ 15,130
SUBTOTAL							**$ 68,530**
SHELL							
Superstructure							
Roof Construction							
Steel Joists, Beams & Deck on Columns	8,900	SF	$ 12.00	$ 106,800.00	$ 8.00	$ 71,200.00	$ 178,000
SUBTOTAL							**$ 178,000**
Exterior Enclosure							
Exterior Wall Finish							
Brick Veneer / Metal Stud Backup	8,900	SF	$ 16.85	$ 149,965.00	$ 11.24	$ 100,036.00	$ 250,001
Exterior Windows							
Window Wall	17,120	SF	$ 4.95	$ 84,744.00	$ 3.30	$ 56,496.00	$ 141,240
Exterior Doors							
Double Doors Glazed, Aluminum,6'-10" x 7'-0"	17,120	SF	$ 0.30	$ 5,136.00	$ 0.20	$ 3,424.00	$ 8,560
SUBTOTAL							**$ 399,801**
Roofing							
Roof Coverings							
Single Ply Membrane, EPDM, 45 Mils, Fully Adhered; perlite/EPS composit insulation	11,000	SF	$ 5.00	$ 55,000.00	$ 2.00	$ 22,000.00	$ 77,000
Roof Openings							
Roof Hatches	0	SF	$ 0.23	$ -	$ 0.15	$ -	$ -
SUBTOTAL							**$ 77,000**
INTERIORS							
Demolition							

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DESCRIPTION	QTY	UNIT	TOTAL COST MATL	MATL TOTAL	INST	INST TOTAL	TOTAL
Interior Demolition	16,660	SF	$ -	$ -	$ 0.73	$ 12,161.80	$ 12,162
Asbestos Abatement	1	LSUM	$ -	$ -	$ 40,000.00	$ 40,000.00	$ 40,000
Partitions							
Drywall Partitions / Metal Stud Framing	17,120	SF	$ 3.00	$ 51,360.00	$ 2.00	$ 34,240.00	$ 85,600
Interior Doors							
Wood, 3'-0" x 7'-0", Solid Core, w/ Frame, 70%	17,120	SF	$ 1.50	$ 25,680.00	$ 1.00	$ 17,120.00	$ 42,800
Wall Finishes							
Paint, Walls	17,120	SF	$ 1.20	$ 20,544.00	$ 0.90	$ 15,408.00	$ 35,952
Floor Finishes							
Carpet, Terrazzo, and Ceramic Tile	17,120	SF	$ 12.62	$ 216,054.40	$ 4.36	$ 74,643.20	$ 290,698
Access Flooring	10,166	SF	$ 10.55	$ 107,251.30	$ 0.76	$ 7,726.16	$ 114,977
Ceiling Finishes							
Acoustical Ceiling Tile	8,789	SF	$ 3.83	$ 33,661.87	$ 2.55	$ 22,411.95	$ 56,074
Gypsum Ceiling , Painted and Textured	2,378	SF	$ 0.84	$ 1,997.52	$ 2.28	$ 5,421.84	$ 7,419
Paint Exposed Ceiling	4,691	SF	$ 1.20	$ 5,629.20	$ 0.90	$ 4,221.90	$ 9,851
SUBTOTAL							**$ 695,533**
SERVICES							
Plumbing							
Demolition							
Plumbing Demolition	16,660	SF		$ -	$ 0.93	$ 15,493.80	$ 15,494
Plumbing Fixtures							
Toilet & Service Fixtures, Supply & Drainage	17,120	SF	$ 4.90	$ 83,888.00	$ 3.26	$ 55,811.20	$ 139,699
Domestic Water Distribution							
Gas Fired Water Heaters - Commecial Systems	17,120	SF	$ 0.75	$ 12,840.00	$ 0.50	$ 8,560.00	$ 21,400
Rain Water Drainage							
Roof Drain System	17,120	SF	$ 0.30	$ 5,136.00	$ 0.20	$ 3,424.00	$ 8,560
SUBTOTAL							**$ 185,153**
HVAC							
Demolition							
Demolition, HVAC	16,660	SF	$ -	$ -	$ 1.80	$ 29,988.00	$ 29,988
Terminal Package Units							
Multizone Zone Unit, Gas Heaing, Electric Cooling System	17,120	SF	$ 12.00	$ 205,440.00	$ 8.00	$ 136,960.00	$ 342,400
Other HVAC System Equipment							
Other HVAC System Equipment		SF	$ -	$ -	$ -	$ -	$ -
SUBTOTAL							**$ 372,388**

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DESCRIPTION	QTY	UNIT	TOTAL COST MATL	MATL TOTAL	INST	INST TOTAL	TOTAL
Fire Protection							
Sprinklers							
Wet Pipe Sprinkler Systems, Schedule 40 pipe, Ordinary Hazard.	17,120	SF	$ 1.80	$ 30,816.00	$ 1.71	$ 29,275.20	$ 60,091
Standpipes							
Standpipes	0	SF	$ 0.15	$ -	$ 0.10	$ -	$ -
SUBTOTAL							**$ 60,091**
Electrical							
Demolition							
Demolition, Cut Loose and make Safe (no salvage)	16,660	SF	$ -	$ -	$ 0.50	$ 8,330.00	$ 8,330
Demolition, Electrical Service	1	LSUM	$ -	$ -	$ 500.00	$ 500.00	$ 500
Electrical Service / Distribution							
800 Amp Service, Panel Board & Feeders	17,120	SF	$ 0.99	$ 16,948.80	$ 0.66	$ 11,299.20	$ 28,248
Lighting & Branch Wiring							
High Efficiency Fluorescent Fixtures, Receptacles, Switches, AC & Misc. Power	17,120	SF	$ 6.23	$ 106,657.60	$ 4.15	$ 71,048.00	$ 177,706
PA system	17,120	SF	$ 0.29	$ 4,964.80	$ 0.19	$ 3,252.80	$ 8,218
Communications & Security							
Internet wiring, and Emergency Lighting	17,120	SF	$ 1.50	$ 25,680.00	$ 1.00	$ 17,120.00	$ 42,800
Addressable Alarm Systems	17,120	SF	$ 3.57	$ 61,118.40	$ 2.38	$ 40,745.60	$ 101,864
Access Control Systems	17,120	SF	$ 0.29	$ 4,964.80	$ 0.19	$ 3,252.80	$ 8,218
SUBTOTAL							**$ 375,883**
BUILDING SITEWORK							
Site Preparation							
Site Earthwork							
Earthwork	1	LUSM		$ -	$ 40,000.00	$ 40,000.00	$ 40,000
SUBTOTAL							**$ 40,000**
Site Improvements							
Parking Lots							
Concrete Pavement	1	LSUM	$120,000.00	$ 120,000.00	$ 80,000.00	$ 80,000.00	$ 200,000
Hardscape							
Curb & Gutter	1	LSUM	$ 7,800.00	$ 7,800.00	$ 5,200.00	$ 5,200.00	$ 13,000
Landscape							
Landscape, Irrigation and Sod	1	LSUM	$ 40,800.00	$ 40,800.00	$ 27,200.00	$ 27,200.00	$ 68,000

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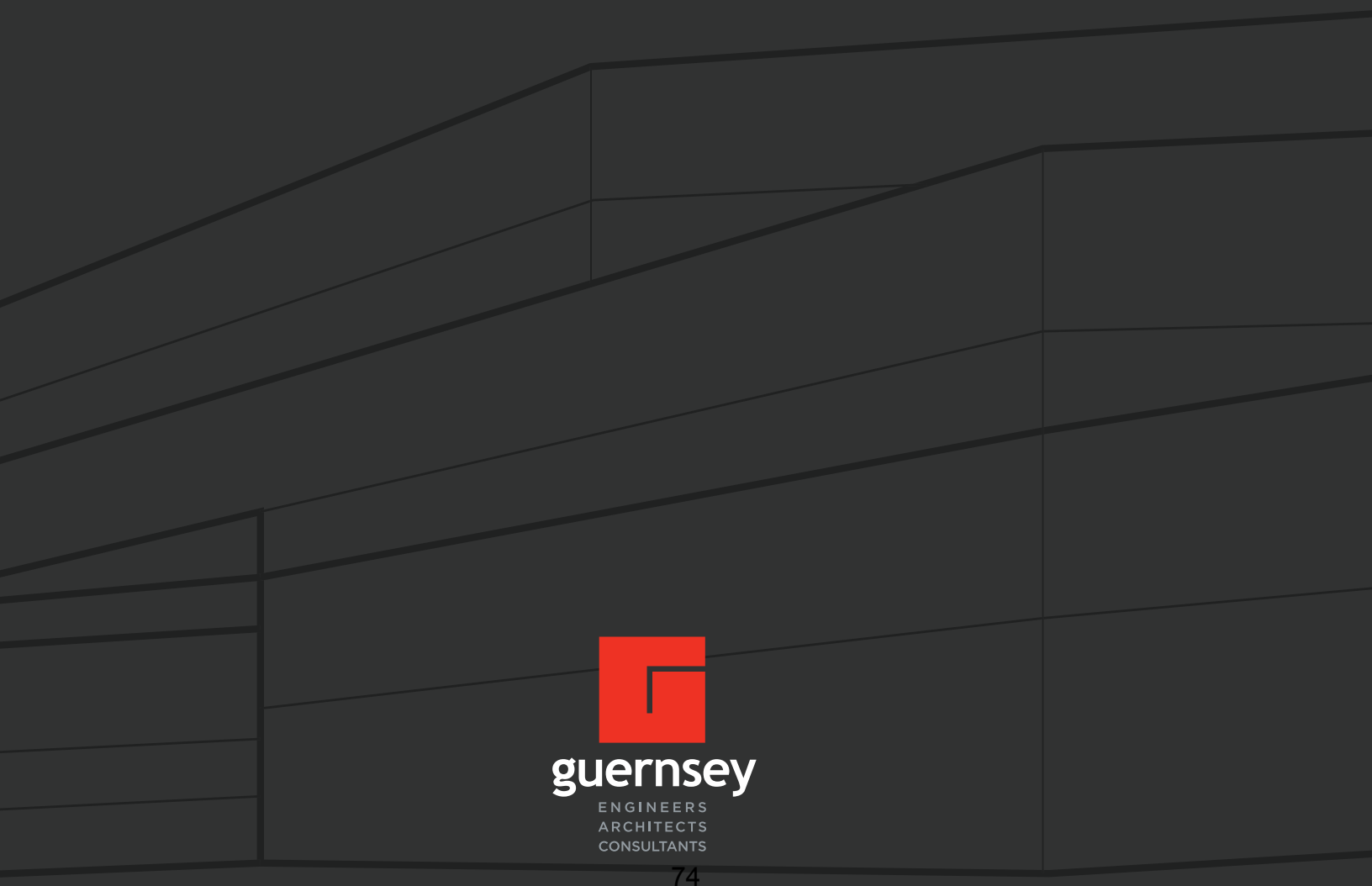
DESCRIPTION	QTY	UNIT	TOTAL COST MATL	MATL TOTAL	INST	INST TOTAL	TOTAL
Signs							
Striping, Signs, Symbols etc.	1	LUSM	$ 9,000.00	$ 9,000.00	$ 6,000.00	$ 6,000.00	$ 15,000
SUBTOTAL							**$ 296,000**
Site Plumbing Utilities							
Water Lines							
6" Fire Service Line and Hydrant	1	LSUM	$ 15,600.00	$ 15,600.00	$ 10,400.00	$ 10,400.00	$ 26,000
SUBTOTAL							**$ 26,000**
Miscellaneous							
COST OF WORK - SUBTOTAL				**$ 1,652,234.69**		**$ 1,122,144.45**	**$ 2,774,379**
Location Factor, Oklahoma City, Oklahoma				97.3%		75.4%	
SUBTOTAL				**$ 1,607,624.35**		**$ 846,096.92**	**$ 2,453,721**
Design Contingency	8%	LSUM		$ 120,571.83		$ 63,457.27	$ 184,029
General Contractor's Bonds	0.7%	LSUM		$ 11,253.37		$ 5,922.68	$ 17,176
General Liability Insurance	0.7%	LSUM		$ 11,253.37		$ 5,922.68	$ 17,176
Builder's Risk Insurance	0.7%	LSUM		$ 11,253.37		$ 5,922.68	$ 17,176
Corporate G&A	6.3%	LSUM		$ 101,280.33		$ 53,304.11	$ 154,584
SUBTOTAL COST				**$ 1,863,236.63**		**$ 980,626.32**	**$ 2,843,863**
General Contractor's Overhead & Fee	23%	LSUM		$ 428,544.42		$ 225,544.05	$ 654,088
						TOTAL	**$ 3,497,951**



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