

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

1.1.1 Project Description

A new Administrative Office and associated site work at Artesia, New Mexico, for the campus of the Department of the Treasury's Federal Law Enforcement Training Center (FLETC).

The new "Administration Office Building" gross floor area will be 47,803 square feet. This building will be 3 stories in height. This building will include 181 separate offices, a main Reception/Lobby area, Conference Rooms, Lounge/Multi-purpose area, Break/Restrooms, Copy/Fax/Mail/Supply rooms, Mechanical/Electrical/Janitorial areas, horizontal and vertical circulation and other auxiliary areas.

The general civil engineering portion includes demolition, clearing and grubbing, removal of existing landscape for possible salvage, removal of an existing asphalt running track and the removal of an existing irrigation system. The civil portion also includes site grading and drainage, parking lot and sidewalk construction as well as the installation of utilities (water, gas, sewer) and connection to existing utilities.

Site work will include planting and irrigation. Parking will initially accommodate 205 staff parking, 20 separate visitors parking and 8 electric cart parking all inclusive of handicap parking spaces. The parking area will be paved asphalt with striped painted parking stalls.

The structure will be steel frame with non-load bearing exterior steel studs. Exterior work will include: 6" metal studs with a combination of 4" face brick at the entries and stairwells and stucco, painted hollow metal doors and frames, hardware, aluminum storefront doors and frames with bronze tinted glazing, aluminum window frames with bronze tinted glazing, single membrane mechanical fastened roof, pre-finished aluminum flashing, sealant and caulking, building signage. Interior work will include: metal stud partition walls, gypsum wall board, water-resistant gypsum wall board, ceramic wall tile, ceramic tile flooring, carpet tile, rubber tile, lay-in tile ceilings, gypsum board ceilings, wood doors, hollow metal frames, hardware. Elevated Floor Framing: composite steel beam joists and girders with galvanized composite steel deck and lightweight concrete. Roof Framing: the roof construction is the same as that for the typical floors. The penthouse floor is a continuation of the roof slab. A concrete curb has been provided for support of the penthouse walls and for flashing of the roofing. Steel framed screen walls are provided on top of the roof. Walls and Columns: will consist of 4" brick veneer on steel studs at the entries and stairwell, with stucco panels on steel studs used predominantly elsewhere. Steel columns support the floor and roof beams. The steel beams and columns will be covered with sprayed-on fireproofing. Floor and Foundation: eighteen-inch diameter auger cast piles with three foot thick pile caps are used to support piers and building columns. Concrete grade beams will be provided around the perimeter of the office building. Interior tie beams are also provided. The ground floor will be a slab on grade and isolated from the structure. A concrete pit is provided at the elevators.

Mechanical will include packaged rooftop VAV air-handling systems with evaporative cooling pads on the inlet or heat recovery wheel. Temperature control will be with constant pressure VAV boxes. The water supply to the evaporative cooling sections will be treated.

The plumbing for the office building will be low water usage plumbing fixtures. The toilet facilities are designed for handicapped access. The plumbing trim will be of low water usage, commercial grade units. Water heating will serve the lavatories and coffee bars. Domestic water heater and RO unit inlet will be provided with a soft water feed. A RO unit, water storage tank and repressurization pumps will be installed. A standpipe fire protection system will be provided in the building.

Normal power will be delivered to the building from the site wide underground primary system. Power will be underground to a pad mounted transformer location near the new building. The service voltage will be 480/277V, three phase. Telephone and data will be provided to the building from the existing underground distribution system. Interior lighting will be recessed, lensed fluorescent fixtures in office spaces and some common areas, decorative fluorescent and HID fixtures in the lobby/reception area, conference rooms and similar spaces, and surface fluorescent fixtures in equipment rooms. A continuous recessed cove will be constructed for hallway lighting.

Lighting in most areas will be controlled with occupancy sensors. In addition, lighting in most spaces will be manually controllable. Exterior lighting will include building mounted, low brightness fixtures and Ashoebox® style pole mounted fixtures, with high-pressure sodium lamps. Exterior lights will be controlled by a combination of photo controller and time clock. General power will be provided from “K” rated dry type transformers for computers and other office equipment, and communication equipment. Large HVAC loads will be powered at 480 volts. The fire alarm system in the building will be compatible with the site wide system and will communicate with that system by radio. Within the building the system will include manual pull stations and automatic initiating devices such as sprinkler flow switches and air duct smoke detectors. Alarm annunciation will be by horn strobes. There will be a service entrance surge arrester to provide some protection for equipment.

The new Administrative Office and associated site work at Artesia, New Mexico, for the campus of the Department of the Treasury’s Federal Law Enforcement Training Center (FLETC) includes two Alternates for Construction.

Alternate No. 1 includes work on Marana Street and FLETC Avenue. This work is defined on the Construction Plans and includes site demolition, grading, asphaltic concrete paving and site concrete paving as identified in the Construction Cost Estimate.

Alternate No. 2 includes work for landscaping parallel to 13th Street. This work is defined on the Construction Plans and includes landscaping and irrigation.

1.1.2 Location

The work shall be located at the Main Campus Complex of the Federal Law Enforcement Training Center in Artesia New Mexico. The exact location will be shown by the Contracting Officer.

1.2 LOCATION OF UNDERGROUND FACILITIES

Verify the elevations of existing piping, utilities, and any type of underground obstruction not indicated or specified to be removed but indicated in locations to be traversed by piping, ducts, and other work to be installed.

1.2.1 Notification Prior to Excavation

Notify the Government at least 48 hours prior to starting excavation work.

PART 2 - PRODUCTS

Not used.

PART 3 - EXECUTION

Not used.

END OF SECTION