General Contractors, Inc.

September 29, 2020

PRELIMINARY ENGINEERING REPORT

Re: ED-900C Application – Section C

USBTA Exterior and Interior Space
Indian Head, Maryland

Paragraph C.1

Description of Project Components: Project does involve new utilities to the existing building and a complete renovation of the building. Refer to concept floor plan for dimensions of building and the square footage of areas.

1. Demolition of exterior storefront entries and windows. Demolition of existing hollow metal doors. Removal of existing roof shingles and paper on sloped roof area. Removal of EPDM roof and insulation on remaining roof area. Removal of masonry walls as required for new door and window openings required by new floor plan. Sidewalk removal.

2. Construction of walls to include 6", 18 gage steel studs at 16" OC with R-21 insulation, 5/8" exterior sheathing along the front façade. Along the rear and right side walls the existing cmu walls are to remain. Along the left side wall 1.5" furring secured to the existing cmu walls and 1.5" rigid insulation infill and 5/8" exterior sheathing to be constructed. Finishes on these walls is described below.

3. Construction of roof to include new roof framing as needed to support new rooftop hvac units, new shingled roof over roof paper at sloped roof area, new .060 mil TPO roofing on new R-30 rigid insulation of existing metal deck. Part of this scope will include any parapet walls to receive the TPO membrane, all gutters and downspouts and metal copings. New steel roof curbs will be installed for new roof top hvac equipment.

4. Construction of new exterior finishes. The concept design includes the use of painted cmu walls (rear and right sides) which may require the mortar joints to be pointed prior to paint. The front and left side will receive a combination of stone veneer, e.i.f.s., vertical and horizontal metal panels and trims.

5. Construction of exterior aluminum storefront doors and windows. All storefront to be standard 4.5" thick profile with center glazing to be 1" insulated, Low-E and a standard

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anondized aluminum finish. Installation of new hollow metal doors and overhead doors. Caulk all openings and all control joints at exterior.

6. Construction of site utilities to upgrade building. A new 6” water line will be installed from the existing water line located at front of property. This is to facilitate the new sprinkler system as well as the new interior plumbing. Coordination with Washington Gas and SMECO to bring new gas line to property (main located on Indian Head Highway) and to upgrade power to the building. Coordination with Maryland Broadband to bring fiber optic cable for internet to the building.

7. Install new rooftop hvac units for the three tenant spaces. Gas fired heat with electric air conditioning for these rooftop units. From the unit the duct trunk lines will be installed to go down into space below and left for future duct work to be installed later.

8. Construction on new exterior entrance canopy features. There will be three canopies built at the entry to each of the three main tenants. These are steel framed with stone accents at the columns and metal panel roofing.

9. Construction of new concrete sidewalks, exterior stairs, ramps and loading docks. Installation of new metal railings where required by Code.

10. Final cleaning of exterior and punch list of items to correct. Fix items as needed.

11. Demolition of interior partitions and ceiling grid and tiles. Removal of interior floor finishes. Removal of existing bathrooms. Remove old electrical gear.

12. Install ground works under slabs. This includes saw cutting concrete to install new plumbing lines and electrical conduits as required. Demo any under slab piping encountered. If exposed concrete is to be a finish floor then work to begin to grind, sand and clean concrete slab to receive final stain or clear coat. Install 1” concrete overlay if required due to condition of slab.

13. Construct new interior partitions to be either 6” or 3 5/8” steel studs at 16” oc. Begin rough in of electrical wiring and boxes within the stud walls and above ceilings for lighting. Install bulkheads, furr out the exterior cmu walls with 3 5/8” steel studs. Frame in all interior door and window openings.

14. Install hvac ductwork above ceilings and prep for final connections to diffusers. Begin to run sprinkler mains and branch piping. Install turn down piping to ceiling height. Install sprinkler room main equipment such as backflow preventer, valves, and pumps.

15. Install additional steel and overhead tracks for folding partition. Folding partition to be electrically operated, 3” thick with vinyl fabric facing and integral exit door. Frame bulkheads at these partitions.

16. Complete rough in stage of interior walls. Finish all low voltage wiring for phone/data/security. Install all blocking as needed to support wall mounted accessories. Insulate all interior and exterior walls as required with minimum 3” sound insulation. Install above slab plumbing piping for water, sanitary and vents. Receive close-in inspections.

17. Hang 5/8” drywall on stud walls. Tape and spackle to make paint ready. Install ceiling grid main runners and tees. Standard 15/16” grid to be used throughout. Begin to prime paint drywall. Install door and window frames. Install plumbing fixtures.

18. Complete rough in stage of above ceiling work. Extend duct work branch lines (either metal or spiral duct) to diffusers set in ceiling grid. Install all hvac controls, dampers, wiring as needed. Complete electrical wiring for lighting and other equipment. Complete all low voltage wiring. Set light fixtures in grid. Receive ceiling close in inspection.

19. Final paint on door and window frames and drywall. Trim out electrical outlets and switches cover plates. Install finish flooring and base throughout spaces. Type of flooring to be selected during design be should include vinyl plank tiles, carpet, exposed concrete, and vct flooring. Set borders on acoustic tile ceiling. Complete sprinkler trim at ceiling. Install any specialty wall finishes (tile, wall paper, etc.)

20. Install folding partition and necessary controls. Complete ceiling tile installation.

21. Install all casework and miscellaneous specialty equipment (white boards, projectors, screens, etc.) throughout the spaces. Install bathroom partitions and the bathroom accessories. Install all doors with door hardware and install interior windows.

22. Final cleaning of interior and punch list of items to correct. Fix items as needed.

Paragraph C.2

Project Components Statement: To the best of our knowledge, the project components outlined in this Preliminary Engineering Report is consistent with the EDA investment project description in Section B.2 of Form ED-900.

Paragraph C.3

Concept architectural floor plans and elevations are attached to this document. There are no additional design drawings at this time. Project component summary included on drawing.

Paragraph C.4

Feasibility Analysis: The existing building requires a new 6" water line from the Town water supply located on Indian Head Highway. There are no adverse conditions present on this exiting site which may preclude the completion of this project.

Paragraph C.5

Method of Construction: Design / Build process is to be used. Construction services procurement plan is attached to this memo.

Paragraph C.6

Number of construction contracts: One contract is to be awarded to the Design / Build firm. This will encompass the design and construction of this project.

Paragraph C.7

Cost estimate: A copy of the cost estimate is attached to this document. It is based on concept floor plan and elevation drawings prepared for USBTA. At this time it is impossible to determine exact quantities or capacities of any component in the design. The construction costs are based on square foot costs for each division of construction. These costs are from recently completed projects of similar size, scope and materials.

The cost estimate includes a contingency amount of 5% which can be used for unforeseen conditions during the demolition and building shell phases.

Paragraph C.8

Real property acquisition: This topic does not apply – the applicant will be renting the building and property. No acquisition to occur.

Paragraph C.9

List of all permits: This existing building is located in the Town of Indian Head, Maryland. Six permits are required: A site permit with the Town will be required to install the new water line and do various site related construction tasks. A demolition permit is required to do the required exterior and interior demo work. Building permits with the Town are also required which will cover all aspects of the building construction. One permit will be for the exterior renovation. And three permits (one for each tenant) will be required for the interiors.

Paragraph C.10

Project Schedule is outlined below. If the date for the A/E proposal moves forward then the dates below will adjust accordingly.

DESIGN SCHEDULE

TASK	START DATE	END DATE
OWNER SIGN A/E DESIGN PROPOSAL	10/14/2020	10/18/2020
DEMOLITION PLANS / AS BUILTS	10/21/2020	11/5/2020
SUBMIT FOR DEMO PERMIT TO TOWN	11/5/2020	11/19/2020
EXTERIOR SHELL DESIGN	11/5/2020	11/26/2020
SUBMIT FOR SHELL PERMIT TO TOWN	11/26/2020	12/23/2020
SCHEMATIC DESIGN INTERIORS	11/5/2020	11/19/2020
DESIGN REVIEW WITH OWNERS	11/19/2020	11/23/2020
CONSTRUCTION DOCS TO 95% INTERIORS	11/26/2020	1/18/2021
95% OWNER REVIEW / MEET	1/18/2021	1/23/2021
FINALIZE CONSTRUCTION DOCS	1/28/2021	2/11/2021
BUILDING PERMIT INTERIORS SUBMIT	2/11/2021	3/22/2021

BID / BUILD SCHEDULE

DEMOLITION PHASE BIDS /CONTRACT	11/5/2020	11/19/2020
DEMOLITION	11/26/2020	12/16/2020
EXTERIOR SHELL BIDS / CONTRACT	11/26/2020	12/16/2020
EXTERIORS CONSTRUCTION	12/30/2020	5/30/2021
INTERIOR TENANT SPACE BIDS/CONTRACT	2/11/2021	3/8/2021
INTERIORS CONSTRUCTION	3/15/2021	8/12/2021
FINAL INSPECTIONS / U AND O	8/15/2021	

Paragraph C.11

Overall Project Budget breakdown of costs and tasks per Form SF-424C.

1. Administrative and legal expenses
    a. No funding requested.

2. Land, structures, rights-of-way, appraisals, etc.
    a. No funding requested.

3. Relocation expenses and payments
    a. No funding requested.

4. Architectural and engineering fees are not included in this grant request.
    a. Total design and engineering fees include the following:

Demolition design phase	$6,997.00
Site plan design phase	$12,000.00
Exterior shell design phase	$53,000.00
Interior tenant spaces design phase	$115,000.00
TOTAL	$186,997.00

5. Other architectural and engineering fees
    a. No funding requested.

6. Project inspection fees
    a. Town site inspection fees: Estimated $750.00
    b. Town building inspection fees: Estimated $2,000.00
    c. Fire Marshal inspection fees: Estimated $750.00

TOTAL $3,500.00

7. Site work
    a. Install new water line for sprinkler upgrade and domestic water use
    b. Build new concrete sidewalks, loading docks, stairs
    c. Re-pave and stripe existing parking lot

TOTAL $288,397.00

8. Demolition and removal
    a. Site demolition of existing sidewalks
    b. Building demolition of existing canopies, roofing, aluminum storefront
    c. Demolition of miscellaneous exterior items on building (fans, vents, signs, etc)
    d. Building demolition of interior walls, doors, and bathrooms

TOTAL $108,160.00

9. Construction
    a. Building construction costs are broken down by the 16 CSI divisions typical for construction. Refer to the cost estimate for summary of all 16 divisions.

TOTAL $4,366,157.00

10. Equipment
    a. No funding requested.

11. Miscellaneous
    a. No funding requested.

13. Contingencies
    a. Based on 5% of the building shell and site costs where highest chance of encountering unforeseen conditions may occur. TOTAL $16,630.00

Encl:
Construction Procurement plan (by CMI)
Sample Construction Contract (by CMI)

Document prepared by Jerry Jochum, RA
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