UNIVERSITY OF OREGON

Meeting: Capital Construction Project Delivery Process ***Targeting Projects < $1M***
Meeting Group: College of Arts and Sciences Department Heads
Meeting Date: February 6, 2013
Presenters: Tom Shepard, Amy Keene, Darin Dehle

1. Capital Construction Staff **(see attached organization chart)**

a. Large Capital Projects **(Typically Projects > $1M)**

b. Small/Medium Project Group **(Typically Project < $1M) Meeting Focus**

Tom Shepard – Capital Construction Manager: Overall SMPG manager, project planner
Wanita Tiburcio – Document Controls/Archivist

Internal Design:

Amy Keene Capital Construction Design Manager: Design manager, project planner
Kevin Spahn – Licensed Architect
Miriam Lasalita – Drafter

Project Managers:

Small (Projects < $50K)

Dan Wectaski: small project planner, construction PM
Glen Macdonald: small project planner, construction PM

Medium (Projects $50k - $1M)

Bruce Budzik
David Ward

2. Initiating a Capital Project

Cap Con Web Site (which is under construction):

http://campusops.uoregon.edu/capital-construction

- **Initiate a Project**
  - ***Project Initiation Form***

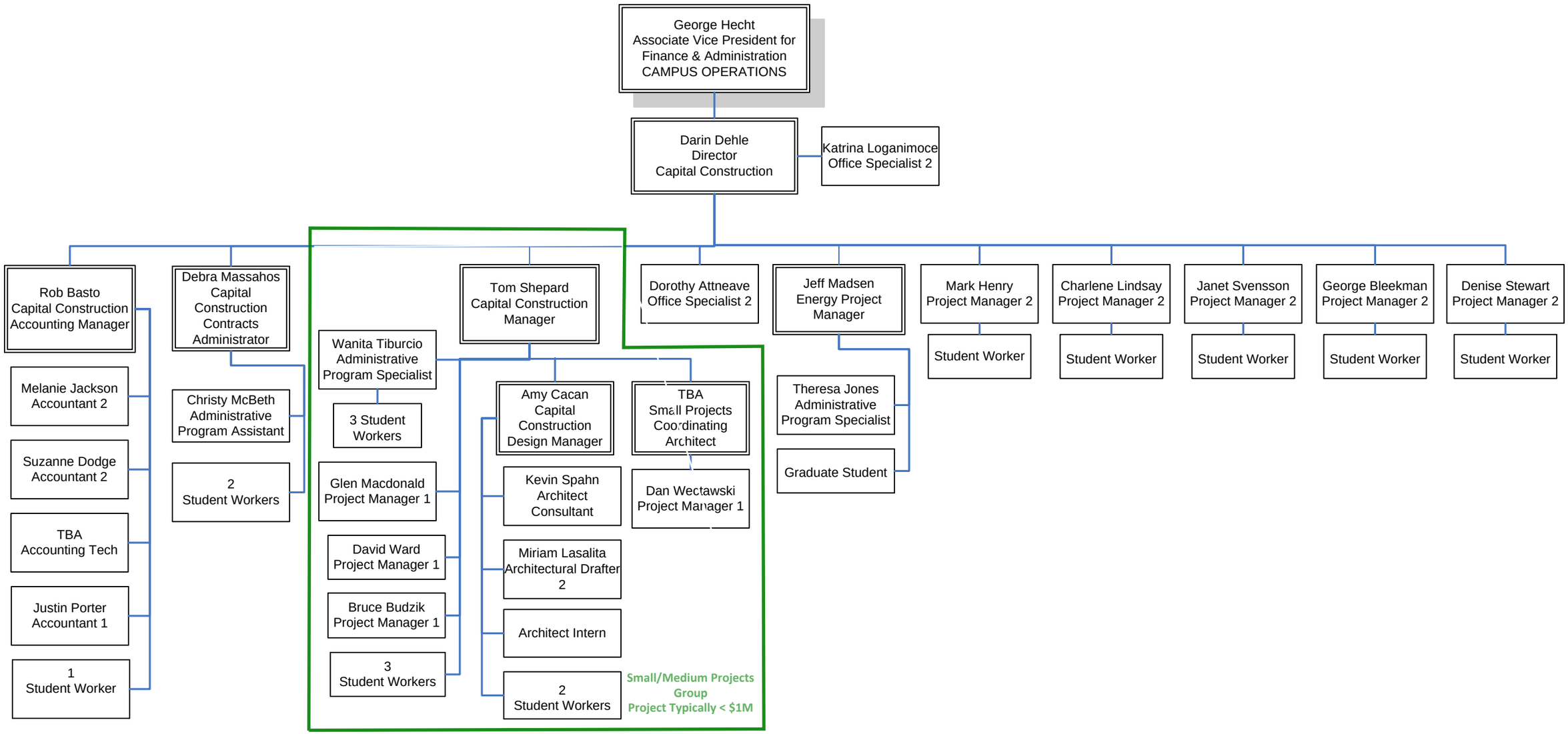
3. Project Costs on Campus

Campus Project Costs (hand out and discuss)
Your House on Campus (hand out)

4. General Project Timelines

Project Life Cycle (hand out and discuss)
Project Example: *2011 Susan Campbell Hall 1st Floor Carpet, Paint, minor remodel Schedule and Layout*

CAPITAL CONSTRUCTION



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Capital Project Initiation Form

The purpose of this form is to initiate a capital project and/or request a budgetary estimate. There are a number of high level questions within this form to help us better understand your project needs. For laboratory projects there is a supplemental *Laboratory Program Questionnaire* which provides you an opportunity to better inform us of your specific laboratory needs. Prior to filling out this form we strongly encourage you to review the useful information and documents provided on our Capital Construction web-site. These documents are tools to better inform you on what to expect when pursuing a capital project on campus; improving your overall project experience. Our web-site includes documents such as *UO Campus Project Delivery Schedule and Life Cycle*, *Understanding Project Costs on Campus*, and *Your House on Campus*. If you have further suggestions for improving the capital project initiation experience, please email capcon@uoregon.edu; we value your input.

Today's Date		Department Name	

Project Contact					
Contact Person		Contact email			
Contact Phone		Dept. Budget Manager		Phone	

Project Location			
Building Name		Room Number(s)	

Project Type (check one)							
Single Office		Classroom or Instructional Space Remodel		Common and Public Space		Science Laboratory Remodel	
Office Suite		Conference Room		Conference Room Only		Other	

New work includes the following elements (check all that apply)									
Painting	Yes		No		Audio/Visual Equipment Installation	Yes		No	
Floor Covering	Yes		No		Electrical Outlet Additions or Modifications	Yes		No	
Wall Reconfiguration	Yes		No		Heating and Cooling Modifications	Yes		No	
New Furniture	Yes		No		Lighting Additions or Modifications	Yes		No	
Existing Furniture Reconfiguration	Yes		No		Network/Data Modifications or Additions (Example: Relocate jacks, add jacks)	Yes		No	
Plumbing Additions or Modifications (Example: Sinks, Drains)	Yes		No		Server rack modifications or installations	Yes		No	
New Shelving/Casework	Yes		No						
New Window Coverings	Yes		No		Is this a Science Laboratory Project	Yes		No	

UNIVERSITY OF OREGON

Capital Project Initiation Form

Project Description and Scope of Work
Describe the basic scope of your project and what you want to accomplish. Describe the current use of the space, the proposed use of the space, and any constraints on availability.

Construction Schedule						
Please 'V' which general time frame is best suited for the construction of your project **This is subject to the complexity of the project, procurement times, and the current Capital Construction department work-load**						
	Summer Break		**Winter Break**		**During Term** **Indicate which term and year. Terms include Fall, Winter, Spring, Summer**	

Upon submittal, a representative from our office will contact you to further develop the scope of work and *budgetary* cost estimate. In an effort to streamline the project delivery process on campus all capital project requests for projects ranging from $0 - $1M must be initiated electronically by this form. Verbal, email, or other request methods will not be accepted.

Submit

UNIVERSITY OF OREGON

Project Costs to Consider When Initiating a Project on the UO Campus

Before the Capital Construction Office prepares a preliminary budget for your remodel project, we would like to make you aware of the inherent costs which affect projects in publically owned buildings.

The University of Oregon is a public institution. As a public entity, and as stewards of our public buildings, we are required to abide by processes established by the State of Oregon and the Oregon University System (OUS). All campus projects are influenced by *Bureau of Oregon Labor and Industry* (BOLI or prevailing wage) laws; public bidding and contracting rules and regulations along with their associated fees; and various internal campus design and construction support costs. Organizationally, it is important to note that when we conduct capital construction project on the University campus, keep in mind that the project budget addresses ALL costs (including UO staff time) associated with implementing the project.

We're providing the following information to better assist you as you plan your budget for a remodel project.

Capital Construction Fees

The Capital Construction Office manages your project on your behalf and acts as owner's representative. As a department within Campus Operations, your project funds pay for the many services provided by the Capital Construction Office. We are not a *centrally* funded organization. The services charged to your project are project design, project management, project accounting, space planning, drafting, bidding, and contract services.

Project Design Consultation Fees

Most projects implemented on campus require some level of professional design work governed by State law and/or by City of Eugene regulations. Mechanical, electrical, or structural engineering services or professional architectural design services may be required. Complex building code issues that are inherent to commercial and institutional projects must be professionally examined to ensure building safety and code compliance.

Architectural work, interior design, and space planning is provided by the Capital Construction Office. Our office will help determine the level of professional design services required based on your project scope and whether outside design services are contracted or the project is handled in-house.

Project Design - Campus Support Fees

In order to assess existing conditions, the design team must consult UO Campus Operations' trades personnel and other UO service departments (Environmental Health and Safety, Network Services, and the Center for Media & Educational Services). This insures that a newly proposed design integrates seamlessly with current building systems and is easily maintained. UO personnel review plans to verify that the design team has adhered to the UO Campus Construction Standards. UO personnel provide information critical to your project. Construction plans are developed and documented with their information. The City of Eugene then reviews the construction drawings and the project specifications for building code compliance. Environmental, health, and safety assessments are conducted: fire safety (fire sprinklers, fire alarm system, and code analysis), chemical inventories, hazardous materials disposal and inventory practices, lab safety, lab decommissioning, asbestos and lead surveys, mechanical and utility controls, security, hardware, and locks, ADA compliance to name a few. UO Facilities and trades personnel charge campus customers for their services. Your project funds pay for their design consultation and construction support.

Project Construction - Contracted Work and UO Trades Personnel Support Fees

Outside contractors, and their sub-contractors are used for most projects on campus. Often during the construction phase, contractors need the support of Campus Operations trades personnel. Central funds do not pay for UO trade personnel; your project funds pay for their work.

Hazardous Material Abatement Fees

Each new project implemented on the UO Campus bears the responsibility of abating hazardous materials if discovered in the project scope. For example, there are many asbestos-containing materials found in older carpet and sheet good adhesives or mastics. Tile flooring installed prior to the late 1970s likely contains asbestos. If your project scope included removing old carpet and replacing it with new carpet, and if it's determined that the old tile underneath the carpet, the carpet glue, or the rubber base mastic contained asbestos, the cost of the asbestos abatement is the responsibility of the project paid by your project funds.

General Project Fees

Fees inherent to all remodel projects on Campus, depending on scope, include:

- City of Eugene plan review fees
- City of Eugene permit(s) fees
- BOLI fees
- Prevailing Wage fees
- Contractor parking fees

BOLI, Prevailing Wage Fees, and Insurance Requirements

Public sector construction projects on campus fall into the category of prevailing wage work. Oregon State law applies prevailing wage rates through the Little Davis-Bacon Act that governs wages paid on public sector work. The established wage rates align with surveyed union wages enforced by the Oregon Bureau of Labor and Industries, or BOLI. In addition to prevailing wages, each contractor awarded a contract to do work on campus is subject to a minimum BOLI fee of $250.

When compared to private sector non-prevailing wage commercial construction, project costs are 20% - 30% higher.

Whether an OUS retained on non-retainer contractor, all contractors must have an Oregon Construction Contractor's Board (CCB) license to do work on campus. Contractors must also carry the required workers compensation, commercial general liability, and automobile liability insurance coverage. These rates are generally much higher than coverage required in the private sector.

Project Bidding and Contract Services Fees

All campus projects are subject to State and OUS procurement regulations that require a competitive bid process. This process requires formal construction drawings and specification documents describing your project to the detail that will allow a contractor to assemble a fixed-fee bid. Several required bid documents are prepared in addition to the project documentation. From a project schedule perspective, the competitive bid process and the subsequent contract award process usually takes 4 weeks to complete. Your project funds pay for the Capital Construction project manager and contract services staff to prepare these documents on your behalf as part of their chargeable services to you.

YOUR HOUSE ON CAMPUS

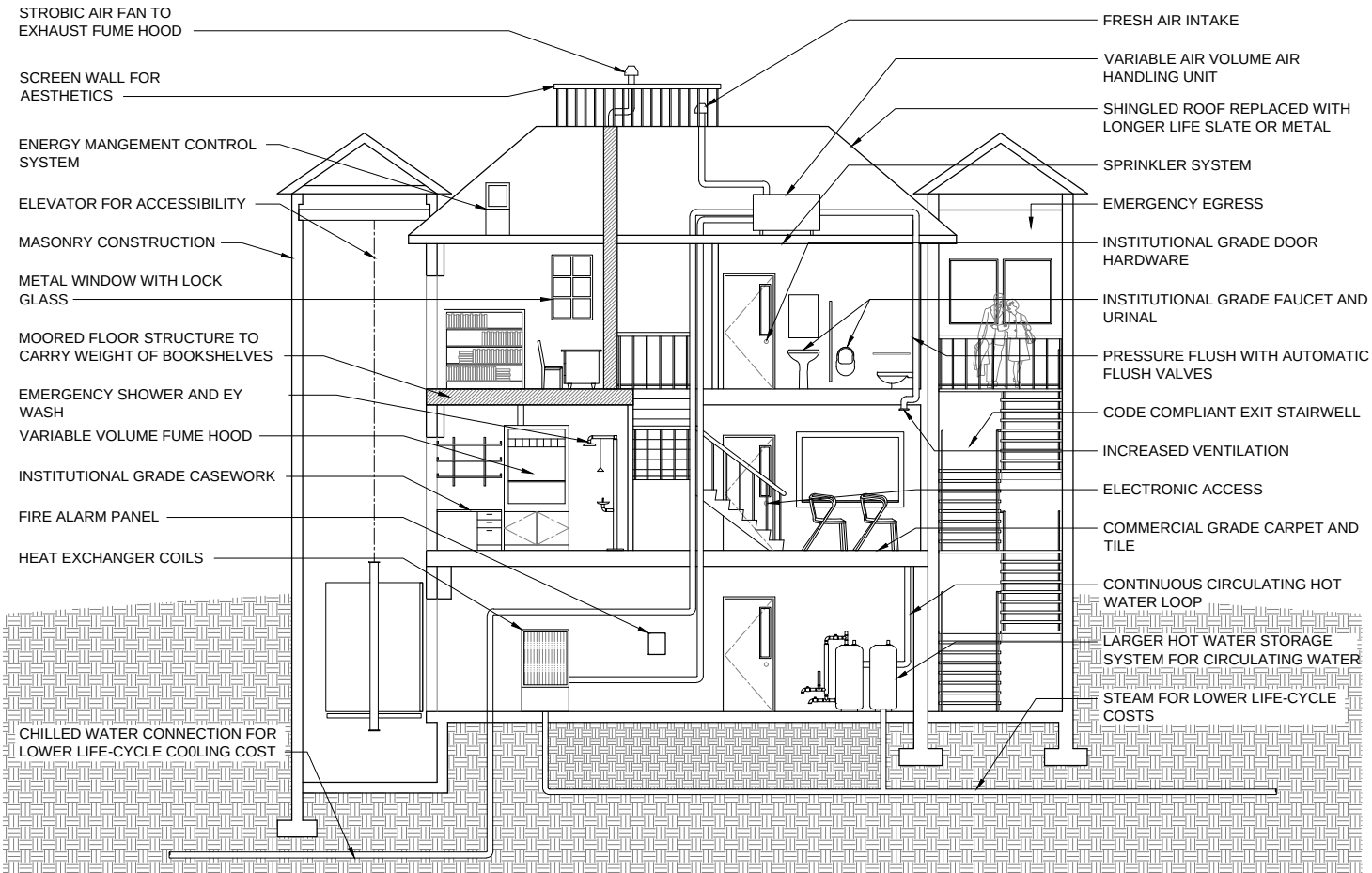
Campus User groups are usually quite surprised by the cost of construction when they are first involved in an institutional project on campus. This is largely due to their familiarity with residential construction and lack of familiarity with commercial construction. Home construction can result in construction costs between $150/square foot to $200/square foot whereas work on campus can range between $350/square foot to $600/square foot; substantially higher. Why is this?

There are many factors that result in higher construction cost on campus. At a casual glance, many of our projects are technically intensive laboratory spaces which involve very expensive mechanical and electrical infrastructure that supports these types of spaces. Other spaces such as new classrooms require extensive audio video equipment and robust finishes that will last 20 years under very heavy conditions.

Not so obvious, but more to why the cost are so different is the gap in building science involved in commercial construction compared to residential construction. Building codes pertaining to commercial buildings are a great deal more complex and intensive to ensure the utmost life/safety measures are in place to the public. This includes fire wall construction, seismic standards, sprinkler systems, fire alarm systems, standard lighting outputs, robust ventilation systems to name a few areas that are lacking in residential specs. Institutional, commercial buildings are actually fairly complex.

Given this level of complexity there is extensive engineering design and government review prior to building a commercial project; all of which impacts cost, but ensures a high level of safety, building sustainability, and comfort inherent to the commercial building that will last many, many years.

Below is a fun pictorial that illustrates what a typical house might require if used on campus.



PLANNING FOR HIGHER EDUCATION

UNIVERSITY OF OREGON
1276 UNIVERSITY OF OREGON, Eugene OR 97403-1276

UO Campus Project Delivery Schedule and Life Cycle
$0 - $1 Million

***Note From Capital Construction** : This table is developed to be used as a guideline to help the Campus Project Requester gain a better sense of sequence and schedule for a particular project that you are planning. The information provided below is based off project outcomes for the majority of campus projects, but certainly not all. There are many factors and complexities that influence a particular project. The most common factors include project complexity, the decision making process, unusual procurement items, special reviews, funding limitations, and restricted construction times. The Scope Development process (#2) is where the project specific tailoring begins. This tool is for you. If you have ideas for making this better, your suggestions are always welcome at capcon@uoregon.com .*

SUMMARY

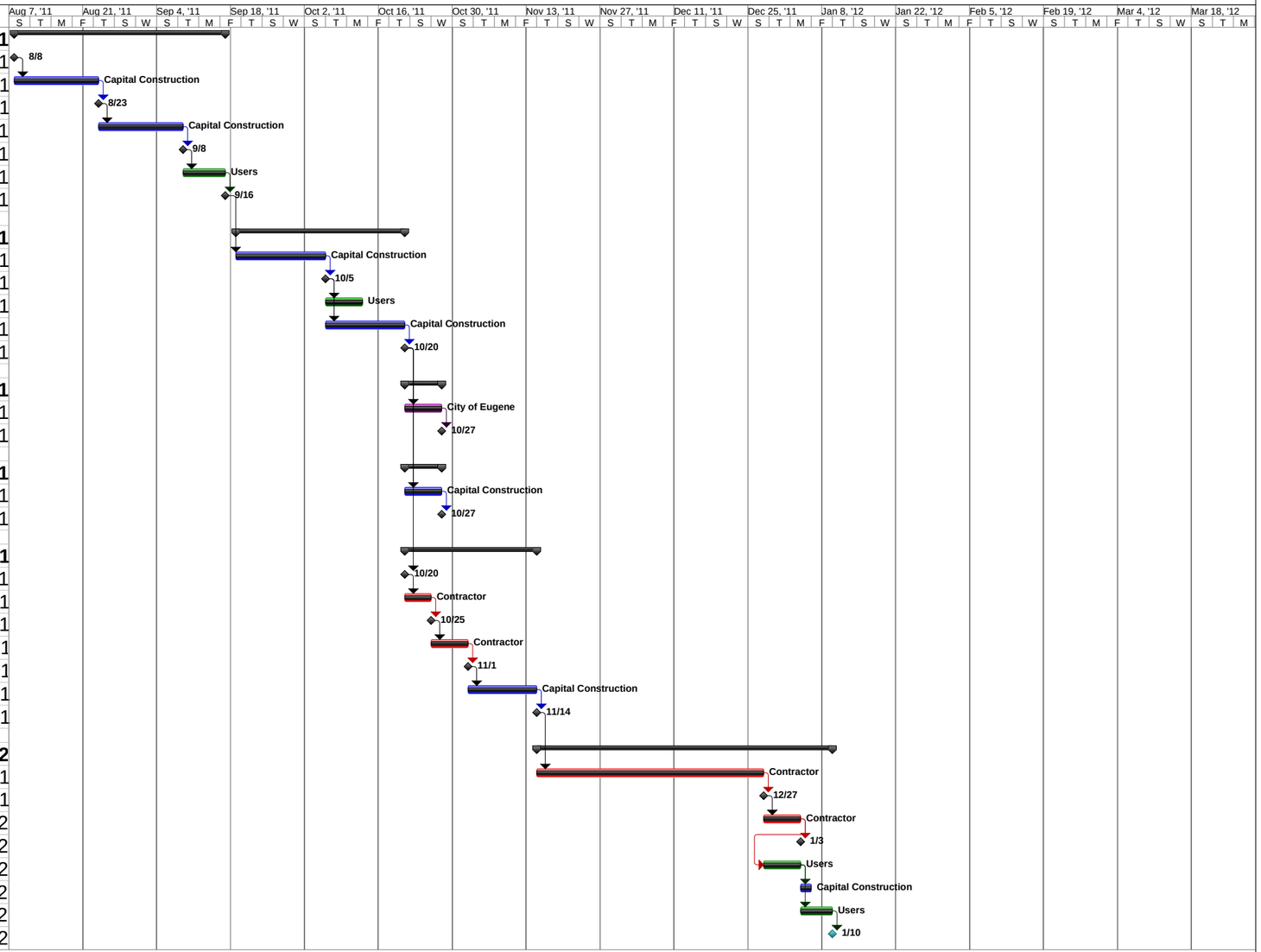
	Project Cost Range	Project Duration (Weeks) Low	High	Project Type
Project Delivery Schedule Summary	$0 - $50K	8	31	Office(s) remodel with new or existing furniture; minor cabinet work; conference room upgrade; carpet replacement; paint; lighting upgrades; window blinds
	$50K-$200K	30	48	Office suite remodel; low chemical use (or technically basic) laboratory upgrade with case-work; larger flooring replacement; small classroom remodel (20-35 seats); renovations with minor HVAC, electrical, plumbing and HVAC work
	$200K - $500K	33	53	Moderate chemical use (or moderately technical) laboratory renovation with extensive casework; large classroom renovation (36 to 100 seats); larger office suite remodel; moderate data, electrical, plumbing, and HVAC work.
	$500K - $1M	39	67	High chemical use or (or technically complex) laboratory renovation with extensive casework; lecture hall classroom renovation (100+ seats); extensive office floor renovation with open work spaces and walled offices, meeting rooms, break rooms, new furniture, data, electrical, plumbing, and HVAC
	Product Procurement Only	13	35	This is for product purchases only: free standing or systems furniture; equipment, fixtures, appliances, instruments, etc. Action Form(s): Fixture & Equipment (FF&E)Purchase Form Notes: Requester to use the FF&E Purchase Form if it is an FF&E purchase only and the purchase of the item(s) is not part of a renovation project.

PROJECT DELIVERY LIFE CYCLE

	Project Delivery Tasks	Project Cost Range	Task Duration (Weeks) Low	High	Responsible Party	Action Forms, Informational Documents & Notes
1	**Project Request**	All	1	1	Requester	**Action Form(s):** ***Capital Project Initiation Form*** **Helpful Documents:** *Understanding Project Costs on Campus* ; *Your House on Campus* **Notes:** If new furniture, fixtures, or equipment (FF&E) are part of the renovation scope, Cap Con will coordinate the purchases
2	**Scope Development**	$0 - $50K	1	3	Cap Con and Requester	**Action Form(s):** Scoping Statement (or email for less complex projects); *Laboratory Programming Questionnaire* **Notes:** Format of scoping document produced by Capital Construction is dependent on complexity of project. The Scope Development phase is also the time for the requester and Cap Con to generally discuss project timing, schedule, funding, and other project particulars.
		Projects > $50K	3	5		
3	**Departmental Approval**	All	1	1	Requester	Signed Scoping Statement or email confirmation with funding index noted is the approval mechanism for Cap Con to begin your project. The start of your project is also dependent on the timing and workload of the Capital Construction office.
4	**Design Contract Development**	$0 - $50K	0	4	Cap Con	Time allocation for design contracts is necessary for projects that require outside design services. This includes proposal generation and contract times. A design consultant must see the space, understand the scope of the project, and then generate a proposal for Cap Con to review and approve. *Typically, projects under $50k don't necessitate outside design services.*
		Projects > $50K	4	4		
5	**Design and Construction Document Preparation**	$0 - $50K	1	8	Cap Con	Task typically includes furniture selection, carpet selection, finishes, space planning; minor HVAC review; basic drawings.
		$50K-$200K	6	14	Cap Con	Task can include detailed design drawings, reviews, and project bid manual assembly required for City building permits and contractor bidding.
		$200K - $500K	8	16	Cap Con	Includes detailed design drawings, reviews, and project bid manual assembly required for City building permits and contractor bidding.
		$500K - $1M	12	20	Cap Con	Includes detailed design drawings, reviews, and project bid manual assembly required for City building permits and contractor bidding.
6	**Bid Process**	$0 - $50K	1	2	Cap Con	Time allocation is the estimated time needed for a contractor to generate a proposal
		Projects > $50K	3	3	Cap Con	Procurement process is OUS and state regulation dependent
7	**Construction Contract Development**	$0 - $50K	1	3	Cap Con	Procurement process is OUS and state regulation dependent
		Projects > $50K	3	3	Cap Con	Procurement process is OUS and state regulation dependent
8a	**Construction**	$0 - $50K	1	8	Cap Con	*If furniture, equipment, and other long-lead procurement items are part of the project, this will impact the noted schedule. Add 6 weeks to the low and high end* Also, term breaks are usually the best time for construction to occur. This is usually determined by the Requester. Construction restrictions must be noted on the Project Initiation form for restrictions will impact the schedule.
		$50K-$200K	8	16	Cap Con	*If furniture, equipment, and other long-lead procurement items are part of the project, this will impact the noted schedule. Add 6 weeks to the low and high end* Also, term breaks are usually the best time for construction to occur. This is usually determined by the Requester. Construction restrictions must be noted on the Project Initiation form for restrictions will impact the schedule.
		$200K - $500K	10	20	Cap Con	
		$500K - $1M	12	30	Cap Con	
8b	**FF&E Procurement (only)**		6	12	Cap Con	This is for product purchases only: free standing or systems furniture; equipment, fixtures, appliances, instruments, etc. **Action Form(s):** Fixture & Equipment (FF&E)Purchase Form **Notes:** Requester to use the FF&E Purchase Form if it is an FF&E purchase only and the purchase of the item(s) is not part of a renovation project. Procurement process is determined by OUS and State regulations.
9	**Move-In**		0	1	Joint	**Helpful Documents:** *Move Process*

Project Schedule
Project Name: Susan Campbell Hall Renovation
Project: CP12-007
Date: January 27, 2013
Revision: 04

ID	Task Name	Duration	Start	Finish
1	**Schematic Design / Design Development**	**30 days**	**Mon 8/8/11**	**Fri 9/16/11**
2	Preliminary Meeting with User Group	0 days	Mon 8/8/11	Mon 8/8/11
3	Design	12 days	Mon 8/8/11	Tue 8/23/11
4	Meeting for furniture layout	0 days	Tue 8/23/11	Tue 8/23/11
5	Design	12 days	Wed 8/24/11	Thu 9/8/11
6	SD User Review	0 days	Thu 9/8/11	Thu 9/8/11
7	User Reviews CD docs	6 days	Fri 9/9/11	Fri 9/16/11
8	User approves CD docs	0 days	Fri 9/16/11	Fri 9/16/11
9				
10	**Construction Documents**	**24 days**	**Mon 9/19/11**	**Thu 10/20/11**
11	Design	13 days	Mon 9/19/11	Wed 10/5/11
12	Submit CD Docs for Review	0 days	Wed 10/5/11	Wed 10/5/11
13	User ReviewsCD Docs	5 days	Thu 10/6/11	Wed 10/12/11
14	Facilities Review	11 days	Thu 10/6/11	Thu 10/20/11
15	Completion of CD Docs	0 days	Thu 10/20/11	Thu 10/20/11
16				
17	**Permit Review**	**5 days**	**Fri 10/21/11**	**Thu 10/27/11**
18	Submit for Building Permit	5 days	Fri 10/21/11	Thu 10/27/11
19	Receive Building Permit	0 days	Thu 10/27/11	Thu 10/27/11
20				
21	**Asbestos Abatement**	**5 days**	**Fri 10/21/11**	**Thu 10/27/11**
22	Asbestos Abatement	5 days	Fri 10/21/11	Thu 10/27/11
23	Completion of Asbestos Abatement	0 days	Thu 10/27/11	Thu 10/27/11
24				
25	**Bid Project**	**17 days**	**Thu 10/20/11**	**Mon 11/14/11**
26	Publish for Bid	0 days	Thu 10/20/11	Thu 10/20/11
27	Bidding	3 days	Fri 10/21/11	Tue 10/25/11
28	Mandatory Pre-Bid Meeting	0 days	Tue 10/25/11	Tue 10/25/11
29	Bidding	5 days	Wed 10/26/11	Tue 11/1/11
30	Bid Date	0 days	Tue 11/1/11	Tue 11/1/11
31	Prepare Contract	9 days	Wed 11/2/11	Mon 11/14/11
32	Start Construction	0 days	Mon 11/14/11	Mon 11/14/11
33				
34	**Construction / Contract Administration**	**40 days**	**Tue 11/15/11**	**Tue 1/10/12**
35	Construction	31 days	Tue 11/15/11	Tue 12/27/11
36	Substantial Completion	0 days	Tue 12/27/11	Tue 12/27/11
37	Punch List	5 days	Wed 12/28/11	Tue 1/3/12
38	Final Completion	0 days	Tue 1/3/12	Tue 1/3/12
39	Packing of User Offices	5 days	Wed 12/28/11	Tue 1/3/12
40	Furniture Moving	2 days	Wed 1/4/12	Thu 1/5/12
41	User Occupancy	4 days	Wed 1/4/12	Mon 1/9/12
42	Full Occupancy	0 days	Tue 1/10/12	Tue 1/10/12

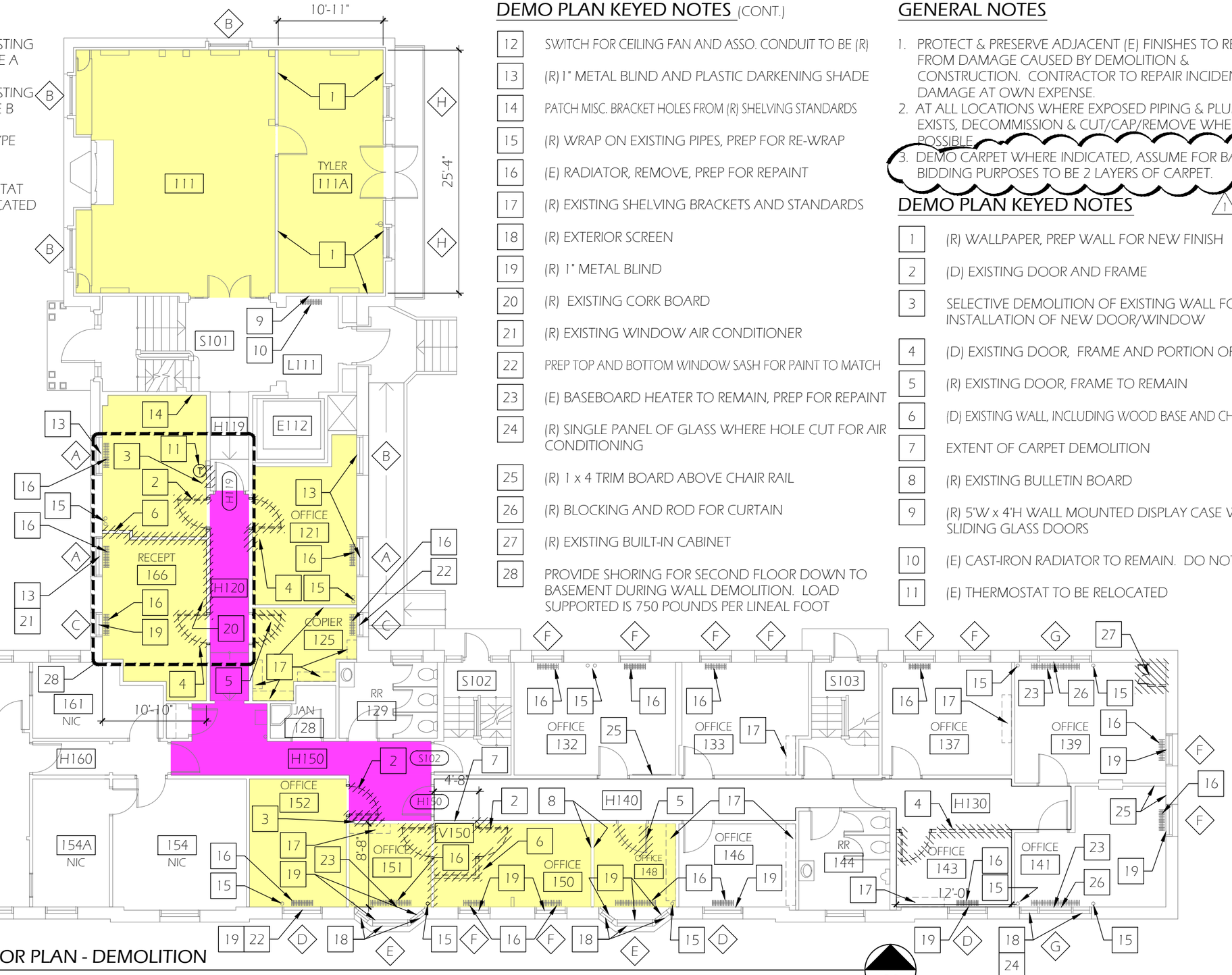


Project: Susan Campbell Project Sche
Date: Tue 1/29/13

Task	Summary	External Milestone	Inactive Milestone	Duration-only	Start-only	Deadline
Split	Project Summary	Inactive Task	Inactive Summary	Manual Summary Rollup	Finish-only	
Milestone	External Tasks	Inactive Task	Manual Task	Manual Summary	Progress	

LEGEND

- REMOVE EXISTING CARPET; TYPE A
- REMOVE EXISTING CARPET; TYPE B
- (H) WINDOW TYPE SEE A502
- (T) (E) THERMOSTAT TO BE RELOCATED
- (E) EXISTING
- (D) DEMO
- (R) REMOVED



DEMO PLAN KEYED NOTES (CONT.)

12. SWITCH FOR CEILING FAN AND ASSO. CONDUIT TO BE (R)
13. (R) 1" METAL BLIND AND PLASTIC DARKENING SHADE
14. PATCH MISC. BRACKET HOLES FROM (R) SHELVING STANDARDS
15. (R) WRAP ON EXISTING PIPES, PREP FOR RE-WRAP
16. (E) RADIATOR, REMOVE, PREP FOR REPAINT
17. (R) EXISTING SHELVING BRACKETS AND STANDARDS
18. (R) EXTERIOR SCREEN
19. (R) 1" METAL BLIND
20. (R) EXISTING CORK BOARD
21. (R) EXISTING WINDOW AIR CONDITIONER
22. PREP TOP AND BOTTOM WINDOW SASH FOR PAINT TO MATCH
23. (E) BASEBOARD HEATER TO REMAIN, PREP FOR REPAINT
24. (R) SINGLE PANEL OF GLASS WHERE HOLE CUT FOR AIR CONDITIONING
25. (R) 1 x 4 TRIM BOARD ABOVE CHAIR RAIL
26. (R) BLOCKING AND ROD FOR CURTAIN
27. (R) EXISTING BUILT-IN CABINET
28. PROVIDE SHORING FOR SECOND FLOOR DOWN TO BASEMENT DURING WALL DEMOLITION. LOAD SUPPORTED IS 750 POUNDS PER LINEAL FOOT

GENERAL NOTES

1. PROTECT & PRESERVE ADJACENT (E) FINISHES TO REMAIN FROM DAMAGE CAUSED BY DEMOLITION & CONSTRUCTION. CONTRACTOR TO REPAIR INCIDENTAL DAMAGE AT OWN EXPENSE.
2. AT ALL LOCATIONS WHERE EXPOSED PIPING & PLUMBING EXISTS, DECOMMISSION & CUT/CAP/REMOVE WHEN POSSIBLE.
3. DEMO CARPET WHERE INDICATED, ASSUME FOR BASE BIDDING PURPOSES TO BE 2 LAYERS OF CARPET.

DEMO PLAN KEYED NOTES

1. (R) WALLPAPER, PREP WALL FOR NEW FINISH
2. (D) EXISTING DOOR AND FRAME
3. SELECTIVE DEMOLITION OF EXISTING WALL FOR INSTALLATION OF NEW DOOR/WINDOW
4. (D) EXISTING DOOR, FRAME AND PORTION OF WALL
5. (R) EXISTING DOOR, FRAME TO REMAIN
6. (D) EXISTING WALL, INCLUDING WOOD BASE AND CHAIR RAIL
7. EXTENT OF CARPET DEMOLITION
8. (R) EXISTING BULLETIN BOARD
9. (R) 5'W x 4'H WALL MOUNTED DISPLAY CASE WITH SLIDING GLASS DOORS
10. (E) CAST-IRON RADIATOR TO REMAIN. DO NOT PAINT
11. (E) THERMOSTAT TO BE RELOCATED

1 FIRST FLOOR PLAN - DEMOLITION
Scale: 3/32"=1'-0"

ISSUED FOR BIDDING

General Notes

No.	Revision/Issue	Date
1	ADD. 1	10/25/11

REGISTERED ARCHITECT
KEVIN SPAHN
EUGENE, OREGON
5432
STATE OF OREGON

DRAWING TITLE: FIRST FLOOR PLAN - DEMO

UNIVERSITY OF OREGON

DESIGN SERVICES GROUP
1295 FRANKLIN BOULEVARD
(541) 346-2270

FACILITIES SERVICES
1276 UNIVERSITY OF OREGON
EUGENE, OREGON 97403-1276

PROJECT NAME: SUSAN CAMPBELL HALL RENOVATION

PROJECT NO.: WK104397

DATE: 10/18/2011

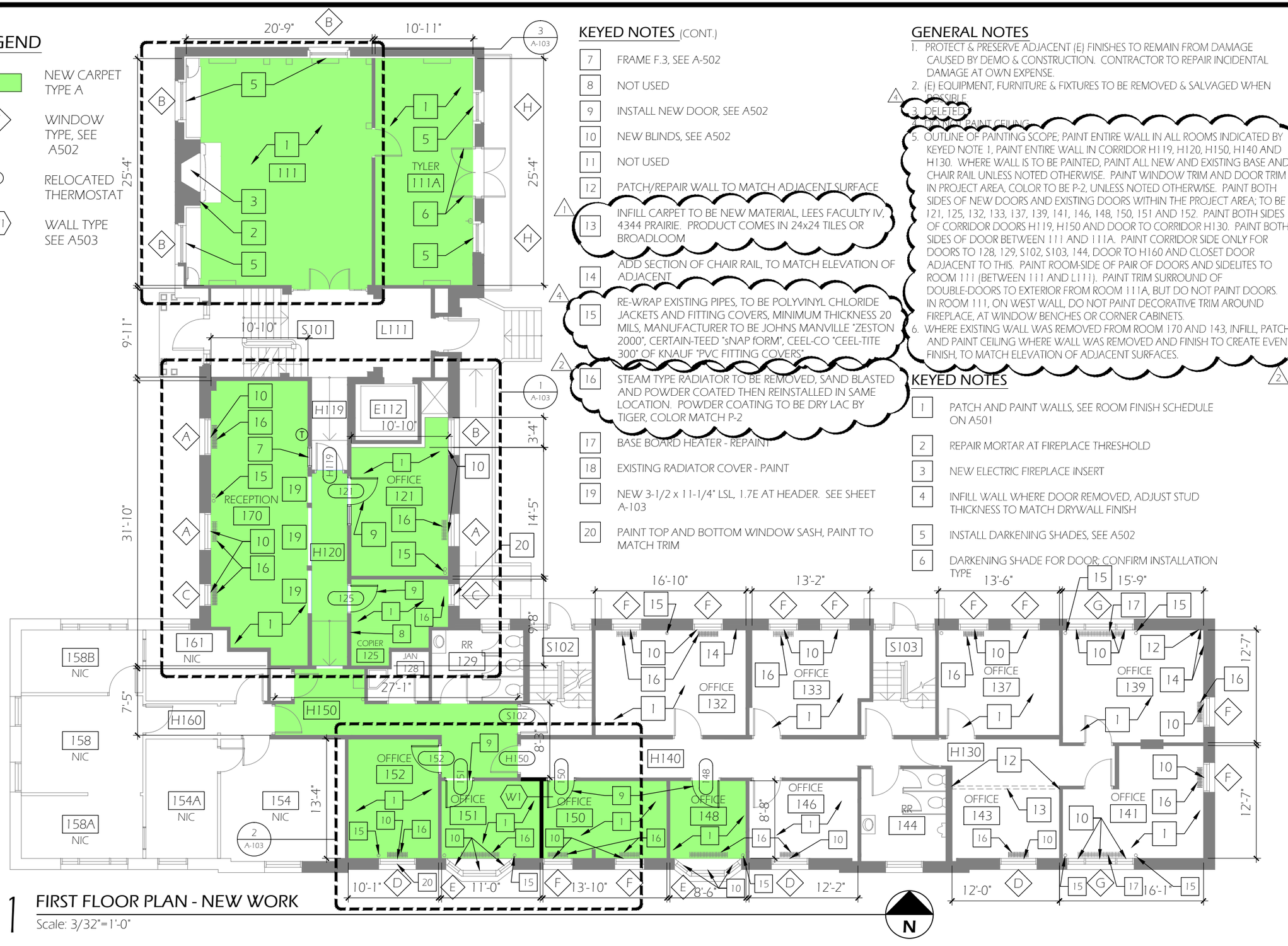
DESIGN/DRAWN BY: MNL KS

SCALE: AS NOTED

DRAWING NO.: A002

LEGEND

- NEW CARPET TYPE A
- F — WINDOW TYPE, SEE A502
- T — RELOCATED THERMOSTAT
- W1 — WALL TYPE SEE A503



1 FIRST FLOOR PLAN - NEW WORK

Scale: 3/32"=1'-0"

KEYED NOTES (CONT.)

7. FRAME F.3, SEE A-502
8. NOT USED
9. INSTALL NEW DOOR, SEE A502
10. NEW BLINDS, SEE A502
11. NOT USED
12. PATCH/REPAIR WALL TO MATCH ADJACENT SURFACE
13. INFILL CARPET TO BE NEW MATERIAL, LEES FACULTY IV, 4344 PRAIRIE. PRODUCT COMES IN 24x24 TILES OR BROADLOOM
14. ADD SECTION OF CHAIR RAIL, TO MATCH ELEVATION OF ADJACENT
15. RE-WRAP EXISTING PIPES, TO BE POLYVINYL CHLORIDE JACKETS AND FITTING COVERS, MINIMUM THICKNESS 20 MILS, MANUFACTURER TO BE JOHNS MANVILLE "ZESTON 2000", CERTAIN-TEED "sNAP fORM", CEEL-CO "CEEL-TITE 300" OF KNAUF "PVC FITTING COVERS"
16. STEAM TYPE RADIATOR TO BE REMOVED, SAND BLASTED AND POWDER COATED THEN REINSTALLED IN SAME LOCATION. POWDER COATING TO BE DRY LAC BY TIGER, COLOR MATCH P-2
17. BASE BOARD HEATER - REPAINT
18. EXISTING RADIATOR COVER - PAINT
19. NEW 3-1/2 x 11-1/4" LSL, 1.7E AT HEADER. SEE SHEET A-103
20. PAINT TOP AND BOTTOM WINDOW SASH, PAINT TO MATCH TRIM

GENERAL NOTES

1. PROTECT & PRESERVE ADJACENT (E) FINISHES TO REMAIN FROM DAMAGE CAUSED BY DEMO & CONSTRUCTION. CONTRACTOR TO REPAIR INCIDENTAL DAMAGE AT OWN EXPENSE.
2. (E) EQUIPMENT, FURNITURE & FIXTURES TO BE REMOVED & SALVAGED WHEN POSSIBLE
3. DELETED
4. DO NOT PAINT CEILING
5. OUTLINE OF PAINTING SCOPE; PAINT ENTIRE WALL IN ALL ROOMS INDICATED BY KEYED NOTE 1, PAINT ENTIRE WALL IN CORRIDOR H119, H120, H150, H140 AND H130. WHERE WALL IS TO BE PAINTED, PAINT ALL NEW AND EXISTING BASE AND CHAIR RAIL UNLESS NOTED OTHERWISE. PAINT WINDOW TRIM AND DOOR TRIM IN PROJECT AREA, COLOR TO BE P-2, UNLESS NOTED OTHERWISE. PAINT BOTH SIDES OF NEW DOORS AND EXISTING DOORS WITHIN THE PROJECT AREA; TO BE 121, 125, 132, 133, 137, 139, 141, 146, 148, 150, 151 AND 152. PAINT BOTH SIDES OF CORRIDOR DOORS H119, H150 AND DOOR TO CORRIDOR H130. PAINT BOTH SIDES OF DOOR BETWEEN 111 AND 111A. PAINT CORRIDOR SIDE ONLY FOR DOORS TO 128, 129, S102, S103, 144, DOOR TO H160 AND CLOSET DOOR ADJACENT TO THIS. PAINT ROOM-SIDE OF PAIR OF DOORS AND SIDELITES TO ROOM 111 (BETWEEN 111 AND L111). PAINT TRIM SURROUND OF DOUBLE-DOORS TO EXTERIOR FROM ROOM 111A, BUT DO NOT PAINT DOORS. IN ROOM 111, ON WEST WALL, DO NOT PAINT DECORATIVE TRIM AROUND FIREPLACE, AT WINDOW BENCHES OR CORNER CABINETS.
6. WHERE EXISTING WALL WAS REMOVED FROM ROOM 170 AND 143, INFILL, PATCH AND PAINT CEILING WHERE WALL WAS REMOVED AND FINISH TO CREATE EVEN FINISH, TO MATCH ELEVATION OF ADJACENT SURFACES.

KEYED NOTES

1. PATCH AND PAINT WALLS, SEE ROOM FINISH SCHEDULE ON A501
2. REPAIR MORTAR AT FIREPLACE THRESHOLD
3. NEW ELECTRIC FIREPLACE INSERT
4. INFILL WALL WHERE DOOR REMOVED, ADJUST STUD THICKNESS TO MATCH DRYWALL FINISH
5. INSTALL DARKENING SHADES, SEE A502
6. DARKENING SHADE FOR DOOR; CONFIRM INSTALLATION TYPE

General Notes

No.	Revision/Issue	Date
4	DELETED KEYED NOTE 3	10/31/11
2	ADD. 2	10/28/11
1	ADD. 1	10/25/11

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DRAWING TITLE: FIRST FLOOR PLAN - NEW WORK

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FACILITIES SERVICES
1276 UNIVERSITY OF OREGON
EUGENE, OREGON 97403-1276

PROJECT NAME: SUSAN CAMPBELL HALL RENOVATION

PROJECT NO.: WK104397

DATE: 10/18/2011

DESIGN/DRAWN BY: MNL RD

SCALE: AS NOTED

DRAWING NO.: A102

ISSUED FOR BIDDING