Architectural

The following codes and standards will be used as applicable per the RFP:

- UFC 1-300-09N Design Procedures, with Change 9
- UFC 3-101-01 Architecture
- UFC 3-110-03 Roofing
- UFC 3-120-10 Interior Design, with Change 1
- UFC 4-010-01 Anti-terrorism / Force Protection (AT/FP) Standards
- UFC 4-022-01 Security Engineering: Entry Control Facilities / Access Control Point
- 2010 ADA Standards for Accessible Design (Architectural Barriers Act)
- NFPA 10 Standard for Portable Fire Extinguishers
- NFPA 101 Life Safety Code (2015)
- International Building Code (IBC) (2012)

Summary

Building 1001 is an existing circa 1919 structure that houses the Document Services Group and other warehousing/storage functions at the Marine Corps Base, Quantico (MCAF). The building is in need of exterior envelope repairs to address deteriorating painted stucco finish and a leaking roof as well as hazardous material abatement and HVAC upgrades.

The overall design goal is to repair the identified envelope and HVAC deficiencies for the facility within the available budget while providing a safe, weather tight and well-conditioned environment for the occupants and functions housed within.

The proposed repair scope includes the following elements:

- Exterior walls have been evaluated and the badly deteriorated stucco finish over masonry is in urgent need of repair. In addition components of the existing wall system contain hazardous materials (refer to the Hazardous Materials Report in Appendix # for additional information).
    - The painted finish on the stucco, which contains lead paint, is badly flaking and needs to be removed (abated).

    - The stucco system contains asbestos and has many areas that are cracking and/or spalling creating paths for water intrusion into the exterior masonry wall.

- In addition, the masonry wall to which the stucco is covering exhibits several areas of concern where cracks indicate measurable displacement of the masonry, creating a greater concern for the structural conditions obscured behind the stucco finish.

- The approach to the repair of the exterior wall conditions is as follows:

    - Fully remove (abate) lead paint
    - Fully remove (abate) existing stucco to expose existing masonry wall behind stucco
    - Repair and repoint cracked and displaced masonry
    - Install new exterior stucco finish system to include air and moisture barrier

- The roof of Building 1001 is leaking and is beyond it's useful life (refer to the Roof Investigation Report in Appendix # for detailed information on the existing roof condition.)

- The recommended approach to repairing the failing roof systems is full replacement at all roof areas by removing the existing roof membrane and associated insulation, flashings, and other roof system components down to the structural deck and installing a new modified bitumen (2 ply) roof system with granulated cap sheet at all roof areas except the loading dock. The corrugated metal roof over the loading dock will be removed to facilitate the stucco wall finish work and replaced with a new metal standing seam roof.

- Loading dock addition
  - Extend loading dock on north end of east face of the building around the corner and along the north façade to an existing retaining wall.
  - A new canopy shall be provided to match and connect to the existing canopy over the new concrete dock. New steel trusses will be attached to the building wall with steel purlins and will receive the same new structural standing seam roofing as the existing loading dock roof.
  - Dock bumpers will be provided to match type and spacing of existing dock bumpers on the east façade.
  - A new concrete stair from the loading dock down to grade will be provided adjacent to the existing retaining wall. The stair will have galvanized steel pipe handrails both sides.