

September 15, 1970
McLean, Virginia Garage
McLean, Virginia
GS-O3B-16758/10534

SCOPE OF WORK

General:

1. This project shall consist of, but not be limited to the preparation of drawings, specifications and cost estimates for the design of a new garage and related facilities at the subject site.
2. All drawings, specifications and cost estimates shall be prepared in accordance with all applicable parts of the GSA Handbooks, design data and criteria contained herein and shall generally follow the attached agency sketches.
3. Coordination between GSA and the agency shall be maintained at all times to facilitate timely accomplishment of the design.

ARCHITECTURAL

The site is located on the reservation in the vicinity of the Powerhouse and south parking lot, Gate no. 2 and the Scatter, - Thorne property. The garage shall be constructed of masonry and shall esthetically complement the adjoining structures. The garage shall be approximately 192 feet long by 70 feet wide and shall contain 16,380 square feet of net space. The design shall consist of a two story structure with storage on the first level and personnel and administrative offices on the second. It shall include parking space for six vehicles and 6440 square feet for vehicle maintenance. Other features to be included are four standard hydraulic lifts, one of which shall be heavy duty; car washing equipment, paint and body shop, and a twenty-four hour protection alarm system to be connected to the Headquarters Building central alarm system. In addition, provisions shall be made to install two gasoline pumps with 10,000 gallon storage tanks, paved vehicle access - circulation area, adjacent parking area for visitor vehicles and parking for 94 additional cars protected by overhead canopies.

STRUCTURAL

1. Provide complete calculations covering all structural aspects of all alterations and new work included in the project. Include, in particular, foundation details, and expected soil bearing pressures due to loading from the four hydraulic lifts, parking areas, and the 10,000 gallon gasoline storage tanks. (Also describe method of burying gasoline tanks.)
2. Describe location and anticipated weight of heavy mechanical equipment.
3. Design should be in accordance with:
 - a. GSA Structural Engineering Handbook dated February 4, 1964.
 - b. Building Fire Safety Criteria, GSA Handbook, PBS P 5920.9, dated July 27, 1965.
 - c. All applicable codes and standards.

2 (4) Where new openings are to be made in existing structure, show analysis of the affected member and show opening framing details.

PLUMBING

1. All plumbing and heating design work shall conform to the requirements of GSA Handbook, Mechanical and Electrical Engineering, dated April 3, 1967.
2. Provide all required utilities such as water, sewage, gas, etc. Also provide centralized compressed air system.
3. Fire protection shall be provided and shall be in accordance with the GSA Handbook, Building Fire Safety Criteria.

AIRCONDITIONING

1. All ventilation and airconditioning shall conform to the requirements as specified in Mechanical and Electrical Engineering, a GSA Handbook, dated April 3, 1967, plus garage ventilation systems shall conform to requirements as specified in the National Fire Protection Association Standard NFPA 88.

2. All areas on the second floor are to be airconditioned. The garage foreman's office on the first floor will be airconditioned. All non-airconditioned spaces on the first floor are to be ventilated. Fumes are to be exhausted from the body shop. An automobile garage exhaust system shall be installed in the repair area of the first floor.
3. An airconditioning block load calculation for peak time of day will be submitted.
4. A psychrometric chart study of the proposed airconditioning system will be submitted.
5. Drawings shall include location of all major equipment items, method of screening externally located items from view, duct work, air terminals, automatic temperature control diagrams, flow diagrams, equipment schedules, air quantities, etc.

ELECTRICAL

The design shall include the following requirements:

1. A 480Y/277 volt, 3 phase, 4 wire underground feeder for incoming service and a complete distribution system including panels and branch circuits as required for the new garage. The service shall be obtained from the existing 480Y/277 volt system in the powerhouse. If the building will utilize electric heating, the feasibility and recommendations shall be made to extend the 4160 volt system from the powerhouse.
2. Fluorescent lighting within all areas of the building. The lighting fixtures shall be operated at 277 volts. The lighting intensity shall be as recommended in the GSA Handbooks.
3. Suitable lighting for outside parking area.
4. Lighting and power for operation of the gasoline pumps.
5. Fire alarm system as required.
6. Empty conduit system for adequate telephones.

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7. A twenty-four hour protection alarm system. It shall be connected to the Headquarters Building central alarm system.

All construction within general and hazardous areas shall meet the requirements of the National Electric Code.

All existing electrical facilities interfering with new construction shall be relocated as required.

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