11.20.2018

MHTN
ARCHITECTS

BD Medical Beehive Project Design Narrative
Addendum #2

This addendum removes the requirement to modify roof framing. For clarity the full Architectural Narrative has been included with the omitted items stricken through.

MHTN Project Number: 2018559

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1. Revised Architectural Narrative

Architectural Narrative

This project consists of the expansion of Cleanroom #7. It requires the relocation of the ACM Department and the current manufacturing equipment in Cleanroom #7. Upon completion of the expanded Cleanroom, production equipment will need to be installed. Some sections of equipment are so large that their delivery to the cleanroom will require temporary demolition in some areas along the Equipment Delivery Path. Additionally, some structural openings along the Equipment Delivery Path will need to be enlarged. Some sections of equipment are so tall that they require ceiling heights that will require a section of the cleanroom to have new ceilings placed at the underside of structural framing. ~~*Additionally, it may be necessary to modify the roof framing in a small area to accommodate said equipment.*~~

Equipment Delivery Path:

Selective Demolition Equipment Delivery Path:

1. As required, temporarily relocate Lockers to location determined by Owner. Replace as requested by Owner.
2. As required, temporarily move or remove electrical, mechanical, or plumbing elements. Replace as requested by Owner.
3. As required, enlarge structural openings in masonry walls. Reinforce structurally.
4. As required, demolish non-structural partitions and ceilings within the equipment path. Replace all demolished walls and ceilings, repair, patch, and paint to match existing.
5. As required, temporarily move or remove warehouse racking. Replace as requested by Owner.

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Demolition:

Selective Demolition ACM Office/Cleanroom #7:

1. Provide a temporary partition between the operating areas adjacent to Cleanroom #7 and the existing ACM Office. This partition shall enable demolition to proceed without inhibiting operations within or egress from the operating areas.
2. All fixtures, cabinets, flooring, ceiling, etc. shall be removed from this space. Consult with Owner on the issue of salvaging.
3. Existing partition walls constructed from modular demountable components within the ACM Office area will be deconstructed, sorted, and preserved for reuse. Return the wall components to the Owner. Properly dispose of any wall components the Owner does not want to keep.
4. Existing partition walls not constructed from modular demountable components within the ACM Office area will be demolished.
5. Existing ceilings within the ACM Office area will be demolished.
6. The existing walls shall be patched and prepared for new paint. New openings in existing walls shall be reinforced structurally.
7. The existing flooring will be removed and made ready for the installation of the new flooring. A moisture test will be required for all areas to receive the new double broadcast flooring.
8. ~~*In the selected high clearance area selective demolition will be needed to provide engineered modifications to roof framing to accommodate pieces of equipment with minimal disruption to operating rooftop equipment. Temporarily shore all roofing supports while framing modifications are taking place.*~~
9. ~~*Patch and repair roofing materials as needed.*~~
10. Relocate ducts, sprinkler piping, other piping, conduit, and any other obstructions from selected high clearance area.
11. Consult the mechanical and electrical narratives for demolition related to their scope of design.

New Construction:

Beehive expansion - Cleanroom #7:

1. Provide ⅝ plywood wainscot from floor level to 48” A.F.F. to match existing. Cover with vinyl wall covering to match existing to 54” A.F.F.
2. After moisture testing the exposed concrete slab, prepare floors to receive the new double broadcast flooring. Do not install until the moisture testing has been completed and it meets the manufacturer’s recommendations. See attached cut sheet for floor specifications.
3. Patch and repair walls and ceilings for the application of new epoxy paint. Treat penetrations per the descriptions by the electrical and mechanical engineers.
4. After flooring has cured provide and install 6” rubber base at perimeter of new flooring. Color to match existing.

5. Install new lay-in ceiling in the expanded Cleanroom area. Tie into existing system where possible. Provide raised Ceiling as required for manufacturing equipment clearances.
6. Provide an aluminum sliding entrance sufficiently large for the installation of large sections of construction equipment. Min. size 12'-0" x 8'-0" four panel door. Bottom track must be removable so that heavy equipment on casters may roll through the opening.
7. Provide a new engineered structural opening in the masonry wall between the Cleanroom and the gowning room to the West. This opening is for the air shower shown below.
8. Provide and install a new air shower assembly in location shown on the floor plan provided. These will be turnkey units by Clean Air Products, model CAP701KD-ST (see attached cut sheet). Any substitutions will need to be approved by the owner. Units will require a fire sprinkler connection.
9. Provide plastic curtain separating production and boxing areas as required.
10. Provide 3 5/8" metal stud @ 16" O.C. bulkhead walls with 5/8" gyp board with epoxy paint as shown to create high clearance area for equipment.
11. Patch and repair roof insulation in high clearance area and provide a 5/8" gyp board ceiling attached to the underside of roof framing.
12. ~~*Provide small areas of extended ceiling height in the high clearance area with the roof joist by modifying the framing and roof sheathing to accommodate small areas that will allow operation and maintenance of the tallest pieces of equipment. Insulate and finish with 5/8" gyp board with epoxy paint.*~~
13. Consult the mechanical and electrical narratives for construction related to their scope of design.