

**Mascaro Construction Company, L.P. is currently bidding O&M Master Plan Warehouse that is due on 11/01/2024. Please be advised, proposals are due to Mascaro at or before 4 pm on this date to be considered.**

**Project Description:**

**This project is to be completed at the Naval Nuclear Laboratory (Bettis Laboratory). There are strict requirements for working within this facility. Please read the General Conditions, as you will be required to adhere to them with no exceptions.**

1. Work Summary: The scope of the project is broken into several sections; the Base Bid and Bid Options 1-6. The Contractor is requested to provide a bid for each Scope of Work. The O&M Garage, Add Alternate No. 1, identified on the drawings is no longer a part of the scope of work for this project. See Sheet A-6 for a visual of the different scopes of work.

2. Scope of Base Bid.

a. Utilities

1) Install water and sewer utilities to the building.

b. Renovate the first floor of existing warehouse to include the IT Repair Area (A-115), IT Storage Area (A-121), Staging Area (A122), Restrooms (A-110, A-113, A-111, A-114), Janitor Closet A-112, and the Network Equipment Room (A-109). Restroom fit out will be a part of Option 1. Furniture and storage items associated with the IT areas will be part of Option 2.

c. Construct a new mezzanine, approximately 6,000 square feet, that includes, foundations through existing first floor concrete slab, structural framing, metal beams, metal deck and elevated concrete slab, metal stairs and railing assemblies. Mezzanine furniture and storage equipment is excluded from this scope.

d. Demolition of existing materials, except for existing Prefab Office E-101.

e. Salvage existing materials where noted for reinstallation in renovated building.

f. Modify existing warehouse exterior envelope including doors (DA-121A, DE-121A, DA-116A and DA-116C), and frame assemblies, fixed louvers, and other items as noted in drawings.

g. Plumbing

1) Perform plumbing work to install restrooms and install piping for future restroom and breakroom areas. Plumbing should run into these spaces, but final fit out is part of Bid Option 1 and 4.

h. Mechanical – The mechanical scope shown on the drawings has been modified to accommodate only the areas involved within the scope of the Base Bid.

1) Replace the installation of the FCU-OA-1, FCU-OA-2, and the Lossnay ERV's (as shown on the drawings) with an RenewAire RD2XIN (Spec 237200). This unit will be installed in the location where the ERV's would have been installed on the mezzanine.

2) Demolish existing gas unit heaters and gas piping.

3) Install one outdoor VRF unit. See sheet H-11.

4) Install all supply ductwork and exhaust ductwork located on the mezzanine and in the restroom.

5) Install 8" and 6" supply ductwork along the main supply line up to FCU A-9. Install all Tee's along the way for future expansion.

6) Install BC-1, FCU A-9, FCU A-13, FCU A-2 Provide new intake/exhaust louvers associated with the IT Storage and Staging Areas.

i. Electrical

1) Demolish existing items as indicated on drawing E-4.

2) Install data and security fiber as shown on drawing E-5.

3) Install new panel boards as shown on drawings.

4) Install electrical power, lighting, and data to support the renovated rooms identified above.

j. Fire Protection

1) Provide fire protection scope as identified on drawings.

3. Scope of Bid Option 1.

a. Provide full fit out (flooring, ceiling, fixtures) of the restrooms, drinking fountains, and showers.

b. Install A.O Smith electric water heater, Model: DRE-52A with 12kw heating element or approved equivalent

c. NNL will supply lockers as GFE.

d. Install FCU-A-4, FCU-A-5

4. Scope of Bid Option 2

a. Provide storage and shelving units associated with the IT areas; A-115, A-121, E-101. See Sheet A-14 for items.

b. Provide a separate price for the pallet racking system in A-122, IT Storage area. See sheets A-14 for pallet racking system specification.

#### 5. Scope of Bid Option 3

- a. Construct Garage Office Room A-120 and hallway connecting to door DA-116C. Provide architectural finishes, mechanical, electrical, data and fire protection for the space. (Furniture not included).
- b. Provide FCU-A-14 & FCU-A-12 and insulate hallway
- c. Provide FCU-A-11 and all associated ductwork.

#### 6. Scope of Bid Option 4

- a. Construct Breakroom A-117. Provide architectural finishes, mechanical, electrical, data and fire protection for the space. Include cabinets and plumbing fixtures. (Furniture and appliances not included)
- b. Install remaining HVAC equipment, electrical, walls, ceiling and fire protection for hallway A-116 leading to door DA-116A.

#### 7. Scope of Bid Option 5

- a. Construct Conference Room A-118. Provide architectural finishes, mechanical, electrical, data and fire protection for the space. (Furniture not included)
- b. Floor receptacles and trenching flooring to install power conduits to floor boxes is not required.

#### 8. Scope of Bid Option 6

- a. Construct Inspection Room A-119. Provide architectural finishes, mechanical, electrical, data and fire protection for the space. (Furniture not included). B3 lighting not required.

**Project Address:** 814 Pittsburgh McKeesport Blvd, West Mifflin PA 15122

Mascaro Construction Company, L.P. encourages certified minority-owned, veteran-owned, and woman-owned subcontractors, diverse and/or small businesses, and supplier participation on this and all our projects. We are an Equal Opportunity Employer. Please contact Gretchen Mummert at (412) 863-4024 or [gmmummert@mascaroconstruction.com](mailto:gmmummert@mascaroconstruction.com) , our Small Business Specialist for additional information.

If you wish to receive a copy of the project drawings, specifications ,and other documentation please contact the appropriate team member – Steve Manukas @ [smanukas@mascaroconstruction.com](mailto:smanukas@mascaroconstruction.com)

**\*\* Due to some Controlled Unclassified Information (CUI) documents, not all documents will be posted. If your scope falls under the realm of Controlled Unclassified Information (CUI) documents you will be informed and required to complete an agreement for protection of Controlled Unclassified Information (CUI) prior to receiving these documents. \*\***

**gretchen mummert**

small business & document control specialist

***mascaro***

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412.863.4024 (direct)

412.321.4901 (main)

[www.mascaroconstruction.com](http://www.mascaroconstruction.com)