

## Design Intent

### OVERVIEW

#### Project Scope

This Phase One project includes (2) new 1-story additions to an existing 20,470 SF (approx.) facility (Existing Worship Center, Lobby and Education Wing). Refer to the architectural Schematic Design drawings for more information.

The new additions are proposed as follows. The total estimated gross square footage of the new additions is **13,250 SF**.

- **W-Block (Brazilian Worship / Students addition):** 1-story, proposed conventional steel structure: **4,250 SF**.
- **E-Block (Children's Education addition):** 1-story, proposed conventional steel structure: **9,000 SF**.
- **Note:** See project alternates section below and Structural Schematic Design Narrative for tilt-up concrete as a potential substitute structural system.

#### Design & Planning

The proposed Phase 1 additions to this facility are part of a larger masterplan expansion for FBC Windermere's Lakeside Campus, that will help the Owner continue to accommodate growth across a diverse array of program on campus.

The Lakeside Campus also includes several existing modular buildings, housing various program groups. As part of the Phase 1 project, it is our understanding at this time that the Owner will be required by the local jurisdiction to remove a total of (7) modulars from the property (see demo plan on AD051), but this needs to be verified with the Owner. Final selection of the modular buildings to be removed is TBD by the Owner.

The interior design strategy focuses primarily on public spaces and new worship / large group venues, while cost-saving measures shall be considered in the more private areas in order to balance the overall budget.

## Allowances & Alternates

### Allowances

#### Riser Seating - Kids Large Group E107

- Provide an allowance for the construction of built-in riser seating steps at the back of the Kids Large Group room, as shown and noted on the First Floor Plan (Education) - see H1 / A-102. Construction details to be developed during CDs, after additional design review with Owner and Architect.
- Include pricing as part of Base Bid.

#### Doors

- At a minimum, provide an allowance for all existing door frames in primary work areas to be painted. Refer to Finish Plans for areas to receive new finishes.
- **Electronic Access Control needs to be coordinated with Owner.**

### Alternates and Broken Out Pricing Requests

#### 1. Alternate #1

- Provide a separate price for the substitution of tilt-up concrete walls as the structural system for the new additions. Refer also to notes and criteria in the Structural Schematic Design narrative.
- Include value separately as Alternate #1.

#### 2. Alternate #2 (Add)

- Provide a separate price to paint / refinish all existing exterior concrete building surfaces (see exterior elevations). Include pricing to replace existing prefinished aluminum coping caps to match new additions.
- Include value separately as Alternate #2.

#### 3. Alternate #3 (Add)

- Provide a separate price to remove existing tile and carpet finish flooring in the Existing Foyer and Lobby spaces (see Demo Plan on AD101). Patch / prepare existing surfaces as required, and provide new finishes as indicated on finish plans (see A-701, A-702).
- Include value separately as Alternate #3.

## Product Data and Spec Reference Information

*Note: The following information is intended to supplement the Design Development drawing set to provide additional information for pricing review at the DD phase. Full project specs will be issued with the completed Construction Documents.*

### Exterior Materials

- Reference exterior elevations (A-201, A-202) and wall type details (A-501) in architectural drawings.
- **Exterior Insulation and Finish System (EIFS)**
  - Provide a drainable EIFS system, including rigid insulation of sufficient thickness to meet the required continuous insulation R-value shown on detail E1 / A-501.
  - Basis of Design manufacturer: Dryvit Systems, Inc. or equal (all proposed equals to be reviewed by Architect for approval).
  - Finish Coating: EIFS manufacturer's standard finish coating system with enhanced mildew resistance. All final color and aesthetic selections, and system performance criteria to be approved by Architect.
- **Architectural CMU Veneer**
  - Provide an allowance for an architectural grade 4" CMU masonry veneer, at watertable height as shown on the exterior elevations. See also detail E1 / A-501.
  - Provide a precast concrete sill at the transition to the EIFS system, as shown on detail E1 / A-501.
- **Fiber Cement Lap Siding**
  - Basis of Design manufacturer: Hardie Woodtone Rusticseries Lap (all proposed equals to be reviewed by Architect for approval).
  - All final color, texture and aesthetic selections to be approved by Architect.
  - See wall type detail E2 / A-501 for additional information and requirements.
- **TPO Roof Membrane**
  - Fabric-reinforced TPO sheet; Thickness: 60 mils, nominal.
  - Exposed face color: White.
  - See detail R01 / A-501 for additional information and requirements.
  - **Note:** Please provide a broken-out price for the 5/8" fiberglass mat gypsum sheathing cover board on each new building addition roof surface.

### Glazing Systems

- All new exterior and interior glazing in the project is intended to be an aluminum framed storefront system.
- Basis of Design manufacturer: Kawneer or equal (all proposed equals to be reviewed by Architect for approval).
- Provide thermally broken framing systems for all new exterior storefront units.
- Aesthetic intent for new storefront frames and glazing is to match existing storefront units to remain in project. All final finish and aesthetic selections to be approved by Architect.
- See A-601 for additional information and requirements.

### **Interior Flush Wood Doors**

- Basis of Design manufacturer: VT Industries, Inc. or equal (all proposed equals to be reviewed by Architect for approval.
- Species (Design Intent): White Oak or White Maple
- Cut (Design Intent): Plain-Sliced
- Aesthetic intent for new interior wood doors is to match existing wood doors to remain in adjacent areas of the project. All final color and aesthetic selections to be approved by Architect.
- See A-601 for door schedule and additional information.