

**NARRATIVE**  
**BROWARD HEALTH CORPORATE OFFICES**  
**SPECTRUM BUILDINGS 1700 AND 1800**  
**SUITES RENOVATION**  
1700 and 1800 NW 49 Street  
Fort Lauderdale, Fl.

DATE: August 22<sup>nd</sup> , 2019

Project 2018-188



**NARRATIVE**

**BROWARD HEALTH CORPORATE OFFICES**  
**SPECTRUM BUILDINGS 1700 AND 1800**  
**SUITES RENOVATION**

**August 22<sup>nd</sup> , 2019**

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The purpose of this narrative is to describe the work to be executed for the renovations of the suites of the Spectrum Buildings 1700 and 1800, part of the scope of work. Each of these spaces will be permitted independently and construction schedules will be coordinate with Broward Health representative for the projects.

**SPECTRUM BUILDING 1700**

**Suite #110**

The existing suite 110 has 3,990.00SF of business area to be renovated. The majority of the walls on this space and the ceiling tiles and grid will remain, unless there is damage and/or operative issues which will required the replacement of the those items. Some doors will be removed and the openings will be in-fill.

New finish floors and wall base will be installed and walls will be repainted. The main renovation includes a basic refinish of the multiple restrooms. Additional architectural details are specified in the construction documents.

The Mechanical, Electrical, Plumbing, Fire Protection and Structural reinforcement improvements, are described on the Construction documents provided to the contractors bidding the project. Work shown on the isolated Mechanical and/or electrical rooms will only include the installations required by the suite being renovated.

An alternative proposal shall be included for the upgrades of the existing Multiple restrooms as indicated on the Architectural plans.

**Revision #1**, dated 09-06-19 to the Construction Documents address the following BH comments and the changes will be clouded for clarification in each sheet revised:

**Architectural:**

**Sheet A1.0:**

Exterior storefront door will be removed and replaced to comply with NOA requirements and the hardware will be replaced to comply with BH standards.  
Remove mop sink from janitor's closet. Install new mop sink.

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**Sheet A2.0:**

Remove notes for ceiling work in I.T. room in adjacent suite.  
Existing ceiling tiles and grid will be replaced as per BH standards.

**Sheet A6.0:**

Added roof details for the replacement of the new AC units to be installed.  
Door #1 will get Lockset to be Schlage ND82LD to accommodate Card Reader on both sides.

**Sheet A6.1:**

Window treatments will be part of the construction work. See details and specifications.  
Existing ceiling tiles and grid will be replaced as per BH standard.  
Change Floor finish in Reception from existing to PLK and base to B1.  
Power outlets will be white.

**Mechanical:**

**Sheet M0.1:**

New louvered face return grilles similar to existing ones to remain.  
Supply grilles air shall be provided with lock tabs.  
All return grilles to be ducted.  
Toilets will be provided with new return grilles.

**Sheet M7.1:**

RTU manufacturer to be Carrier and Controls to be Carrier i-Vu system.  
Specify that coils need to be coated with epoxy coating.

**Sheet M8.1:**

Drain trap will face downslope for positive draining.

**Electrical:**

**Sheet E0.1:**

Controller for lighting to be specified as The Blue Box by LC&D.

**Sheet E1.1:**

Conduit size for floor outlets is being revised.

**Sheet E2.1:**

See note stating that all unused power outlets above the ceiling shall be removed and back to nearest junction box. No exposed wiring is to remain.

**Sheet E3.1:**

Added low voltage notes.  
Add one additional data outlet for each office and in the conference room.

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**Plumbing:**

**Sheet P0.1:**

Added a note to verify that adequate capacity exists for new flushometer toilets.

L1, L2 Faucets shall be Chicago Faucet Model #895.

Existing E.W.C. shall be removed and replaced with new high- low type Elkay E.W.C.

Existing Water Heater (above ceiling near toilets) to be removed and replaced by tankless water heaters at sinks.

New Sink and a commercial grade faucet w/ pull out rinse shall be provided on Break room.

**Suite #140**

The existing suite 140 has 5,424.00SF of business area to be renovated.

The majority of the walls defining individual office spaces will remain and the walls on the open areas will be demolished. Complete new ceilings will be provided on this space.

New finish floors and wall base will be installed and walls will be repainted.

The majority of the doors will be finished and some of them will be replaced.

The main renovation includes a basic refinish of the multiple restrooms.

Additional architectural details are specified in the construction documents.

The Mechanical, Electrical, Plumbing, Fire Protection and Structural reinforcement improvements, are described on the Construction documents provided to the contractors bidding the project.

An alternative proposal shall be included for the upgrades of the existing Multiple restrooms as indicated on the Architectural plans.

**Revision #1**, dated 09-06-19 to the Construction Documents address the following BH comments and the changes will be clouded for clarification in each sheet revised:

**Architectural:**

**Sheet A1.0:**

Exterior storefront door will be removed and replaced to comply with NOA requirements and the hardware will be replaced to comply with BH standards.

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**Sheet A2.0:**

Existing ceiling tiles and grid will be replaced as per BH standards.

**Sheet A6.0:**

Added roof details for the replacement of the new AC units to be installed.

**Sheet A6.1:**

Window treatments will be part of the construction work. See details and specifications.

Existing ceiling tiles and grid will be replaced as per BH standard.

Power outlets will be white.

**Mechanical:**

**Sheet M0.1:**

New louvered face return grilles similar to existing ones in newly renovated suites.

Supply grilles air shall be provided with lock tabs.

All return grilles to be ducted.

**Sheet M7.1:**

RTU manufacturer to be Carrier and Controls to be Carrier i-Vu system.

Specify that coils need to be coated with epoxy coating.

**Sheet M8.1:**

Drain trap will face downslope for positive draining.

**Electrical:**

**Sheet E0.1:**

Controller for lighting to be specified as The Blue Box by LC&D.

**Sheet E1.1:**

Conduit size for floor outlets is being revised.

**Sheet E2.1:**

See note stating that all unused power outlets above the ceiling shall be removed and back to nearest junction box. No exposed wiring is to remain.

**Sheet E3.1:**

Added low voltage notes.

Add one additional data outlet for each office and in the conference room.

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L1, L2 Faucets shall be Chicago Faucet Model #895.

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Existing Water Heater (above ceiling near toilets) to be removed and replaced by tank-less water heaters at sinks.

New Sink and a commercial grade faucet w/ pull out rinse shall be provided on Break room.

**SPECTRUM BUILDING 1800**

**New 2 Offices on Suite #100**

Two new offices of 250.00sf will be built on an existing waiting area, actually located on a common space part of an existing department of the Broward Health administration offices.

The two offices will be built with demountable partition walls and patch and repairs of the surroundings areas must be done as part of the work during the construction process. The Mechanical, Electrical and Fire Protection work are described on the Construction documents.

The area will be occupied and in operation during construction. Coordination with Broward Health representative is imperative to schedule and not disrupt the business activities.

**Revision #1**, dated 09-06-19 to the Construction Documents address the following BH comments and the changes will be clouded for clarification in each sheet revised:

**Architectural:**

**Sheet A1.0 and A4.0:**

A note has been added to clarify that the demountable walls will be provided by the owner and installed by the contractor.

Power outlets will be white.

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**Mechanical:**

**Sheet M0.1:**

New louvered face return grilles similar to existing ones on the areas newly renovated.  
Specify supply grilles air with lock tabs.  
All return grilles to be ducted.

**Suite #140**

The existing suite 140 has 5,140.00SF of business area to be renovated.  
Almost all existing interior walls will remain. All existing system furniture will be removed and disposal will be coordinated with BH representative. New system is shown on the plans for minimum dimensions coordination, but they are not included on the scope of work.

An existing file system actually located on Building 1700, suite #130, shall be placed on room #1405 of this suite. Coordinate relocation with BH representative. Existing ceiling grid will remain, but new fixtures and acoustic ceiling tiles will be replaced to match BH standards.  
Existing casework on the Break room will be removed and new one will be provided.

New finish floors and wall base will be installed and walls and doors will be refinished.  
The main renovation includes a basic refinish of the multiple restrooms.  
Additional architectural detail work is specified in the construction documents.

The Mechanical, Electrical, Plumbing, Fire Protection and Structural reinforcement improvements, are described on the Construction documents provided to the contractors bidding the project.

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**Sheet A2.0:**

Existing ceiling tiles and grid will be replaced as per BH standards.

**Sheet A6.0:**

Added roof details for the replacement of the new AC units to be installed.

Card reader of Door E6 from the adjacent suite (H.R.) was removed.

**Sheet A6.1:**

Window treatments will be part of the construction work. See details and specifications.

Existing ceiling tiles and grid will be replaced as per BH standard.

Power outlets will be white.

**Mechanical:**

**Sheet M0.1:**

New louvered face return grilles similar to existing ones in newly renovated suites.

Supply grilles air shall be provided with lock tabs.

All return grilles to be ducted.

**Sheet M7.1:**

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Specify that coils need to be coated with epoxy coating.

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**Sheet E3.1:**

Added low voltage notes.

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New Sink and a commercial grade faucet w/ pull out rinse shall be provided on Break room.

**General Note for all the suites**

Any damages during construction on the areas out of the scope of work will be total responsibility of the contractor to be patch and repair as per the building standards, at no cost to the owner.

Respectfully submitted,  
Saltz Michelson Architects  
Frida Dunayer - Project Manager