

# Union Pacific Bldg 7236, Ogden Railyard

## Work needed

### Office 1

- New interior painted door and lock
- Remove existing wood paneling and install new sheet rock on south wall
- Remove lockers
- New sheet rock
- New T bar acoustic tile ceiling
- Patch & Paint walls
- New floor covering & base
- Remove and replace exterior door with Hollow metal door & frame, new hardware, include Trilogy #24U103 handle set

### Break Room

- Remove wood panel @ south wall
- New sheetrock @ south wall
- New cabinet and sink with faucet in break room, match existing
- All sinks should have on-demand hot water.
- Patch & paint walls
- New floor covering & base
- Replace any damaged or missing ceiling tiles.

### Rest Room

- New exhaust fan
- Remove and Reinstall Toilet Partitions
- Remove wood panel N. wall and add water resistant Sheet rock
- Remove vanity, add 2 wall mount sinks
- Restroom floor to be painted with Kilz 1-Part Epoxy Acrylic concrete Floor Paint (Slate Gray)
- Rubber base
- Remove existing shower stall and replace with new fiberglass or plastic shower stall
- Patch & Paint walls & door
- New instantaneous water heater for sinks and shower
- Replace any damaged or missing ceiling tiles.
- New privacy lock on door

### Hall 1

- Remove door and trim openings at both ends of hall 1
  - Patch & Paint walls
  - New floor covering & base
  - Replace any damaged or missing ceiling tiles.
  - Remove plumbing pipes
  - Replace front entry door with new steel door w/ 8"x32" window
- include Trilogy #24U103 handleset

### Office 2

- New door and lock on south wall. (hollow metal)
- Remove small abandoned conduits
- Patch & Paint walls & door
- New floor covering & base
- Replace any damaged or missing ceiling tiles.
- New lock on east door.

### Office 3

- New wall and locking door on north
- Patch & Paint walls
- New floor covering & base
- Replace any damaged or missing ceiling tiles.

### Hall 2

- Fill in concrete under North infill
- Remove large and small abandoned conduits
- Tape sheet rock in fill
- Patch & Paint walls
- New floor covering & base
- Replace any damaged or missing ceiling tiles.

### Garage

- Remove and replace sheet rock ceiling
- Replace missing light with similar fixture
- Paint new sheetrock ceiling
- Remove and replace man door with hollow metal door & frame & hardware

### Exterior

- Replace missing glass masonry blocks
- Remove and replace Gutters and down spouts on West and East sides of the building
- 12"-15" fascia around the building
- Patch and paint the outside of the whole building with SW 7506 Loggia
- Fill in the CMU hole on the West side of the building, approximately 3x3'
- Remove brackets
- Scrape and paint overhead door

### General notes,

- Remove misc. hardware & brackets on walls
- Fill crack at bottom of block on entire East wall
- All Floors, except Restroom, telecom room, and garage to be:

-Roppe #996 Raised circular Vantage tiles- 150 Dark Gray

OR -Mannington Reset Interlocking fitness Tiles- Gray tones (ALTERNATE)

-Roppe 4 inch cove base-123 Charcoal (or similar)

- New door hardware on all interior doors w/locking levers on all offices & restroom
- paint to be Benjamin Moore Simply White OC-117 Paint

### Electrical Notes

Existing electrical service is 125 amps, if this is not adequate, owner will upgrade.

- Install new exterior lights at 2 entry doors.
- Install cable management tray from Telecom closet to offices  
See sketch and Telecom closet notes

- add two 3/4 " telecom conduit drops with duplex boxes in each office & breakroom. Conduit should extend to just above ceiling with pullstrings.
- Remove misc. conduits noted.
- Add power for 2 instantaneous water heaters
- Add new light fixture to existing light box to be similar to existing in garage
- Add power for exhaust fan in restroom
- Add power for all mechanical AC/Heat units. (see mechanical notes)

#### Mechanical notes

- Install 5 zone mini split HVAC system in following configuration:
  - 1. Office # 1
  - 2. Office #2
  - 3. Office #3
  - 4. Break Room & Restroom
  - 5. Wall mounted unit in Telecom closet
  - each office will receive one ceiling mounted cassette
  - Restroom will receive one ceiling mounted cassette
  - Break Room will receive two ceiling mounted cassettes
- Install new exhaust fan in restroom
- Remove old space heater in break room.