



Date: 1/29/2025

Project: Weifield Electric Finish Out

Bid Clarification: 1

Please note the following information/clarifications related to the above-mentioned project. The information contained herein is considered part of the contract documents.

- **Structural Steel**
 - Typical column size is HSS 6"x6"x1/4" (unless noted otherwise)
- **Toilet Accessories**
 - Mirrors should be 24"x36" with bottom of reflecting surface mounted 40" A.F.F
 - Soap dispensers are provided by owner.
- **Operable Partition**
 - Product is Modernfold, or equivalent. Please qualify manufacturer on your proposal.
- **Alternate #1:** Exposed structure in lieu of lay-in ceilings on floors 1 & 2.
 - Gypsum Assemblies –
 - Extend all walls to the bottom of the structure.
 - Delete lay-in ceilings in areas noted on drawings (1st & 2nd floor)
 - Painting
 - Paint all exposed structure in the office areas 1st and 2nd floor white utilizing dry fall paint.
 - HVAC
 - See attached engineering narrative for Alt. 1 modifications.
 - Electrical
 - See attached engineering narrative for Alt. 1 modifications.
 - Fire Alarm & Sprinkler Systems
 - See attached engineering narrative for Alt. 1 modifications.

END OF BID CLARIFICATION.





CAPITAL CONSULTING ENGINEERS
MECHANICAL • ELECTRICAL • PLUMBING

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January 30, 2025

MEP Narrative – Alternate w/ No Ceiling

Weifield Warehouse
2205 Downing Ln, Leander TX 78641

Capital Consulting Engineers is pleased to present this MEP engineering narrative for the planned Weifield Warehouse renovation at 2205 Downing Ln. The information herein shall be used for preliminary pricing only, and is subject to change based upon design development of the project.

The purpose of this narrative is to provide alternate design directives for potential cost savings vs. the current design, which includes the installation of a suspended ACT ceiling system throughout both floors of the project.

I. GENERAL

- COORDINATION – Coordinate with architectural narrative and plans for additional information in regards to layout, partition types, plumbing fixture counts and locations, electrical counts and locations, lighting specifications, and additional items related to MEP scope of work.

II. ELECTRICAL

- Provide pricing for lighting design provided by Legacy Lighting. The Office lighting is designed with linear pendants in lieu of recessed troffers.

III. MECHANICAL SYSTEM ALTERNATES

- All exposed ductwork mains shall be single wall internally insulated rectangular ductwork. Coordinate with architect if ducting is to be galvanized finish or paint ready finish.
- Provide and install return air elbow on back of all fan coil units facing up towards the ceiling for additional sound attenuation. Duct size shall be the same size as Fan Coil Unit return inlet connection.
- Remove all flex duct runouts and provide rigid round branch duct connections to all duct mounted air devices.
- Additional alternate for air devices: Remove round branch duct runouts and provide sidewall duct mounted air devices. Where air devices require separate branch to properly serve room, provide internally lined rectangular branch duct with sidewall air device at room.
- All ceiling mounted return air grilles shall be omitted.
- Exhaust air grilles at restrooms shall be replaced with duct mounted grilles.

IV. PLUMBING SYSTEM ALTERNATES

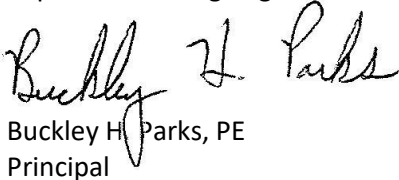
- Fire sprinkler system piping to be modified to upright sprinkler heads.

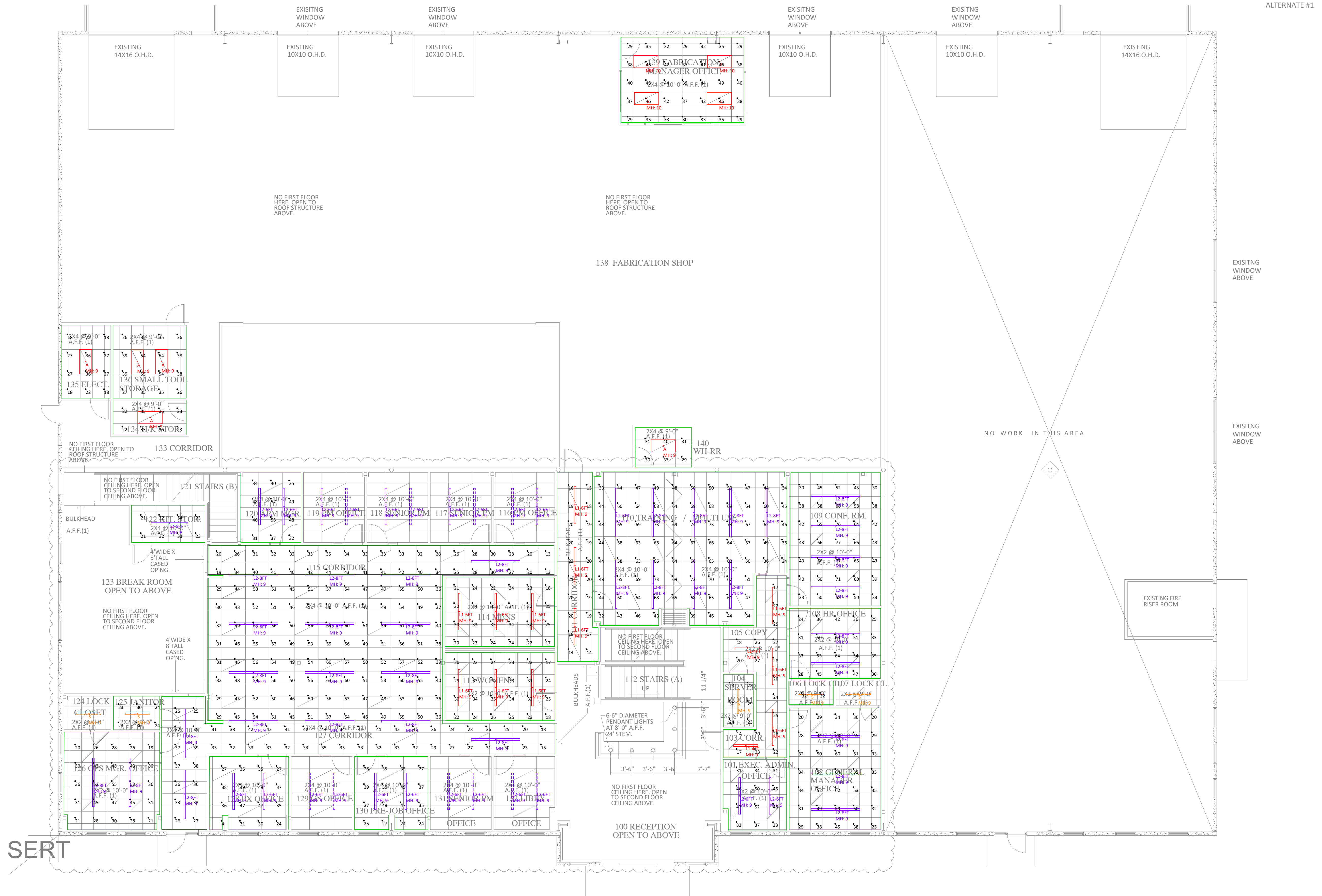
V. GENERAL

- All MEP construction materials (i.e. plumbing piping, insulation) shall not be restricted to plenum rated products.

If you have any questions regarding the matters addressed, or if additional information is required, please do not hesitate to contact us. We appreciate the opportunity to be of service.

Respectfully Submitted,
Capital Consulting Engineers


Buckley H. Parks, PE
Principal



ALTERNATE #1

The intent of this calculation report is to show estimated light levels of the given lighting layout. It is provided using Fixture Photometrics (IES files) furnished by the Manufacturer. The Manufacturer is responsible for the validity, integrity, and organization of IES files.

Project # :

Date: 1/23/2025

Version :

Project Name: Weifeld Warehouse - LVL1




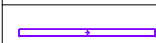
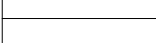

Client Name:

Drawn by: JLednicki-Hall, LC



Scale: 1 inch= 8 Ft.

SERT

Luminaire Schedule									
Symbol	Qty	Type	Manufacturer	Catalog Number	Description	Mounting	Lamp	Watts	
	9	A	COOPER - METALUX	24CGTX-45-L835	2X4 Recessed Flat Panel	RECESSED	35K LED	35.6	ALTERNATE #1
	2	L1-4FT	COOPER - CORELITE	SQ4-F-OU-050D-835-1D-UNV-STD-COLOR-MOUNT-4FT	4FT Linear Pendant - Direct Only	PENDANT	35K LED	16.2	
	12	L1-6FT	COOPER - CORELITE	SQ4-F-OU-050D-835-1D-UNV-STD-COLOR-MOUNT-6FT	6FT Linear Pendant - Direct Only	PENDANT	35K LED	25	
	23	L2-6FT	COOPER - CORELITE	SQ4-F-OU-075D-835-1D-UNV-STD-COLOR-MOUNT-6FT	6FT Linear Pendant - Direct Only	PENDANT	35K LED	37.5	
	36	L2-8FT	COOPER - CORELITE	SQ4-F-OU-075D-835-1D-UNV-STD-COLOR-MOUNT-8FT	8FT Linear Pendant - Direct Only	PENDANT	35K LED	51.5	
	5	S	COOPER - METALUX	4SNX-48SL-LW-UNV-L935-CD	4FT Linear Strip	PENDANT	35K LED	32.1	

Calculation Summary												
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type	
101 Exec Admin Off_Workplane	Illuminance	Fc	40.67	52	31	1.31	1.68	Readings taken at 2'-6" AFF	3	3	Normal	
102 Gen Mgr Office_Workplane	Illuminance	Fc	40.80	64	20	2.04	3.20	Readings taken at 2'-6" AFF	3	3	Normal	
103 Corridor-105 Copy_Floor	Illuminance	Fc	22.61	28	14	1.62	2.00	Readings taken at 0'-0" AFF	3	3	Normal	
104 Server Rm_Workplane	Illuminance	Fc	25.17	30	22	1.14	1.36	Readings taken at 2'-6" AFF	3	3	Normal	
106 Lock CL_Workplane	Illuminance	Fc	32.00	32	32	1.00	1.00	Readings taken at 2'-6" AFF	3	3	Normal	
108 HR Office_Workplane	Illuminance	Fc	41.55	64	24	1.73	2.67	Readings taken at 2'-6" AFF	3	3	Normal	
109 Conf Room_Workplane	Illuminance	Fc	52.40	77	30	1.75	2.57	Readings taken at 2'-6" AFF	3	3	Normal	
110 Training-Multi Use_Workplane	Illuminance	Fc	56.49	74	24	2.35	3.08	Readings taken at 2'-6" AFF	3	3	Normal	
111 Corridor_Floor	Illuminance	Fc	18.50	22	14	1.32	1.57	Readings taken at 0'-0" AFF	3	3	Normal	
113 Womens_Workplane	Illuminance	Fc	26.71	35	17	1.57	2.06	Readings taken at 2'-6" AFF	3	3	Normal	
114 Mens_Workplane	Illuminance	Fc	26.83	35	17	1.58	2.06	Readings taken at 2'-6" AFF	3	3	Normal	
115 Corridor	Illuminance	Fc	31.34	44	13	2.41	3.38	Readings taken at 0'-0" AFF	3	3	Horizontal	
120 APM MGR_Workplane	Illuminance	Fc	42.67	57	31	1.38	1.84	Readings taken at 2'-6" AFF	3	3	Normal	
122 Kitchen Storage_Workplane	Illuminance	Fc	27.38	34	21	1.30	1.62	Readings taken at 2'-6" AFF	3	3	Normal	
125 Janitor_Workplane	Illuminance	Fc	25.67	30	23	1.12	1.30	Readings taken at 2'-6" AFF	3	3	Normal	
126 OPS Mgr Office_Workplane	Illuminance	Fc	34.80	55	19	1.83	2.89	Readings taken at 2'-6" AFF	3	3	Normal	
127 Corridor	Illuminance	Fc	32.60	44	13	2.51	3.38	Readings taken at 0'-0" AFF	3	3	Horizontal	
128 PX Office_Workplane	Illuminance	Fc	34.44	49	4	8.61	12.25	Readings taken at 2'-6" AFF	3	3	Normal	
130 Pre-Job Office_Workplane	Illuminance	Fc	35.44	50	24	1.48	2.08	Readings taken at 2'-6" AFF	3	3	Normal	
134 HK Stor_Workplane	Illuminance	Fc	29.00	36	22	1.32	1.64	Readings taken at 2'-6" AFF	3	3	Normal	
135 Elect_Workplane	Illuminance	Fc	24.67	36	18	1.37	2.00	Readings taken at 2'-6" AFF	3	3	Normal	
136 Small Tool Storage_Workplane	Illuminance	Fc	38.50	55	26	1.48	2.12	Readings taken at 2'-6" AFF	3	3	Normal	
139 Fabrication MGR Off_Workplane	Illuminance	Fc	37.86	49	29	1.31	1.69	Readings taken at 2'-6" AFF	3	3	Normal	
140 WH-RR_Workplane	Illuminance	Fc	33.00	40	29	1.14	1.38	Readings taken at 2'-6" AFF	3	3	Normal	
Open Office	Illuminance	Fc	49.52	64	29	1.71	2.21	Readings taken at 2'-6" AFF	3	3	Horizontal	

NOTES:

- 1) Interior reflectances 80/50/20; exterior reflectances 20% UON.
- 2) Quantity (QTY) indicated on Luminaire Schedule is for what is included in this calculation study only - Not final counts.
- 3) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

The intent of this calculation report is to show estimated light levels of the given lighting layout. It is provided using Fixture Photometrics (IES files) furnished by the Manufacturer. The Manufacturer is responsible for the validity, integrity, and organization of IES files.

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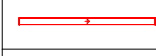
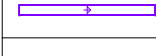



Version:

Project Name: Weifield Warehouse - LVL1

Client Name:

Drawn by: JLednick-Hall, LC



Luminaire Schedule								
Symbol	Qty	Type	Manufacturer	Catalog Number	Description	Mounting	Lamp	Watts
	28	H	COOPER - METALUX	SPHB-1224SE-M-UNV-L84050-CD	Selectable Highbay	PENDANT	40K LED	123
	6	L1-6FT	COOPER - CORELITE	SQ4-F-OU-050D-835-1D-UNV-STD-COLOR-MOUNT-6FT	6FT Linear Pendant - Direct Only	PENDANT	35K LED	25
	6	L2-4FT	COOPER - CORELITE	SQ4-F-OU-075D-835-1D-UNV-STD-COLOR-MOUNT-4FT	4FT Linear Pendant - Direct Only	PENDANT	35K LED	24
	28	L2-6FT	COOPER - CORELITE	SQ4-F-OU-075D-835-1D-UNV-STD-COLOR-MOUNT-6FT	6FT Linear Pendant - Direct Only	PENDANT	35K LED	37.5
	49	L2-8FT	COOPER - CORELITE	SQ4-F-OU-075D-835-1D-UNV-STD-COLOR-MOUNT-8FT	8FT Linear Pendant - Direct Only	PENDANT	35K LED	51.5
	2	S	COOPER - METALUX	4SNX-48SL-LW-UNV-L935-CD	4FT Linear Strip	PENDANT	35K LED	32.1

ALTERNATE #1

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
100 Reception_Workplane	Illuminance	Fc	23.68	31	8	2.96	3.88	Readings taken at 2'-6" AFF	3	3	Normal
123 Break Room_Workplane	Illuminance	Fc	29.96	52	19	1.58	2.74	Readings taken at 2'-6" AFF	3	3	Normal
201 Small Conf Rm_Workplane	Illuminance	Fc	40.67	52	31	1.31	1.68	Readings taken at 2'-6" AFF	3	3	Normal
202 Service Mgr Office_Workplane	Illuminance	Fc	41.70	63	24	1.74	2.63	Readings taken at 2'-6" AFF	3	3	Normal
203 Corridor	Illuminance	Fc	25.04	34	15	1.67	2.27	Readings taken at 0'-0" AFF	3	3	Horizontal
207 Women_Workplane	Illuminance	Fc	31.69	46	17	1.86	2.71	Readings taken at 2'-6" AFF	3	3	Normal
208 Men_Workplane	Illuminance	Fc	33.50	46	18	1.86	2.56	Readings taken at 2'-6" AFF	3	3	Normal
209 Corridor	Illuminance	Fc	33.10	46	15	2.21	3.07	Readings taken at 0'-0" AFF	3	3	Horizontal
210 Corridor	Illuminance	Fc	36.66	47	24	1.53	1.96	Readings taken at 0'-0" AFF	3	3	Horizontal
217 Conference Room_Workplane	Illuminance	Fc	44.89	63	27	1.66	2.33	Readings taken at 2'-6" AFF	3	3	Normal
218 Future Office_Workplane	Illuminance	Fc	36.69	49	26	1.41	1.88	Readings taken at 2'-6" AFF	3	3	Normal
221 PCM Office_Workplane	Illuminance	Fc	36.00	49	25	1.44	1.96	Readings taken at 2'-6" AFF	3	3	Normal
223 Small Meeting Space	Illuminance	Fc	44.33	57	31	1.43	1.84	Readings taken at 2'-6" AFF	3	3	Horizontal
Open Office - Left	Illuminance	Fc	43.53	60	25	1.74	2.40	Readings taken at 2'-6" AFF	3	3	Horizontal
Open Office - Right	Illuminance	Fc	41.84	61	16	2.62	3.81	Readings taken at 2'-6" AFF	3	3	Horizontal
Warehouse_Workplane	Illuminance	Fc	39.03	44	21	1.86	2.10	Readings taken at 2'-6" AFF	5	5	Normal

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Project # :

Date: 1/23/2025

Version:

Project Name: Weifield Warehouse - LVL2

Client Name:

Drawn by: JLednicki-Hall, LC

NOTES:

- 1) Interior reflectances 80/50/20; exterior reflectances 20% UON.
- 2) Quantity (QTY) indicated on Luminaire Schedule is for what is included in this calculation study only - Not final counts.
- 3) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

