

From: SBT-22 Facilities Manager, Dave Everett
To: NAVFAC/ROICC Construction Manager, Paul Mullins
Subj: Proposed changes; Design Review Comments, ROF Combatant Craft Layout Drawings

Paul,

The below listed comments are provided as the most recent summary of comments and design review suggestions for the planned ROF project.

Parking Area – Drawing referenced C2.1

The parking area islands and landscaping presents a nice, but not necessary feature for the user. Unless LEED motivated, user prefers maximum space utilization and minimum maintenance. Any savings could be directed to clear trees at the SE access, near the Boat Ramp.

Discussed at recent review meeting. Trees will be eliminated at POV landscape islands.

Bldg 2440 – Operations Building

1. User requests installation of a Cage area (105) roll-up door (approx 6'W by 7'H) that would replace alcove Rear Entry Door (101) and to relocate the Rear Entry Door (101) under the NE stairway or on the NE side, near the Male Showers (112). **Discussed at recent review meeting. Conflicts with Life Safety egress to replace Rear Entry Door 101 and would require the loss of cages if it was provided in addition to Rear Entry Door 101.**
2. User requests four cameras in Armory (107) area, one directed at entry door(s) and one in each of the three subdivision/caged areas. **Referred to project electrical engineer.**
3. User would like the central area between Entry (102) and Lobby (103) considered as a medical treatment area with various wall mounted medical equipment. **Discussed at recent review meeting. Designer will coordinate with User to provide some items, such as first aid.**
4. User requests relocating the Cage access opening to Male Shower (112) from current location to the center wall, adjacent to the male Head (111). **Male shower 112 access has been revised.**
5. Concern about a Life Safety Code requirement for additional doors that lead to the corridor on the second floor, affecting rooms 204, 207, 209. **Conflicts with furniture arrangement.**
6. User concern/request to consider a second door in rooms 205, 208, 210. **Additional doors are not required. Will confirm with DBFPE.**
7. User requests a metal awning over the exterior stairway at the NE end of building 2440. **Will comply. Metal cover shown by designer on some, but not all drawings.**
8. User requests surrendering one foot of the 12' dimension of the River Ops Control Watch (206) to be added to the 39'10-1/8" dimension of the Briefing Area (203). **Will comply, corrected by designer.**

9. User requests inclusion of floor outlets (if not already specified by Mr. Herve Lara), central in each of the divisible areas on the Briefing Room (203). **Resolved by project electrical engineer.**
10. User requests dimensions of RTUO (210) follow/mimic dimensions of SITUO (203). Resizing RTUO (210) would make the approx wall dimensions would change to 24'11" by 23'6". **Will comply, corrected by designer.**
11. User request the 3' reduction of RTUO (210) be absorbed in RTUO (208) to provide new dimension of 24'11" by 29'-7-3/8". **Will comply, corrected by designer.**
12. User requests the following room re-designation:
 - a. SITUO (205) changes to RTUO (205)
 - b. SITUCO (204) changes to RTUCO (204)
 - c. RTUO (208) changes to SITUO (208)
 - d. RTUCO (207) changes to SITUCO (207) **Will comply, corrected by designer.**
13. Consider the corridor (200) alcove area outside River Ops Control Watch (206) as a potential area for shredders, recycle bins, in addition to a common coffee mess area. User requests installed finished counter top, approx 10' long at a height 36-40" above the floor, with power available for small appliances (20A circuit). **Referred to Interior Designer. Designer will provide 12' counter.**

Bldg 2441 – Boat Maintenance/Staging Area

1. Consideration for floor drainage. With the possibility of fuel/oil/coolant spills, user concerns are whether the spills can be contained and directed. Reports are that a floor height, open gutter is included in the RFP to address this concern for containment. **Trench drain system and oil water separator is being detailed by project mechanical engineer.**
2. Overhead 110V, Air and Water service connections. Users requests two overhead hose and reel style service stations that can be dropped/pulled down to provide quick turnaround service without trip hazards in the maintenance floor area. **Referred to project electrical engineer.**
3. 110V, Air and Water service connections throughout the staging area and water hose bibs at six locations (2 per elevation) on the exterior of the building. **Referred to project mechanical engineer.**
4. Floor finish. User recommends a broom finish (not smooth) for some texture/non-slip footfall but also a clear seal coat to minimize absorption of spills and liquids. **Discussed at recent review meeting, broom swept finish is not appropriate, clear seal coat will be provided.**
5. Ensure appropriate outfitting for first aid and AED's. **Will comply, corrected by designer.**

6. Users requests consideration to incorporate two small Weapons Cleaning Machines, possible located on the outside NW exterior wall. **Discussed at recent review meeting, not in RFP, funds not available at this time.**

Bldg 2442

1. Print A2.1 indicates 24 interior bollards inside the building. User requests elimination of these bollards due to the high potential for damage to boats, trailers, and vehicles during transport. **Discussed at recent review meeting, interior bollards have been eliminated.**
2. Platform construction.
 - a. Although final confirmation is uncertain, User believes the width of the platform can be narrowed to 48" unless UFC or higher level reference mandates width at 60".
 - b. User preference would be for an open-grate steel deck, running the full length of the building. It is suggested that concrete/cement platforms be located inside the stairway access doors, then transition to steel, open-grate deck/platform.
 - c. User recommends setting the BOTTOM HEIGHT of the platform/deck walkway at 66".
 - d. User questions why there is no conveyance for pedestrian traffic from the platform to the lower building floor area. If needed. The users suggests two 48" stairways, located at a inside point, aligned with the centerline of the exterior stairways.

Discussed at recent review meeting. Rear platform to be 72" wide, 84" high, with 66" clear underneath, open grate steel deck, running the full length of the building. Four interior stairways are being provided with exterior stairway system being eliminated.