

PRELIMINARY
NOT FOR CONSTRUCTION

FILE LOCATION:

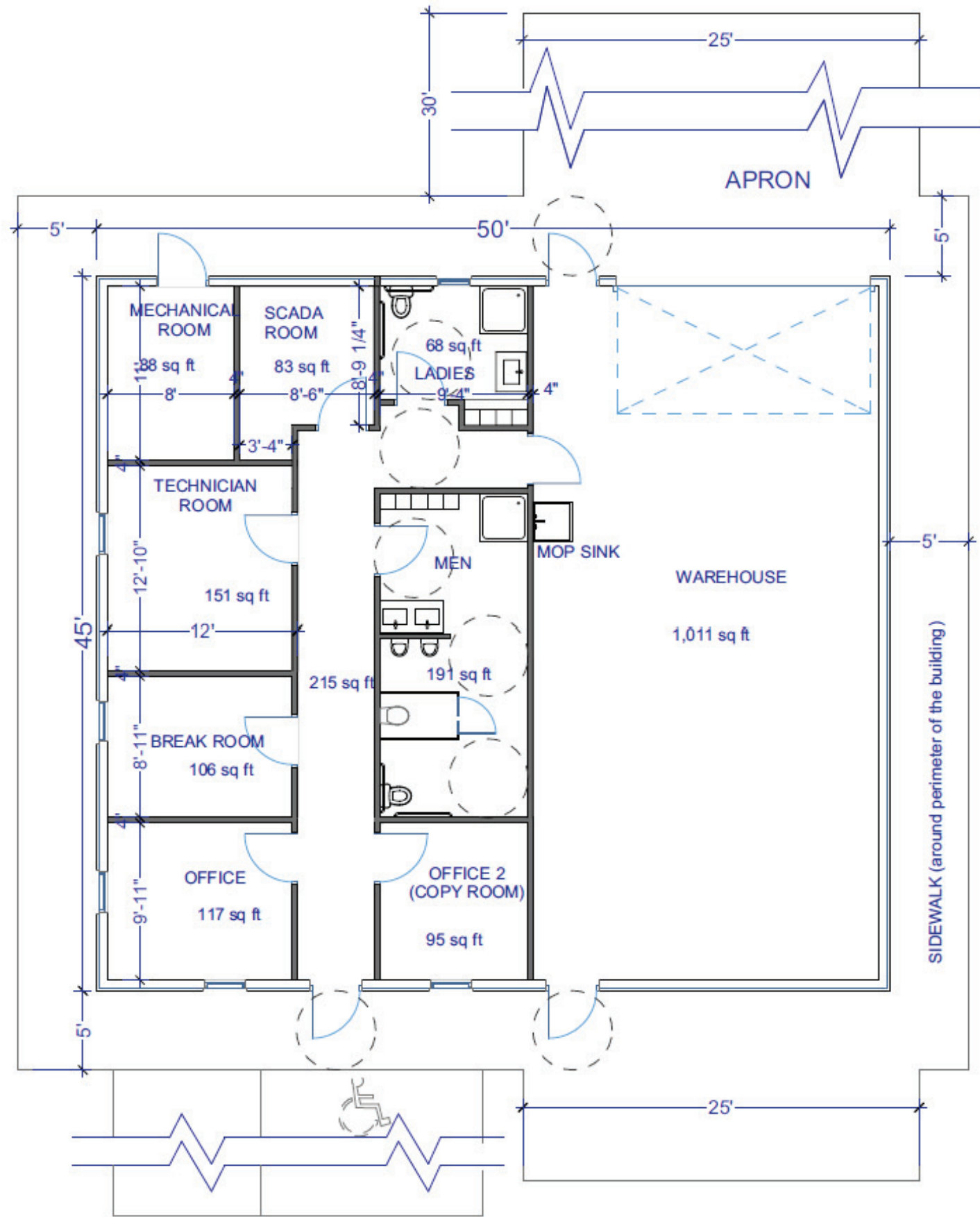
NO	REVISION	DATE	BY	APR
D	SLIDING GATES REPLACED WITH 40-FT SWING GATES, CONCRETE ADA PARK.	Aug. 31, 2018	MM	DC
C	PARKING LAYOUT & MAJOR UPDATE (CONCR.FLOORING,CLERESTORY, ETC.)	Feb. 23, 2017	MM	DC
B	O&M BUILDING SITE PLAN - ISSUED FOR BIDDING	Apr. 05, 2016	MM	DC
A	O&M BUILDING SITE PLAN UP TO 60 TURBINES - ISSUED FOR INTERNAL REVIEW	Sept. 29, 2015	MM	DC



ENGINEERING RECORD		DATE
DRAWN	MM	09 / 29 / 15
DESIGNED	MM	09 / 29 / 15
CHECKED	DC	09 / 29 / 15
APPROVED	DC	09 / 29 / 15
DWG SCALE: VARIABLE	PLT SCALE: 1:1	

ALCAZAR BESS PROJECT
O&M BUILDING SITE PLAN

DWG. NAME: O&M-50X45-BESS-C101 REVISION NO.: D



PRELIMINARY
NOT FOR CONSTRUCTION

FILE LOCATION:

NO	REVISION	DATE	BY	APR
D	ADDED BATHROOM LAYOUT AND MOP SINK IN WAREHOUSE	Mar. 30, 2019	MM	BG
C	REMOVED SKYLIGHTS IN WAREHOUSE (REPLACED WITH CLERESTORY)	Feb. 23, 2017	MM	DC
B	O&M BUILDING LAYOUT UP TO 60 TURBINES - ISSUED FOR BIDDING	Apr. 22, 2016	MM	DC, DS
A	O&M BUILDING LAYOUT UP TO 60 TURBINES - ISSUED FOR INTERNAL REVIEW	Sep. 29, 2015	MM	DC



ENGINEERING RECORD		DATE
DRAWN	MM	09 / 28 / 15
DESIGNED	MM	09 / 26 / 15
CHECKED	JLH	09 / 28 / 15
APPROVED	DC / DS	09 / 28 / 15
DWG SCALE: VARIABLE		PLT SCALE: 1:1

ALCAZAR BESS PROJECT
O&M BUILDING FLOOR PLAN

DWG. NAME: O&M-50x45-BESS-A001 REVISION NO.: D

A	B	C	D	E	F	G	H																																																							
1	OFFICE AREA 1. ALL HEATING, VENTILATING, AND AIR CONDITIONING SHALL BE CENTRALLY CONTROLLED IN OFFICE AREA. 2. OFFICE AREA SHALL BE A SEPARATELY PARTITIONED SECTION OF THE PREMISES THAT IS SECURE AND ACCESSIBLE ONLY THROUGH A LOCKABLE DOOR(S). 3. OFFICE AREA FURNITURE SHALL BE FURNISHED BY BUYER TO ENSURE CONSISTENCY. 4. OFFICE AREA, LIKE THE ENTIRE PREMISES, SHALL BE COMPLIANT WITH ALL FIRE AND SAFETY CODES WHICH INCLUDE BUT ARE NOT LIMITED TO PROPERLY POSTED EMERGENCY EVACUATION PLANS, PROPERLY POSTED AND PROMINENTLY DISPLAYED EXIT SIGNS, AND FIRE EXTINGUISHERS PROPERLY MOUNTED AND MAINTAINED ON A REQUIRED BASIS BASED ON LOCAL CODE REGULATIONS. IF OFFICE AREA IS LOCATED HIGHER THAN GROUND FLOOR, THEN A DUAL EMERGENCY EVACUATION ACCESS SHALL BE INCLUDED. 5. THE ENTIRE OFFICE SPACE SHALL HAVE A SECURITY ALARM AND CONTROL SYSTEMS WITH CAMERAS UTILIZING OWNER SECURITY VENDOR. 6. OFFICE AREA SHALL BE EQUIPPED WITH A DEDICATED COMMUNICATIONS ("COMM") ROOM FOR OWNER IT EQUIPMENT AND SHALL MEET THE FOLLOWING REQUIREMENTS: a. AT LEAST ONE DEDICATED 20A 120V DUPLEX ELECTRICAL OUTLET b. ONE DEDICATED POTS (PLAIN OLD TELEPHONE SERVICE) LINE IN COMM ROOM c. CLIMATE CONTROLLED d. SECURED WITH LOCK AND CARD KEY ACCESS e. 24X7 ACCESS FOR AUTHORIZED SUPPLIER EMPLOYEES f. 4'X8' 1/2" PLYWOOD BACKBOARD MOUNTED ON WALL TO SUPPORT OWNER NETWORK CABINET ENCLOSURE g. LADDER RACK OR CABLE TROUGH TO BE INSTALLED IN SUCH A WAY AS TO PROVIDE A PATH FOR PATCH CABLES FROM STATION CABLE PATCH PANEL(S) TO OWNER NETWORK CABINET ENCLOSURE h. DEDICATED CONDUIT FROM BUILDING TELECOMM DEMARCATION POINT TO SUPPLIER NETWORK CABINET. CONDUIT TO CONTAIN TWO CAT5E CABLES TERMINATED ON RJ45 JACKS.		3. DOORS: FURNISH AND INSTALL WHERE DESIGNATED ON OWNER'S PLANS, ONE (1) FULL HEIGHT DOOR WITH LOCK SET HARDWARE FOR EACH, AND DOOR BUCKS. CONTRACTOR SHALL ALSO FURNISH STEEL OR ALUMINUM ENTRANCE DOORS WITH BUCK AND LATCH SET HARDWARE AT MAIN ENTRANCE OF THE PREMISES, AS SPECIFIED BY OWNER. INSULATED AND FIRE RATED DEMISING WALLS SHALL HAVE FIRE RATED DOORS COMPLETE AND READY FOR PAINTING. OFFICE ENTRANCE DOORS SHALL HAVE A SMALL FRAMED GLASS WINDOW TO ALLOW SIGHT AND ICE AND SNOW DEFLECTORS INSTALLED ABOVE. FURNISH AND INSTALL TWO HIGH LIFT BAY DOORS THAT ARE AT LEAST 16 FEET HIGH, INCLUDING OF AUTOMATIC A LIFTING SYSTEM. TWO BOLLARDS SHALL BE INSTALLED NEAR THE TWO SIDES OF EACH BAY DOOR. 4. SEPTIC TANK: INSTALL A SEPTIC TANK FOR THE FACILITY SEWAGE TREATMENT SYSTEM. THE SEPTIC TANK SIZE SHALL BE ADEQUATE FOR O&M OCCUPANCY WITH SOLIDS PUMPING FREQUENCY NO LESS THAN THREE YEARS. AS A MINIMUM HE SEPTIC TANK SHALL ALLOW A RETENTION OF THE RAW SEWAGE FOR AT LEAST 48 HOURS. SEPTIC TANK AND LEACHING FIELD SHALL BE LOCATED OUTSIDE THE O&M YARD FENCE. 5. OIL CONTAINMENT: AN OIL CONTAINMENT SHALL BE DESIGNED AND INSTALLED OUTSIDE THE O&M BUILDING, NEAR ONE OF THE TWO BACKCORNERS. ASSUME CLOSED WALLS ON FOUR SIDES AND ROOF, AN OVERHEAD AND WALKIN DOOR, ELECTRICAL LIGHT AND OUTLET, CONCRETE SLAB ON GROUND WITH A CURB. 6. TORNADO SHELTER: CONTRACTOR TO INSTALL A TORNADO SHELTER OUTSIDE THE BUILDING. SHELTERS SHALL MEET STANDARD CRITERIA ON FEMA P-361 AND NATIONAL STORM SHELTER ASSOCIATION, AND SHALL BE SIZED FOR THE FULL OCCUPANCY OF THE BUILDING (20 PERSONS MINIMUM). 7. KITCHEN: KITCHEN SHOULD BE EQUIPPED WITH ELECTRIC STOVE, MICROWAVE, DISHWASHER, FULL SIZE REFRIGERATOR. 8. LIGHTING: FURNISH AND INSTALL ONE BUILDING STANDARD 2' X 4' FOUR-LIGHT 40 WATT FLUORESCENT LIGHTING FIXTURE FOR EACH 65 SQUARE FEET AND BUILDING STANDARD LENSES. FURNISH AND INSTALL EXIT LIGHTS AS REQUIRED. FURNISH AND INSTALL SILENT TYPE LIGHT SWITCHES FOR EACH PRIVATE OFFICE AND CONFERENCE ROOM. 9. ELECTRICAL FACILITIES AND OUTLETS: INSTALL AT LEAST ONE DEDICATED 20 AMP - 120 VOLT DUPLEX ELECTRICAL OUTLET. INSTALL AN ELECTRICAL PANEL BOX WITHIN THE PREMISES, FULLY CIRCUITED FOR SIX (6) WATTS PER SQUARE FOOT INSTALLED AND OPERATIONAL. FURNISH AND INSTALL ONE 15 AMP - 120 VOLT SINGLE PHASE DUPLEX ELECTRICAL OUTLET AT LOCATIONS DESIGNATED BY OWNER ON PLANS, FOR EACH 125 SQUARE FEET OF SPACE. CONVENIENCE OUTLETS, OTHER THAN SEPARATE CIRCUITS, SHALL BE CIRCUITED SEPARATELY FROM LIGHTING WITH NO MORE THAN EIGHT OUTLETS INCLUDED IN ONE CIRCUIT. FINISH FOR SUCH OUTLETS AND PLATES SHALL BE CHROME COLOR. A REASONABLE NUMBER OF SPECIAL ELECTRICAL CIRCUITS AND OUTLETS (FOR TECHNICAL ROOM MINIMUM 12 DUPLEX OUTLETS, AND 12 DATA OUTLETS) SHALL ALSO BE FIRNISHED AND INSTALLED. INSTALL AND FURNISH TWO 120 VOLT ELECTRICAL OUTLET TO BE LOCATED NEXT TO EACH STATION TERMINATION. INSTALL FLOOR POWER OUTLETS IN THE CONFERENCE ROOM.		21. RESTROOMS EACH RESTROOM SHALL BE EQUIPPED WITH SHOWER AND LOCKERS, AND HAVE AT LEAST ONE TOILET ACCESSIBLE TO WHEELCHAIR. MEN RESTROOM MINIMUM REQUIREMENTS: TWO SINKS, TWO URINALS, TWO TOILETS (ONE WHEELCHAIR ACCESSIBLE), ONE TO TWO SHOWERS, AND LOCKERS FOR TOTAL OCCUPANCY. WOMEN RESTROOM MINIMUM REQUIREMENTS: ONE SINK, ONE TOILET (WHEELCHAIR ACCESSIBLE), THREE LOCKERS, ONE SHOWER. ONE MOP SINK WITH FAUCET SHALL BE INSTALLED IN THE WAREHOUSE. 22. UTILITIES: ALL UTILITIES, INCLUDING TELEPHONE AND PLUMBING, TO BE STUBBED OUT TO PREMISES. UTILITY CONNECTIONS SHALL INCLUDE RECEPTACLE(S) TO ALLOW ATTACHMENT OF A PORTABLE GENERATOR TO THE BUILDING TO POWER THE ENTIRE O&M BUILDING. ALL BASE BUILDING CONSTRUCTION COMPONENTS SUCH AS CEILING GRID, TILES, DOORS, FRAMES, SIDELIGHT ASSEMBLIES AND LIGHT FIXTURES TO BE STACKED ON FLOOR IN SUFFICIENT QUANTITIES FOR SUPPLIER PLAN BUILD OUT. A 6-INCH OR 5-INCH PIPE SHALL BE USED FOR MAIN SEWER LINE. SEPTIC TANK SHALL BE SHOWN ON THE DESIGN DRAWINGS. 23. DATA CABLING AND WIRING: ALL DATA CABLING THROUGHOUT THE PREMISES SHALL BE CATEGORY 6 OR BETTER. EACH OFFICE DESK OR LOCATION, OR EMPLOYEES DESK OR LOCATION, SHALL BE EQUIPPED WITH 2 DATA JACKS. ALL CABLE RUNS SHALL BE LABELED AT THE STATIONS AND PATCH PANEL ENDS. ALL CABLE RUNS SHALL TERMINATE ON RJ45 PATCH PANEL IN COMM ROOM. T568B WIRING SCHEME SHALL BE USED FOR CABLING THROUGHOUT THE ENTIRE PREMISES. OWNER WILL DETERMINE THE LOCATION OF STATION CABLE TERMINATIONS. ALL OF TURBINE MANUFACTURER TELECOMMUNICATION INFRASTRUCTURE SHALL BE SEPARATED FROM ANY OTHER TELECOMMUNICATION INFRASTRUCTURE. A T1 DATA GRADE LINE (OR ITS EQUIVALENT) SHARED WITH THE THE TURBINE MANUFACTURER SHALL HAVE A ROUTER CAPABLE OF ALLOCATING BANDWIDTH BETWEEN OWNER AND MANUFACTURER IN A MANNER THAT PERMITS EACH TO MAKE COMMERCIALY REASONABLE USE OF THE T1 LINE; PROVIDED, HOWEVER, THAT SUFFICIENT BANDWIDTH SHALL BE AVAILABLE AT ALL TIMES TO (I) PERMIT SUPPLIER TO PERFORM THE EQUIPMENT SUPPLY OBLIGATIONS AND (II) MAINTAIN AN UPTIME ADEQUATE FOR TURBINE MANUFACTURER TO MONITOR THE TURBINE EQUIPMENT ON A REAL-TIME BASIS.																																																									
2	WAREHOUSE AREA 1. ALL HEATING AND VENTILATING SHALL BE ABLE TO BE SEPARATELY CONTROLLED IN THE WAREHOUSE AREA. 2. AREAS IN THE WAREHOUSE AREA DESIGNATED BY OWNER ON BUILDING FLOOR PLANS AS "TOOL CRIB" AND "SMALL PARTS" SHALL BE SECURED AND LOCKABLE. 3. WAREHOUSE AREA SHALL BE USED EXCLUSIVELY BY OWNER AND WAREHOUSE AREA SHALL HAVE ITS OWN, INDEPENDENT SECURITY ALARM SYSTEM. 4. WAREHOUSE INTERIOR CLEARANCE HEIGHT AT A MINIMUM OF 18FT		10. TELEPHONE OUTLETS: FURNISH AND INSTALL ONE DEDICATE PLAIN OLD TELEPHONE SERVICE (POTS) LINE IN THE COMM ROOM AT THE LOCATION INDICATED BY OWNER, TELEPHONE OUTLETS AT LOCATIONS DESIGNATED BY OWNER, AND ONE TELEPHONE OUTLET PER 125 SQUARE FEET OF RENTABLE AREA. INSTALL FLOOR TELEPHONE OUTLETS IN THE CONFERENCE ROOM. 11. PAINTING: ALL PARTITIONS, PLASTER CEILINGS AND COVES TO BE PAINTED SHALL RECEIVE A MINIMUM OF THREE (3) COATS, ONE (1) PRIMER AND TWO (2) FINISH COATS TO COVER THE SURFACES COMPLETELY. EXPOSED METAL SURFACES SHALL BE PAINTED ONE (1) COAT ENAMEL PRIMER AND ONE (1) COAT SEMI-GLOSS. 12. FLOORING: FLOOR TO BE SMOOTH AND LEVEL AND FINISHED WITH VCT TILES IN OFFICE AND PERSONNEL AREAS (CERAMIC TILES IN BREAK ROOM) AND SEALED CONCRETE IN THE WAREHOUSE. NO CARPET IS ALLOWED ANYWHERE. 13. WINDOWS: ALL WINDOWS SHALL BE OPERABLE 4'X4' MINIMUM SIZE AND EQUIPPED WITH COVERINGS THAT WILL ALLOW FOR PRIVACY AND SHADE. CONTINUOUS CLERESTORY WINDOWS SHALL BE INSTALLED ATOP OF WAREHOUSE WALLS. 14. HEATING, VENTILATING AND AIR CONDITIONING: A FIRST CLASS CENTRAL AIR CONDITIONING SYSTEM SHALL BE PROVIDED. THE SYSTEM SHALL BE DESIGNED TO FURNISH TO THE PREMISES, ON AN ALL YEAR ROUND BASIS, AIR CONDITIONING, VENTILATION AND HEATING REASONABLE REQUIRED FOR COMFORTABLE OCCUPANCY OF THE PREMISES. 15. DUCTS AND CONDUITS: ONE DEDICATED CONDUIT FROM BUILDING TELECOMMUNICATION DEMARCATION POINT TO SUPPLIER'S NETWORK CABINET (SEE PARAGRAPH 18 WALLS) SHALL BE PROVIDED. THIS DEDICATED CONDUIT SHALL CONTAIN TWO CATEGORY 5 ENHANCED (CAT5E) CABLES TERMINATED ON RJ45 JACKS. ALL CEILING AIR HANDLERS, VAV BOXES, HEAT PUMPS OR AIR DISTRIBUTION BOXES ARE TO BE IN PLACE AND HOOKED UP IN ACCORDANCE WITH ENGINEER'S LAYOUT. 16. DOWNSPOUTS: THE DOWNSPOUT SHALL BE TERMINATED TO A (STAINLESS STEEL) GRATED CONCRETE DRAIN BELOW THE SIDEWALK TOP LEVEL WHICH ENTERS AN UNDERGORUND SYSTEM AFTER THE 4 FT SIDEWALK AND DISCHARGES OUTSIDE THE 15 FT ELEVATED AREA OF THE YARD. 17. WALLS: THE INSIDE FACE OF THE EXTERIOR WALL SHALL BE COMPLETED INCLUDING, BUT NOT LIMITED TO, WINDOWS, MULLIONS, AND CONVECTORS INSTALLED AND FINISHED; THE PERIMETER WALL SHALL BE ENCASED IN INSULATED DRYWALL, TAPED, AND SANDED SMOOTH; THE INTERIOR CORE WALL SHALL BE ENCASED IN DRYWALL, TAPED, AND SANDED SMOOTH. AT LEAST ONE INTERIOR WALL SHALL HAVE A 4 FEET BY 8.75 FEET PLYWOOD BACKBOARD MOUNTED ON THE WALL TO SUPPORT SUPPLIER'S NETWORK CABINET ENCLOSURE. IN CONJUNCTION WITH THE NETWORK CABINET, A LADDER RACK OR CABLE TROUGH SHALL BE INSTALLED AND ACHIEVE THE PURPOSE OF PROVIDING A PATH FOR PATCH CABLES FROM THE STATION CABLE PATCH PANEL(S) TO THE SUPPLIER'S NETWORK CABINET ENCLOSURE. 18. THERMAL INSULATION IS REQUIRED ON ROOFS AND WALLS. R-VALUES AND U-FACTOR VALUES SHALL BE ADEQUATE TO THE CLIMATE ZONE OF THE BUILDING SITE. ACUSTIC INSULATION IS REQUIRED IN ALL INTERIOR WALLS. 19. ALARM AND FIRE DETECTION ALL ALARM, SECURITY CAMERAS AND AUTOMATIC FIRE DETECTION SYSTEMS SHALL BE INSTALLED TO PREMISES. AS A MINIMUM, WIRED AND INTERCONNECTED HEAT, SMOKE AND FLAME SENSORS (OR DUAL SMOKE ALARM: IONIZATION AND PHOTELECTRIC), CARBON MONOXDE SENSOR SHALL BE INSTALLED IN THE WAREHOUSE AND OFFICE AREAS. 20. INSTALL A WATER WELL INCLUDING ALL APPURTENANCES IN ONE OF THE FRONT CORNER OF THE FENCED O&M YARD. A REMOVABLE HOUSE FOR THE WATER WELL PUMP SHALL BE INSTALLED ON TOP OF A SMALL (6'x6') CONCRETE SLAB LOCATED AT THE WATER WELL LOCATION. TYPICALLY THE LITTLE CONCRETE SLAB GETS POURED WHEN THE O&M BUILDING SIDEWALK IS BEING POURED.		OWNER WILL DETERMINE THE LOCATION OF STATION CABLE TERMINATIONS. ALL OF TURBINE MANUFACTURER TELECOMMUNICATION INFRASTRUCTURE SHALL BE SEPARATED FROM ANY OTHER TELECOMMUNICATION INFRASTRUCTURE. A T1 DATA GRADE LINE (OR ITS EQUIVALENT) SHARED WITH THE THE TURBINE MANUFACTURER SHALL HAVE A ROUTER CAPABLE OF ALLOCATING BANDWIDTH BETWEEN OWNER AND MANUFACTURER IN A MANNER THAT PERMITS EACH TO MAKE COMMERCIALY REASONABLE USE OF THE T1 LINE; PROVIDED, HOWEVER, THAT SUFFICIENT BANDWIDTH SHALL BE AVAILABLE AT ALL TIMES TO (I) PERMIT SUPPLIER TO PERFORM THE EQUIPMENT SUPPLY OBLIGATIONS AND (II) MAINTAIN AN UPTIME ADEQUATE FOR TURBINE MANUFACTURER TO MONITOR THE TURBINE EQUIPMENT ON A REAL-TIME BASIS.																																																									
3	FOUNDATION DESIGN REQUIREMENTS 1. THE CONCRETE SLAB-ON-GROUND OF THE WAREHOUSE SHALL BE DESIGNED TO SUPPORT TYPICAL OPERATIONAL LOADS FOR SUCH STRUCTURES. 2. MINIMUM REINFORCEMENT: #4 @12" E.W. (WIRE MESH ARE NOT ALLOWED). 3. MINIMUM THICKNESS OF THE CONCRETE SLAB: 6 INCHES IN THE OFFICE AREA; 8 INCHES IN THE WAREHOUSE. 4. A STRUCTURAL JOINT SHALL BE REALIZED BETWEEN THE THICK PORTION (WAREHOUSE) AND THE THIN PORTION (OFFICE) OF THE CONCRETE SLAB-ON-GROUND. COLD JOINTS MUST BE DESIGNED AND REVIEWED BY EOR AND SHOWN ON DRAWINGS. HIGH STRENGTH BOLTS (A325, A490) SHALL BE PRETENSIONED BY THE TURN-ON-THE-NUT OR EQUIVALENT METHOD. 5. MOISTURE BARRIER SHALL BE INSTALLED BELOW THE FLOOR SLAB. 6. FOOTING: MINIMUM WIDTH=12-INCHES; EXTEND STIRRUPS FROM BOTTOM FOOTING TO TOP CONCRETE (@24" MINIMUM) 7. A LOADING APRON WITH AN ADEQUATE WIDTH TO ACCOMMODATE LOADING OPERATIONS FOR FORKLIFT TRUCK SHALL BE CONSTRUCTED OUTSIDE THE OVERHEAD DOOR. A MINIMUM 30FTX30 FT LOADING APRON SHOULD BE ASSUMED. THE CONCRETE THICKNESS OF THE LOADING APRON SHALL BE THE SAME AS THE CONCRETE SLAB OF THE WAREHOUSE.		11. DATA CABLING AND WIRING: ALL DATA CABLING THROUGHOUT THE PREMISES SHALL BE CATEGORY 6 OR BETTER. EACH OFFICE DESK OR LOCATION, OR EMPLOYEES DESK OR LOCATION, SHALL BE EQUIPPED WITH 2 DATA JACKS. ALL CABLE RUNS SHALL BE LABELED AT THE STATIONS AND PATCH PANEL ENDS. ALL CABLE RUNS SHALL TERMINATE ON RJ45 PATCH PANEL IN COMM ROOM. T568B WIRING SCHEME SHALL BE USED FOR CABLING THROUGHOUT THE ENTIRE PREMISES. OWNER WILL DETERMINE THE LOCATION OF STATION CABLE TERMINATIONS. ALL OF TURBINE MANUFACTURER TELECOMMUNICATION INFRASTRUCTURE SHALL BE SEPARATED FROM ANY OTHER TELECOMMUNICATION INFRASTRUCTURE. A T1 DATA GRADE LINE (OR ITS EQUIVALENT) SHARED WITH THE THE TURBINE MANUFACTURER SHALL HAVE A ROUTER CAPABLE OF ALLOCATING BANDWIDTH BETWEEN OWNER AND MANUFACTURER IN A MANNER THAT PERMITS EACH TO MAKE COMMERCIALY REASONABLE USE OF THE T1 LINE; PROVIDED, HOWEVER, THAT SUFFICIENT BANDWIDTH SHALL BE AVAILABLE AT ALL TIMES TO (I) PERMIT SUPPLIER TO PERFORM THE EQUIPMENT SUPPLY OBLIGATIONS AND (II) MAINTAIN AN UPTIME ADEQUATE FOR TURBINE MANUFACTURER TO MONITOR THE TURBINE EQUIPMENT ON A REAL-TIME BASIS.		COMMUNICATIONS (WHERE CONFLICTS ARISE FOR IT AND SCADA REQUIREMENTS, SCADA SPECIFICATIONS PREVAILS)																																																									
4	GRADING AND CIVIL REQUIREMENTS 1. SURFACE RUNOFF AND ROOF STORM WATER SHALL BE DIRECTED AWAY FROM THE BUILDING. FINISH GRADE SHOULD SLOPE AWAY FROM THE BUILDING FOR AT LEAST 15 FEET AND SHOULD NOT CONTAIN LOW SPOTS THAT WILL MAKE WATER PONDS. 2. BUILDING FINISH FLOOR ELEVATION SHOULD BE A MINIMUM OF 6 INCHES HIGHER THAN THE FINISH GRADE OF THE EXTERIOR YARD AT A DISTANCE OF 15 FEET FROM THE BUILDING SO THAT A 2.5% SLOPE OF FINISH GRADE CAN BE ACHIEVED NEAR THE SIDEWALK. 3. A 4 FEET SIDEWALK SHOULD BE CONSTRUCTED AROUND THE FULL PERIMETER OF THE BUILDING.		12. TELEPHONE OUTLETS: FURNISH AND INSTALL ONE DEDICATE PLAIN OLD TELEPHONE SERVICE (POTS) LINE IN THE COMM ROOM AT THE LOCATION INDICATED BY OWNER, TELEPHONE OUTLETS AT LOCATIONS DESIGNATED BY OWNER, AND ONE TELEPHONE OUTLET PER 125 SQUARE FEET OF RENTABLE AREA. INSTALL FLOOR TELEPHONE OUTLETS IN THE CONFERENCE ROOM. 13. 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INSTALL A WATER WELL INCLUDING ALL APPURTENANCES IN ONE OF THE FRONT CORNER OF THE FENCED O&M YARD. A REMOVABLE HOUSE FOR THE WATER WELL PUMP SHALL BE INSTALLED ON TOP OF A SMALL (6'x6') CONCRETE SLAB LOCATED AT THE WATER WELL LOCATION. TYPICALLY THE LITTLE CONCRETE SLAB GETS POURED WHEN THE O&M BUILDING SIDEWALK IS BEING POURED.		1. CONTRACTOR TO INSTALL ONE (1) SPARE 2" CONDUIT FOR COMMUNICATIONS AT EACH WTG LOCATION ADJACENT TO A METEOROLOGICAL TOWER. 2. ALL UNDERGROUND PVC CONDUIT TO BE SCHEDULE 40 OR GREATER. 3. CONTRACTOR TO INSTALL THE COMMUNICATION CABLE FOR THE COLLECTION SYSTEM PER THE WTG MANUFACTURER'S AND OWNER'S SPECIFICATIONS. FIBER OPTIC CABLE SHALL BE INSTALLED IN A RADIAL FASHION FROM THE WTGS TO THE SUBSTATION. THE FIBER OPTIC CABLE WILL BE LABELED AND TERMINATED AT A PATCH PANEL IN THE SUBSTATION, PATCH PANEL AND TERMINATIONS TO BE PROVIDED BY CONTRACTOR. ALL FIBER OPTIC CABLE SHALL BE SINGLE MODE, INNER-DUCT TYPE. ALL FIBER OPTIC CABLES MUST BE INSTALLED IN IN 1.5" NOMINAL DIAMETER INNER-DUCT. CONTRACTOR IS RESPONSIBLE FOR TESTING OF ANY FIBER INSTALLED AND TERMINATED BY CONTRACTOR. 4. CONTRACTOR TO INSTALL CABLE ROUTE MARKERS, A MINIMUM OF 4' ABOVE-GRADE, IN INTERVALS OF NOT MORE THAN 500 FEET, AT ROAD CROSSINGS AND AT CHANGES OF DIRECTION. 5. ALL NON-ENERGIZED LINES WILL HAVE TRACER WIRE OR MARKER BALLS INSTALLED. 6. OWNER TO APPLY FOR AND COORDINATE THE INSTALLATION OF TELEPHONE/DATA SERVICE TO THE SITE, O&M BUILDING AND SUBSTATION CONTROL BUILDING, AS REQUIRED. THE SERVICE SHALL BE OF SUFFICIENT SIZE TO HANDLE THE PROJECT COMMUNICATION NEEDS DURING OPERATION. 7. CONTRACTOR IS TO PERFORM AN OPTICAL TIME-DOMAIN REFLECTOMETER (OTDR) TEST ON EACH FIBER OPTIC CABLE. THE TEST RESULTS SHALL CONTAIN THE LOSSES MEASURED AS WELL AS THE LENGTH OF EACH FIBER PER THE WTG MANUFACTURER'S REQUIREMENTS AND INDUSTRY STANDARDS.																																																									
5	PARKING AND ENTRANCE GATES 1. PARKING AREAS FOR A NUMBER OF "ONE TON" SERVICE TRUCKS EQUIVALENT TO THE TOTAL OCCUPANCY OF THE BUILDING PLUS THREE ADDITIONAL VISITORS SHALL BE PROVIDED. ONE ADA PARKING AND ONE TON SERVICE TRUCK VEHICLE CONCRETE SPACES SHALL BE PLACED NEAR THE OFFICE ENTRANCE. THE PARKING AREA SHALL BE SURROUNDED BY A CHAIN LINK FENCE AND IN ACCORDANCE WITH LAYOUT SHOWN IN EDF DRAWING "C101". 2. TWO LOCKABLE 40 FT SWING GATES (2 X 20 FT LEAVES EACH) SHALL BE INSTALLED TO PROVIDE ENTRANCE TO THE O&M YARD. ONE MAN GATE SHALL BE INCLUDED IN ONE OF THE TWO 20 FT LEAVES ON EACH GATE.		12. FLOORING: FLOOR TO BE SMOOTH AND LEVEL AND FINISHED WITH VCT TILES IN OFFICE AND PERSONNEL AREAS (CERAMIC TILES IN BREAK ROOM) AND SEALED CONCRETE IN THE WAREHOUSE. NO CARPET IS ALLOWED ANYWHERE. 13. WINDOWS: ALL WINDOWS SHALL BE OPERABLE 4'X4' MINIMUM SIZE AND EQUIPPED WITH COVERINGS THAT WILL ALLOW FOR PRIVACY AND SHADE. 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ALL SERVERS, ROUTERS, FIREWALLS AND SWITCHES MUST BE APPROVED BY OWNER PRIOR TO PURCHASE AND IS THE RESPONSIBILITY OF THE CONTRACTOR, EXCEPT WHERE EXPLICITLY NOTED. 2. CONTRACTOR TO SUPPLY ONE (1) FOUR (4) POST COMPUTER SERVER RACK (HPAF003A WITH DOORS BOTH FRONT AND BACK AND SIDE PANELS BOTH LEFT AND RIGHT). THE SERVER RACK IS TO BE LOCATED IN THE O&M BUILDING. 3. TWO (2) 110V 20 AMP NEMA 5-20R CIRCUITS WILL BE PROVIDED BY CONTRACTOR WITHIN SIX FEET (6') OF THE FOUR (4) POST COMPUTER RACK TERMINATED ON L6-30R OUTLETS PROVIDED BY THE CONTRACTOR. 4. CONTRACTOR WILL PROVIDE OWNER APPROVED TELECOMMUNICATION TERMINAL EQUIPMENT FOR THE RTU. 5. CONTRACTOR TO SUPPLY AND INSTALL, IN A LOCATION APPROVED BY OWNER, A 4'X8'X3/4" SHEET OF FIRE RATED PLYWOOD FOR LEC NIU TERMINATIONS. 6. METEOROLOGICAL TOWER NETWORK CONNECTIONS AND EQUIPMENT, WHICH MUST COMPLY WITH OWNER'S EXISTING NETWORK AND IP SCHEME, TO BE APPROVED BY OWNER PRIOR TO PURCHASE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN, PROCURE, INSTALL, TERMINATE AND TEST THIS EQUIPMENT. 7. CONTRACTOR SHALL INSTALL AND TEST ALL ETHERNET CABLE (CAT 6 OR BETTER) TO MEET OR EXCEED TIA/EIA-568-B. 8. CONTRACTOR SHALL INSTALL AND TEST ALL SINGLE MODE/MULTI-MODE FIBER TO MEET OR EXCEED NECA/FOA301. 9. NETWORK ETHERNET CABLE TO BE CAT 6 (OR BETTER) CABLING AND SHALL BE TERMINATED ON PATCH PANELS USING 568B OR WALL JACKS USING 568B AND LABELED AS FOLLOWS: PANEL LOCATION (SS-SUBSTATION, OM-O&M BUILDING)-PANEL NUMBER-CABLE/PORT NUMBER E.G. SS-01-07 OR OM-01-07 10. SCADA/OPERATIONS ROOM SHALL BE EQUIPPED WITH LOCKED/SECURE DOOR AND A DEDICATED HVAC SYSTEM ADEQUATE AGAINST THE HEAT GENERATED BY THE SERVERS AND OTHER EQUIPMENT INSTALLED. 11. FURNISH AND INSTALL AN UPS SYSTEM SIZED TO POWER ALL TELECOMMUNICATIONS EQUIPMENT FOR 8 HOURS ONCE UTILITY POWER IS LOST.																																																									
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