Civica Foundation - Cost Estimate Summary

Scale Up Development Center | Meadowville Lane, Chesterfield County, Virginia

PROJECT ID:	Civica Foundation Scale Up Development Center, Meadowville Lane Chesterfield County, Virginia 23836	Date:	Apr 01, 2024
AREA SUMMARY:			
BUILDING GSF	59,120	No. of Floors:	1
First Floor (SF)	59,120		

DIVISION NO.	DESCRIPTION	TOTAL DIV. COST	COST/ SF
Division 1	General Requirements	115,633.33	1.96
Division 9	Finishes	841,110.48	14.23
TOTAL TRADE COST		956,743.81	16.18
OVERHEAD	15%	143,511.57	2.43
INSURANCE	5%	47,837.19	0.81
CONTINGENCY	7%	66,972.07	1.13
TOTAL TRADE COST		1,215,064.64	20.55

Detailed Cost Estimate & Quantity Breakdown

Drywalls & Gypsum Board | Original workbook line items and calculated values

		CLIENT'S INFORMATION:	
PROJECT ID:	Civica Foundation Scale Up Development Center, Meadowville Lane Chesterfield County, Virginia 23836	CONTACT:	
		E-MAIL ADDRESS:	
SCOPE:	Drywalls & Gypsum Board	PHONE NUMBER:	
		Date:	Apr 01, 2024

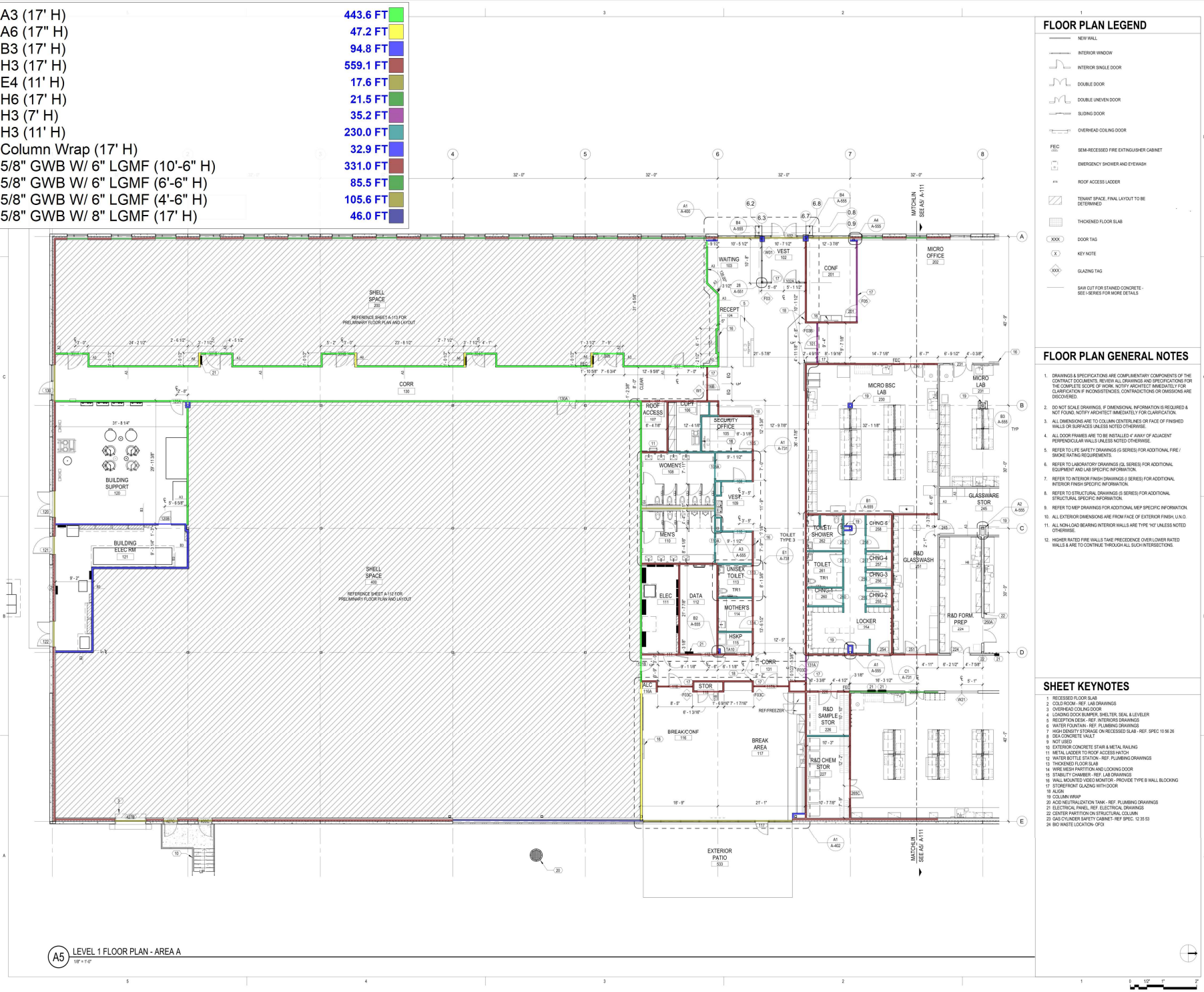
ITEM #	DWG. #	DESCRIPTION	QUANTITY	UNIT	WASTAGE	QUANTITY W/ WASTAGE	UNIT COST (Labor)	UNIT COST (Material)	TOTAL COST	TRADE COST
		GENERAL REQUIREMENTS								
1		Supervision	1	LS	0.0%	1	0.00	0.00	67,280.00	
2		Permits	1	LS	0.0%	1	0.00	0.00	3,500.00	
3		Final Clean-up	1	LS	0.0%	1	0.00	0.00	11,213.33	
4		Mobilization Costs	1	LS	0.0%	1	0.00	0.00	16,820.00	
5		Project Overheads	1	LS	0.0%	1	0.00	0.00	0.00	
6		Bonds	1	LS	0.0%	1	0.00	0.00	0.00	
7		Temporary Control & Facilities	1	LS	0.0%	1	0.00	0.00	16,820.00	
		Subtotal (General Requirements)								115,633.33
		DIVISION 09- FINISHES								
	A-110 to A-113, AC-101, AC-102	Drywalls								
		1-HR Fire Rated Wall Partition (980 LF, Height Varies)								
8		One Layer of 5/8" Gypsum Board On Both Sides	21,608	SF	5.0%	22,688.4	0.77	1.43	49,914.48	
9		No of Sheets (4x8)	676	EA						
10		Tapping	10,804	LF						
11		Mudding	1,124	LBS						
12		Screws	35,692.8	EA						
13		One Layer of 5/8" Moisture Resistant Gypsum Board @ Restroom Side	286	SF	5.0%	300.3	0.77	1.62	719.22	
14		No of Sheets (4x8)	9	EA						
15		Tapping	143	LF						
16		Mudding	15	LBS						
17		Screws	475.2	EA						
18		3-5/8" Metal Studs @ 16" O.C (Height Varies)	12,418.05	LF	5.0%	13,038.95	1.22	2.27	45,636.32	
19		3-5/8" Metal Top Track	980	LF	5.0%	1,029	1.22	2.27	3,601.50	
20		3-5/8" Metal Track @ Middle	956	LF	5.0%	1,003.8	1.22	2.27	3,513.30	
21		3-5/8" Metal Bottom Runner	980	LF	5.0%	1,029	1.22	2.27	3,601.50	
22		R-19 Sound Attenuation Batt Insulation	16,516	SF	5.0%	17,341.8	0.66	1.23	32,949.42	
23		Fire Rated Sealant	3,920	LF	5.0%	4,116	0.58	1.07	6,791.40	
		1-HR Fire Rated Wall Partition (106 LF, 17' H)								
24		One Layer of 5/8" Gypsum Board On Both Sides	2,332	SF	5.0%	2,448.6	0.77	1.43	5,386.92	
25		No of Sheets (4x8)	73	EA						
26		Tapping	1,166	LF						
27		Mudding	122	LBS						
28		Screws	3,854.4	EA						

29	6" Metal Studs @ 16" O.C (17' H)	1,354.89	LF	5.0%	1,422.63	1.92	3.58	7,824.47
30	6" Metal Top Track	106	LF	5.0%	111.3	1.92	3.58	612.15
31	6" Metal Track @ Middle	106	LF	5.0%	111.3	1.92	3.58	612.15
32	6" Metal Bottom Runner	106	LF	5.0%	111.3	1.92	3.58	612.15
33	R-19 Sound Attenuation Batt Insulation	1,802	SF	5.0%	1,892.1	0.66	1.23	3,594.99
34	Fire Rated Sealant	424	LF	5.0%	445.2	0.58	1.07	734.58
	2-HR Fire Rated Wall Partition (95 LF, 17' H)							
35	Two Layer of 5/8" Gypsum Board On Both Sides	5,320	SF	5.0%	5,586	0.77	1.43	12,289.20
36	No of Sheets (4x8)	167	EA					
37	Tapping	2,660	LF					
38	Mudding	277	LBS					
39	Screws	8,817.6	EA					
40	3-5/8" Metal Studs @ 16" O.C (17' H)	1,214.29	LF	5.0%	1,275	1.22	2.27	4,462.50
41	3-5/8" Metal Top Track	95	LF	5.0%	99.75	1.22	2.27	349.12
42	3-5/8" Metal Track @ Middle	95	LF	5.0%	99.75	1.22	2.27	349.12
43	3-5/8" Metal Bottom Runner	95	LF	5.0%	99.75	1.22	2.27	349.12
44	R-19 Sound Attenuation Batt Insulation	1,615	SF	5.0%	1,695.75	0.66	1.23	3,221.92
45	Fire Rated Sealant	380	LF	5.0%	399	0.58	1.07	658.35
	1-HR Fire Rated Chase Wall (64 LF, Height Varies)							
46	One Layer of 5/8" Gypsum Board On Both Sides	984.5	SF	5.0%	1,033.72	0.77	1.43	2,274.20
47	No of Sheets (4x8)	31	EA					
48	Tapping	492.25	LF					
49	Mudding	52	LBS					
50	Screws	1,636.8	EA					
51	One Layer of 5/8" Moisture Resistant Gypsum Board @ Restroom Side	555.5	SF	5.0%	583.27	0.77	1.62	1,396.94
52	No of Sheets (4x8)	18	EA					
53	Tapping	277.75	LF					
54	Mudding	29	LBS					
55	Screws	950.4	EA					
56	4" Metal Studs @ 16" O.C (Height Varies)	1,347.37	LF	5.0%	1,414.74	1.57	2.93	6,366.32
57	4" Metal Top Track	128	LF	5.0%	134.4	1.57	2.93	604.80
58	4" Metal Track @ Middle	64	LF	5.0%	67.2	1.57	2.93	302.40
59	4" Metal Bottom Runner	128	LF	5.0%	134.4	1.57	2.93	604.80
60	6" Metal Stud Cross Bridging @ 48" O.C	320	LF	5.0%	336	1.92	3.58	1,848.00
61	R-19 Sound Attenuation Batt Insulation	1,792	SF	5.0%	1,881.6	0.66	1.23	3,575.04
62	Fire Rated Sealant	248	LF	5.0%	260.4	0.58	1.07	429.66
	Non-Rated Wall Partition (2846 LF, Height Varies)							
63	One Layer of 5/8" Gypsum Board On Both Sides	61,772	SF	5.0%	64,860.6	0.77	1.43	142,693.32
64	No of Sheets (4x8)	1,931	EA					
65	Tapping	30,886	LF					
66	Mudding	3,213	LBS					
67	Screws	101,956.8	EA					
68	One Layer of 5/8" Moisture Resistant Gypsum Board @ Restroom Side	2,904	SF	5.0%	3,049.2	0.77	1.62	7,302.83
69	No of Sheets (4x8)	91	EA					
70	Tapping	1,452	LF					

71	Mudding	152	LBS					
72	Screws	4,804.8	EA					
73	3-5/8" Metal Studs @ 16" O.C (Height Varies)	33,891.73	LF	5.0%	35,586.32	1.22	2.27	124,552.11
74	3-5/8" Metal Top Track	2,846	LF	5.0%	2,988.3	1.22	2.27	10,459.05
75	3-5/8" Metal Track @ Middle	2,341	LF	5.0%	2,458.05	1.22	2.27	8,603.18
76	3-5/8" Metal Bottom Runner	2,846	LF	5.0%	2,988.3	1.22	2.27	10,459.05
77	R-19 Sound Attenuation Batt Insulation	45,076	SF	5.0%	47,329.8	0.66	1.23	89,926.62
78	Sealant	11,384	LF	5.0%	11,953.2	0.52	0.98	17,929.80
	Non-Rated Wall Partition (290 LF, Height Varies)							
79	One Layer of 5/8" Gypsum Board On Both Sides	6,380	SF	5.0%	6,699	0.77	1.43	14,737.80
80	No of Sheets (4x8)	200	EA					
81	Tapping	3,190	LF					
82	Mudding	332	LBS					
83	Screws	10,560	EA					
84	6" Metal Studs @ 16" O.C (Height Varies)	3,413.53	LF	5.0%	3,584.21	1.92	3.58	19,713.16
85	6" Metal Top Track	290	LF	5.0%	304.5	1.92	3.58	1,674.75
86	6" Metal Track @ Middle	225	LF	5.0%	236.25	1.92	3.58	1,299.38
87	6" Metal Bottom Runner	290	LF	5.0%	304.5	1.92	3.58	1,674.75
88	R-19 Sound Attenuation Batt Insulation	4,540	SF	5.0%	4,767	0.66	1.23	9,057.30
89	Sealant	1,160	LF	5.0%	1,218	0.52	0.98	1,827.00
	Furring Wall Partition (300 LF, 11' H)							
90	One Layer of 5/8" Gypsum Board On One Side	3,300	SF	5.0%	3,465	0.77	1.43	7,623.00
91	No of Sheets (4x8)	104	EA					
92	Tapping	1,650	LF					
93	Mudding	172	LBS					
94	Screws	5,491.2	EA					
95	3-5/8" Metal Studs @ 16" O.C (11' H)	2,481.2	LF	5.0%	2,605.26	1.22	2.27	9,118.42
96	3-5/8" Metal Top Track	300	LF	5.0%	315	1.22	2.27	1,102.50
97	3-5/8" Metal Bottom Runner	300	LF	5.0%	315	1.22	2.27	1,102.50
98	R-19 Sound Attenuation Batt Insulation	3,300	SF	5.0%	3,465	0.66	1.23	6,583.50
99	Sealant	600	LF	5.0%	630	0.52	0.98	945.00
	Column Wrap (119 LF, 11' H)							
100	One Layer of 5/8" Gypsum Board On One Side	1,309	SF	5.0%	1,374.45	0.77	1.43	3,023.79
101	No of Sheets (4x8)	41	EA					
102	Tapping	654.5	LF					
103	Mudding	69	LBS					
104	Screws	2,164.8	EA					
105	3-5/8" Metal Studs @ Column Wrap (11' H)	3,490.67	LF	5.0%	3,665.2	1.22	2.27	12,828.20
106	3-5/8" Metal Top Track	119	LF	5.0%	124.95	1.22	2.27	437.32
107	3-5/8" Metal Bottom Runner	119	LF	5.0%	124.95	1.22	2.27	437.32
108	Sealant	238	LF	5.0%	249.9	0.52	0.98	374.85
	Furring Wall (1035 LF, Height Varies)							
109	One Layer of 5/8" Gypsum Board On One Side	9,314	SF	5.0%	9,779.7	0.77	1.43	21,515.34
110	No of Sheets (4x8)	292	EA					
111	Tapping	4,657	LF					

112	Mudding	485	LBS						
113	Screws	15,417.6	EA						
114	6" Metal Studs @ 16" O.C (Height Varies)	7,392.48	LF	5.0%	7,762.11	1.92	3.58	42,691.58	
115	6" Metal Top Track	1,035	LF	5.0%	1,086.75	1.92	3.58	5,977.12	
116	6" Metal Bottom Runner	1,035	LF	5.0%	1,086.75	1.92	3.58	5,977.12	
117	Spray Form Insulation W/ Intumescent Coating	9,314	SF	5.0%	9,779.7	0.73	1.37	20,537.37	
118	Sealant	2,070	LF	5.0%	2,173.5	0.52	0.98	3,260.25	
	Furring Wall (78 LF, 17' H)								
119	One Layer of 5/8" Gypsum Board On One Side	1,326	SF	5.0%	1,392.3	0.77	1.43	3,063.06	
120	No of Sheets (4x8)	42	EA						
121	Tapping	663	LF						
122	Mudding	69	LBS						
123	Screws	2,217.6	EA						
124	8" Metal Studs @ 16" O.C (17' H)	996.99	LF	5.0%	1,046.84	2.27	4.23	6,804.47	
125	8" Metal Top Track	78	LF	5.0%	81.9	2.27	4.23	532.35	
126	8" Meal Track @ Middle	78	LF	5.0%	81.9	2.27	4.23	532.35	
127	8" Metal Bottom Runner	78	LF	5.0%	81.9	2.27	4.23	532.35	
128	Sealant	156	LF	5.0%	163.8	0.52	0.98	245.70	
	Soffit Framing								
129	3-5/8" Metal Studs @ 24" O.C	1,343	LF	5.0%	1,410.15	1.22	2.27	4,935.53	
130	3-5/8" Metal Top Track	503	LF	5.0%	528.15	1.22	2.27	1,848.52	
131	3-5/8" Metal Bottom Runner	503	LF	5.0%	528.15	1.22	2.27	1,848.52	
	Ceiling								
	Gypsum Board								
132	5/8" Gypsum Board @ Ceiling	2,911	SF	5.0%	3,056.55	0.77	1.43	6,724.41	
133	5/8" Gypsum Board @ Ceiling Soffit	1,477	SF	5.0%	1,550.85	0.77	1.43	3,411.87	
	Subtotal (Finishes)						104		841,110.48
SUBTOTAL									956,743.81
OVERHEAD	0.15								143,511.57
INSURANCE	0.05								47,837.19
CONTINGENCY	0.07								66,972.07
TOTAL BASE BID									1,215,064.64
Note:									

A3 (17' H)	443.6 FT
A6 (17" H)	47.2 FT
B3 (17' H)	94.8 FT
H3 (17' H)	559.1 FT
E4 (11' H)	17.6 FT
H6 (17' H)	21.5 FT
H3 (7' H)	35.2 FT
H3 (11' H)	230.0 FT
Column Wrap (17' H)	32.9 FT
5/8" GWB W/ 6" LGMF (10'-6" H)	331.0 FT
5/8" GWB W/ 6" LGMF (6'-6" H)	85.5 FT
5/8" GWB W/ 6" LGMF (4'-6" H)	105.6 FT
5/8" GWB W/ 8" LGMF (17' H)	46.0 FT



A5 LEVEL 1 FLOOR PLAN - AREA A
1/8" = 1'-0"

FLOOR PLAN LEGEND

- NEW WALL
- INTERIOR WINDOW
- INTERIOR SINGLE DOOR
- DOUBLE DOOR
- DOUBLE UNEVEN DOOR
- SLIDING DOOR
- OVERHEAD COILING DOOR
- FEC — SEMI-RECESSED FIRE EXTINGUISHER CABINET
- EMERGENCY SHOWER AND EYEWASH
- ROOF ACCESS LADDER
- TENANT SPACE, FINAL LAYOUT TO BE DETERMINED
- THICKENED FLOOR SLAB
- XXX — DOOR TAG
- X — KEY NOTE
- XXX — GLAZING TAG
- SAW CUT FOR STAINED CONCRETE - SEE I-SERIES FOR MORE DETAILS

FLOOR PLAN GENERAL NOTES

1. DRAWINGS & SPECIFICATIONS ARE COMPLIMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS AND SPECIFICATIONS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2. DO NOT SCALE DRAWINGS, IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. ALL DIMENSIONS ARE TO COLUMN CENTERLINES OR FACE OF FINISHED WALLS OR SURFACES UNLESS NOTED OTHERWISE.
4. ALL DOOR FRAMES ARE TO BE INSTALLED 4" AWAY OF ADJACENT PERPENDICULAR WALLS UNLESS NOTED OTHERWISE.
5. REFER TO LIFE SAFETY DRAWINGS (G SERIES) FOR ADDITIONAL FIRE / SMOKE RATING REQUIREMENTS.
6. REFER TO LABORATORY DRAWINGS (QL SERIES) FOR ADDITIONAL EQUIPMENT AND LAB SPECIFIC INFORMATION.
7. REFER TO INTERIOR FINISH DRAWINGS (I SERIES) FOR ADDITIONAL INTERIOR FINISH SPECIFIC INFORMATION.
8. REFER TO STRUCTURAL DRAWINGS (S SERIES) FOR ADDITIONAL STRUCTURAL SPECIFIC INFORMATION.
9. REFER TO MEP DRAWINGS FOR ADDITIONAL MEP SPECIFIC INFORMATION.
10. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF EXTERIOR FINISH, U.N.O.
11. ALL NON-LOAD BEARING INTERIOR WALLS ARE TYPE "H3" UNLESS NOTED OTHERWISE.
12. HIGHER RATED FIRE WALLS TAKE PRECEDENCE OVER LOWER RATED WALLS & ARE TO CONTINUE THROUGH ALL SUCH INTERSECTIONS.

SHEET KEYNOTES

1 RECESSED FLOOR SLAB
2 COLD ROOM - REF. LAB DRAWINGS
3 OVERHEAD COILING DOOR
4 LOADING DOCK BUMPER, SHELTER, SEAL & LEVELER
5 RECEPTION DESK - REF. INTERIORS DRAWINGS
6 WATER FOUNTAIN - REF. PLUMBING DRAWINGS
7 HIGH DENSITY STORAGE ON RECESSED SLAB - REF. SPEC 10 56 26
8 CEA CONCRETE VAULT
9 NOT USED
10 EXTERIOR CONCRETE STAIR & METAL RAILING
11 METAL LADDER TO ROOF ACCESS HATCH
12 WATER BOTTLE STATION - REF. PLUMBING DRAWINGS
13 THICKENED FLOOR SLAB
14 WIRE MESH PARTITION AND LOCKING DOOR
15 STABILITY CHAMBER - REF. LAB DRAWINGS
16 WALL MOUNTED VIDEO MONITOR - PROVIDE TYPE B WALL BLOCKING
17 STOREFRONT GLAZING WITH DOOR
18 ALIGN
19 COLUMN WRAP
20 ACID NEUTRALIZATION TANK - REF. PLUMBING DRAWINGS
21 ELECTRICAL PANEL, REF. ELECTRICAL DRAWINGS
22 CENTER PARTITION ON STRUCTURAL COLUMN
23 GAS CYLINDER SAFETY CABINET- REF SPEC. 12 35 53
24 BIO WASTE LOCATION- OFOI

HDR INC.
4880 SADLER ROAD,
SUITE 100
GLEN ALLEN, VA 23060

CIVICA

CIVICA FOUNDATION
SCALE UP
DEVELOPMENT CENTER

MEADOWVILLE LANE
CHESTERFIELD COUNTY,
VIRGINIA 23836

EDA PROJECT NUMBER:
01-79-15310

KEYPLAN

Project Manager	BILL PORTES
Project Designer	JD DOWLING
Project Architect, Exterior	ALAN FRIED
Project Architect, Interior	KATHRYN BARRY
Civil Engineer	n/a
Structural Engineer	JACK KNAPP
Mechanical Engineer	TIMOTHY HORROCKS
Electrical Engineer	BEN MEDICH
Plumbing Engineer	ED CAMPANA
Interior Designer	KATIE HANNAH
Laboratory Planner	TIMOTHY WINSTEAD
Fire Protection Engineer	ZACH SACHSENMAIER
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

Project Number	10370223
Original Issue	11/28/2023

COMMONWEALTH OF VIRGINIA
KATHERINE MACK BARRY
Lic No. 12286
11/28/2023
ARCHITECT

Sheet Name
LEVEL 01 FLOOR PLAN - AREA A

Sheet Number
A-110

Project Status
PERMIT SET

12/4/2023 4:55:38 PM Autodesk Docs://10370223_Civica_Scale_Up_Facility_2023/10370223-A-CENTRAL_CIVICA_SCALE_UP_R23.rvt



A5 LEVEL 1 FLOOR PLAN - AREA B
1/8" = 1'-0"

FLOOR PLAN LEGEND

- NEW WALL
- INTERIOR WINDOW
- INTERIOR SINGLE DOOR
- DOUBLE DOOR
- DOUBLE UNEVEN DOOR
- SLIDING DOOR
- OVERHEAD COILING DOOR
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- TENANT SPACE: FINAL LAYOUT TO BE DETERMINED
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- X — KEY NOTE
- XXX — GLAZING TAG
- SAW CUT FOR STAINED CONCRETE - SEE I-SERIES FOR MORE DETAILS

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H6 (17' H)	148.9 FT
H3 (17' H)	1109.2 FT
A3 (17' H)	266.3 FT
H3 (11' H)	153.4 FT
A6 (17" H)	58.7 FT
K3 (11' H)	299.9 FT
H6 (11' H)	64.7 FT
A3 (11' H)	23.2 FT
Column Wrap (17' H)	47.7 FT
Column Wrap (17' H)	5.7 FT
E4 (11' H)	14.6 FT
H3 (7' H)	33.5 FT
E4 (17' H)	31.5 FT
5/8" GWB W/ 6" LGMF (6'-6" H)	95.3 FT
5/8" GWB W/ 6" LGMF (10'-6" H)	383.2 FT
5/8" GWB W/ 6" LGMF (4'-6" H)	34.0 FT
5/8" GWB W/ 8" LGMF (17' H)	32.0 FT

HDR INC.
4880 SADLER ROAD,
SUITE 100
GLEN ALLEN, VA 23060

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CHESTERFIELD COUNTY,
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Project Designer	JD DOWLING
Project Architect, Exterior	ALAN FRIED
Project Architect, Interior	KATHRYN BARRY
Civil Engineer	n/a
Structural Engineer	JACK KNAPP
Mechanical Engineer	TIMOTHY HORROCKS
Electrical Engineer	BEN MEDICH
Plumbing Engineer	ED CAMPANA
Interior Designer	KATIE HANNAH
Laboratory Planner	TIMOTHY WINSTEAD
Fire Protection Engineer	ZACH SACHSENMAIER
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

11/20/2023 3:28:22 PM Autodesk Docs://1007023_Civica_Suite_Up_Facility_2023/1007023-A-CENTRAL_CIVICA_SCALE_UP_R23.rvt

DOOR AND FRAME SCHEDULE - MED4ALL TENANT SPACE

DOOR NO.	ROOM NAME	ROOM NO.	DIMENSIONS			PANEL					FRAME				HARDWARE	NOTES
			OPENING WIDTH													
			W1	W2	Total Width	H	T	Panel Type	Material	Finish	Glazing Type	TYPE	Material	Finish	FIRE RATING	GROUP	
LEVEL 01																	
402	OFFICE	402	3' - 0"		3' - 0"	7' - 0"	1 3/4"	F	HM	PTD		FD1	HM	PTD			
403	COPY	403	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	FD1	HM	PTD			
405	GMP ANALYTICAL LAB	405	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
407	TROUBLESHOOTING	407	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
408	HIGH CONTAINMENT	408	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
409	HYDROGENATION	409	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	F1F	HM	PTD		FD1	HM	PTD			
410A	DRYING ROOM	423	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
410B	KILO LAB #4	410	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
411A	GOWN IN	411	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 411B
411B	GOWN IN	411	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 411A
412A	GOWN OUT	412	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 412B
412B	GOWN OUT	412	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 412A
414	SOLIDS HANDLING IN	414	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 414A
414A	SOLIDS HANDLING IN	414	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 414
415A	WASTE OUT	415	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 415B
415B	WASTE OUT	415	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 415A
416A	REACTOR STOR.	416	3' - 0"	3' - 0"	6' - 0"	7' - 0"	1 3/4"	HGHG	HM	PTD	HT	FD1	HM	PTD	45		INTERLOCK W/ 416B
416B	PREP LAB	417	3' - 0"	3' - 0"	6' - 0"	7' - 0"	1 3/4"	HGHG	HM	PTD	HT	FD1	HM	PTD	45		INTERLOCK W/ 416A
418	KILO LAB #1	418	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
419	KILO LAB #2	419	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
421	KILO LAB #3	421	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
422A	PRODUCT TRANSFER	422	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 422B
422B	PRODUCT TRANSFER	422	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			INTERLOCK W/ 422A
423A	DRYING ROOM	423	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
423B	DRYING ROOM	423	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
423C	DRYING ROOM	423	3' - 0"	1' - 6"	4' - 6"	7' - 0"	1 3/4"	HG/F	HM	PTD	HT	FD1	HM	PTD			
424	WASTE HANDLING	424	3' - 0"	3' - 0"	6' - 0"	7' - 0"	1 3/4"	FF	HM	PTD		FD1	HM	PTD	--		
426	OUTGOING MATL / SOLVENT STOR.	426	3' - 0"	3' - 0"	6' - 0"	7' - 0"	1 3/4"	FF	HM	PTD		FD1	HM	PTD	--		
426A	OUTGOING MATL / SOLVENT STOR.	426	6' - 0"		6' - 0"	10' - 0"	3/4"	OH	AL	PTD					45		
427	INCOMING MATERIAL	427	3' - 0"	3' - 0"	6' - 0"	7' - 0"	1 3/4"	FF	HM	PTD		FD1	HM	PTD	--		
427A	INCOMING MATERIAL	427	6' - 0"		6' - 0"	10' - 0"	3/4"	OH	AL	PTD					45		

NOTE: REFERENCE A-551 FOR DOOR DETAILS

GENERAL NOTES

NOTE:
REFER TO INTERIOR FINISH LEGEND SHEET
I-001 FOR FINISH CODES AND DESCRIPTION OF MATERIALS.

ROOM NAME
101
FLOOR
BASE
ROOM NUMBER
FLOOR FINISH
BASE FINISH

1. REFERENCE A-500 SERIES SHEETS FOR PARTITION TYPES, DOOR DETAILS, AND OTHER PROJECT STANDARD DRAWINGS.
2. REFERENCE A-700 SERIES FOR INTERIOR CASEWORK DETAILS.
3. REFERENCE I-SERIES DRAWINGS FOR FINISH LEGEND.
4. REFERENCE QL-SERIES DRAWINGS FOR LAB STANDARD CASEWORK AND DETAILS.
5. ALL CEILINGS TO BE ACT2 U.N.O.
6. ALL WALL FINISHES TO BE PTE1 U.N.O.
7. ALL FLOOR FINISHES TO BE SEF1 WITH SEF1 INTEGRAL BASE U.N.O.
8. ALL CEILINGS TO BE 10'-0" AFF U.N.O.
9. REFERENCE A-601 FOR DOOR AND FRAME ELEVATIONS AND DETAILS.

LEGEND

2'X2' LIGHT FIXTURE

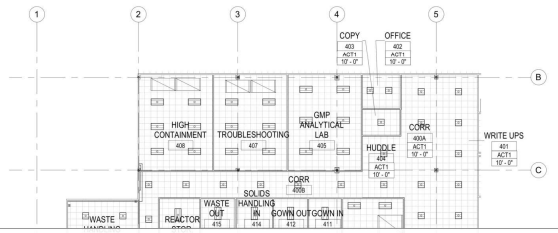
2'X4' LIGHT FIXTURE

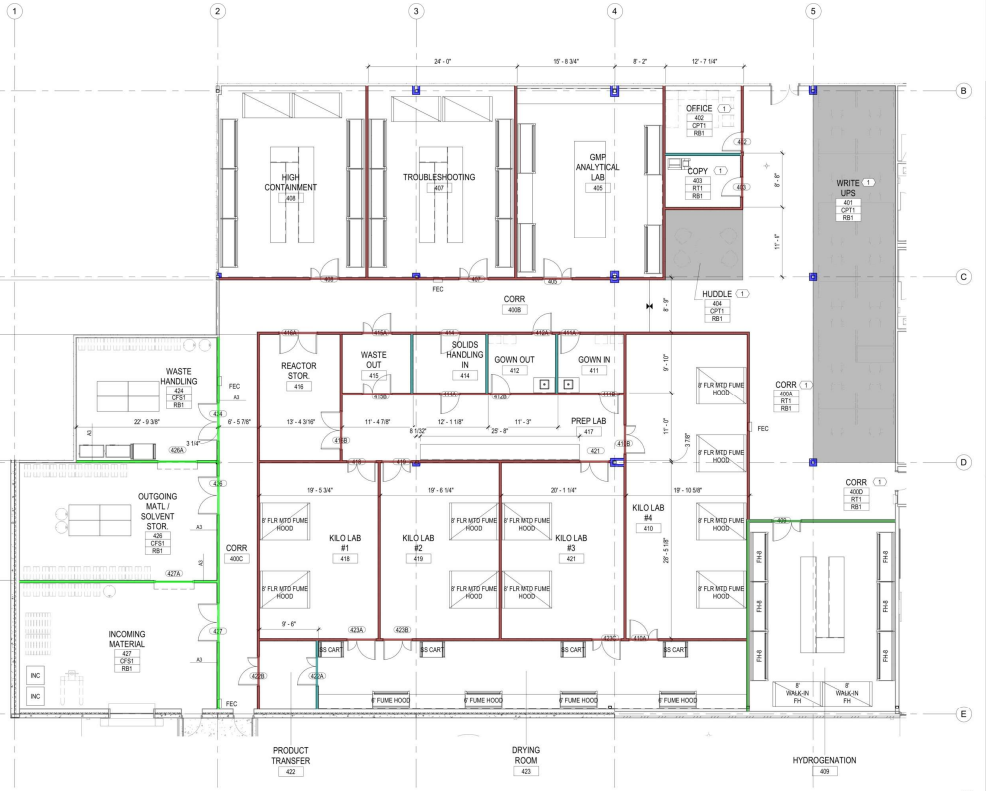
WALK-IN FUME HOOD

ACCENT FLOOR

SHEET KEYNOTES

1 ROOM TO RECEIVE PT1





3 ENLARGED FLOOR PLAN - MED4ALL
1/8" = 1'-0"

NOTE: FOR INFORMATION ONLY, NOT FOR CONSTRUCTION

A3 (17' H)	114.8 FT
H3 (17' H)	672.8 FT
H6 (17' H)	54.7 FT
H3 (11' H)	51.9 FT
Column Wrap (17' H)	32.2 FT

HDR INC.
4880 SADLER ROAD,
SUITE 100
GLEN ALLEN, VA 23060

CIVICA

CIVICA FOUNDATION
SCALE UP
DEVELOPMENT CENTER

MEADOWVILLE LANE
CHESTERFIELD COUNTY,
VIRGINIA 23836

EDA PROJECT NUMBER:
01-79-15310

Project Manager	BILL PORTES
Project Designer	JD DOWLING
Project Architect, Exterior	ALAN FRIED
Project Architect, Interior	KATHRYN BARRY
Civil Engineer	n/a
Structural Engineer	JACK KNAPP
Mechanical Engineer	TIMOTHY HORROCKS
Electrical Engineer	BEN MEDICH
Plumbing Engineer	ED CAMPANA
Interior Designer	KATIE HANNAH
Laboratory Planner	TIMOTHY WINSTEAD
Fire Protection Engineer	ZACH SACHSENMAIER
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

Project Number	10370223
Original Issue	11/28/2023

COMMONWEALTH OF VIRGINIA
KATHRYN MACK BARRY
Lic No. 12286
11/28/2023
ARCHITECT

Sheet Name

FUTURE TENANT - MED4ALL LAB ENLARGED FLOOR PLAN & RCP

Sheet Number:

A-112

Project Status

PERMIT SET

DOOR AND FRAME SCHEDULE - BRIGHTPOINT TENANT SPACE																	
			DIMENSIONS					PANEL				FRAME				HARDWARE	
			OPENING WIDTH														
DOOR NO.	ROOM NAME	ROOM NO.	W1	W2	Total Width	H	T	Panel Type	Material	Finish	Glazing Type	TYPE	Material	Finish	FIRE RATING	GROUP	NOTES
LEVEL 01																	
301C	PREP ROOM	302	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	F01	HM	PTD			
302	CHEM STOR	303	3' - 0"		3' - 0"	7' - 0"	1 3/4"	F	HM	PTD		F01	HM	PTD			
304A	PREP ROOM	302	3' - 0"		3' - 0"	7' - 0"	1 3/4"	HG	HM	PTD	HT	F01	HM	PTD			

NOTE: REFERENCE A-551 FOR DOOR DETAILS

GENERAL NOTES

NOTE:
REFER TO INTERIOR FINISH LEGEND SHEET
I-001 FOR FINISH CODES AND DESCRIPTION OF MATERIALS.

ROOM NAME
101 — ROOM NUMBER
FLOOR — FLOOR FINISH
BASE — BASE FINISH

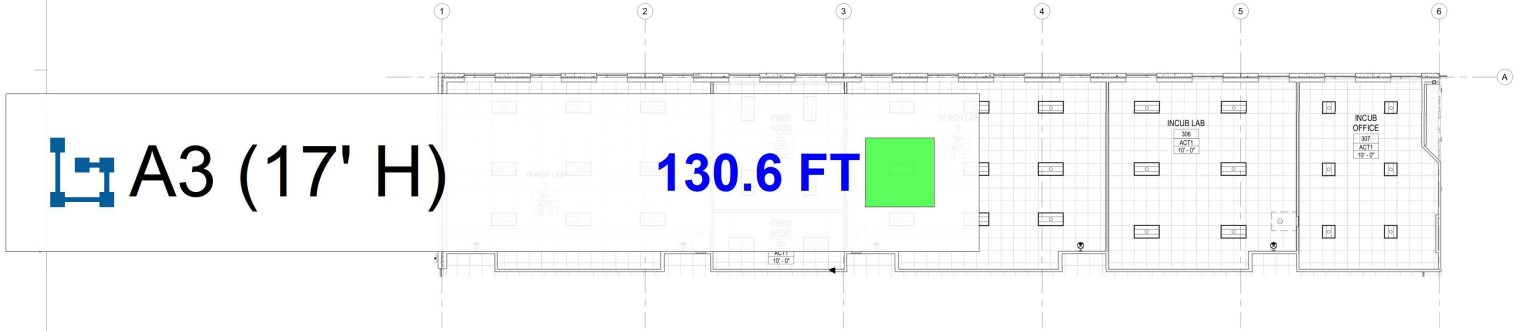
1. REFERENCE A-500 SERIES SHEETS FOR PARTITION TYPES, DOOR DETAILS, AND OTHER PROJECT STANDARD DRAWINGS.
2. REFERENCE A-700 SERIES FOR INTERIOR CASEWORK DETAILS.
3. REFERENCE I-SERIES DRAWINGS FOR FINISH LEGEND.
4. REFERENCE QL-SERIES DRAWINGS FOR LAB STANDARD CASEWORK AND DETAILS.
5. ALL CEILINGS TO BE ACT2 U.N.O.
6. ALL WALL FINISHES TO BE PTE1 U.N.O.
7. ALL FLOOR FINISHES TO BE SEF1 WITH SEF1 INTEGRAL BASE U.N.O.
8. ALL CEILINGS TO BE 10'-0" AFF U.N.O.
9. REFERENCE A-601 FOR DOOR AND FRAME ELEVATIONS AND DETAILS.

LEGEND

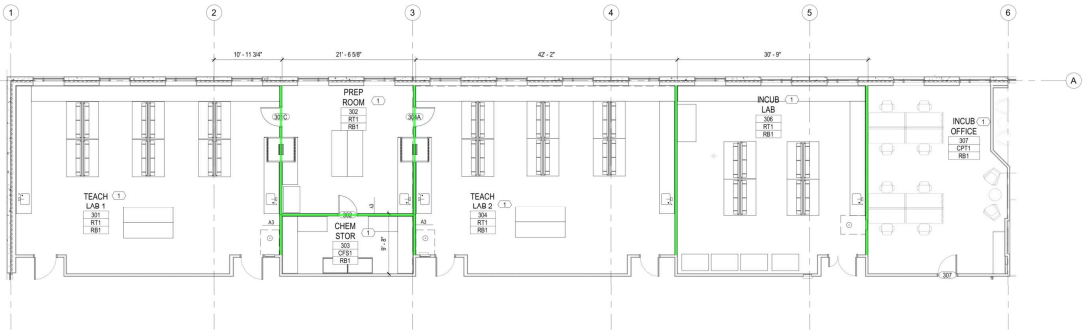
2'X2' LIGHT FIXTURE
2'X4' LIGHT FIXTURE
WALK-IN FUME HOOD
ACCENT FLOOR

SHEET KEYNOTES

1 ROOM TO RECEIVE PT1



B4 ENLARGED REFLECTED CEILING PLAN - BRIGHTPOINT
1/8" = 1'-0"



A4 ENLARGED PLAN - BRIGHTPOINT
1/8" = 1'-0"

NOTE: FOR INFORMATION ONLY, NOT FOR CONSTRUCTION

HDR INC.
4880 SADLER ROAD,
SUITE 100
GLEN ALLEN, VA 23060

CIVICA FOUNDATION
SCALE UP
DEVELOPMENT CENTER

MEADOWVILLE LANE
CHESTERFIELD COUNTY,
VIRGINIA 23836

EDA PROJECT NUMBER:
01-79-15310

Project Manager	BILL PORTES
Project Designer	JD DOWLING
Project Architect, Exterior	ALAN FRIED
Project Architect, Interior	KATHRYN BARRY
Civil Engineer	n/a
Structural Engineer	JACK KNAPP
Mechanical Engineer	TIMOTHY HORROCKS
Electrical Engineer	BEN MEDICH
Plumbing Engineer	ED CAMPANA
Interior Designer	KATIE HANNAH
Laboratory Planner	TIMOTHY WINSTEAD
Fire Protection Engineer	ZACH SACHSENMAIER
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

Project Number	10370223
Original Issue	11/28/2023

COMMONWEALTH OF VIRGINIA
KATHRYN MACK BARRY
Lic No. 12286
11/28/2023
ARCHITECT

Sheet Name
FUTURE TENANT - BRIGHTPOINT ENLARGED FLOOR PLAN & RCP

Sheet Number
A-113

Project Status
PERMIT SET

12/4/2023 5:04:23 PM Autodesk Docs://10370223_Civica_Scale_Up_Facility_2023/10370223-A-CENTRAL_CIVICA_SCALE_UP_R23.rvt
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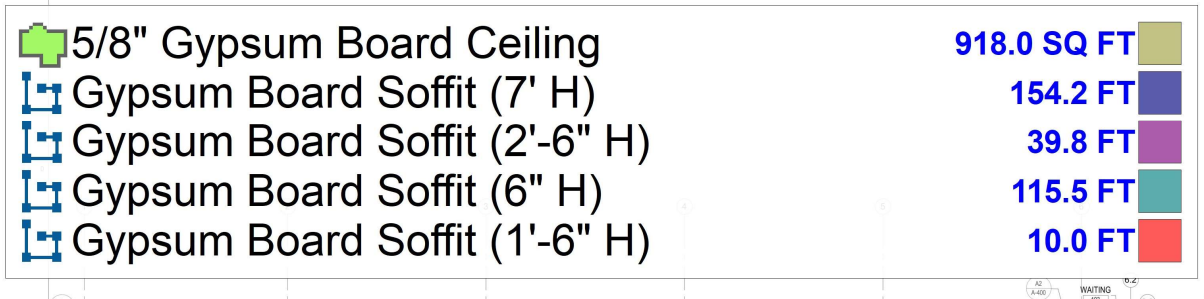

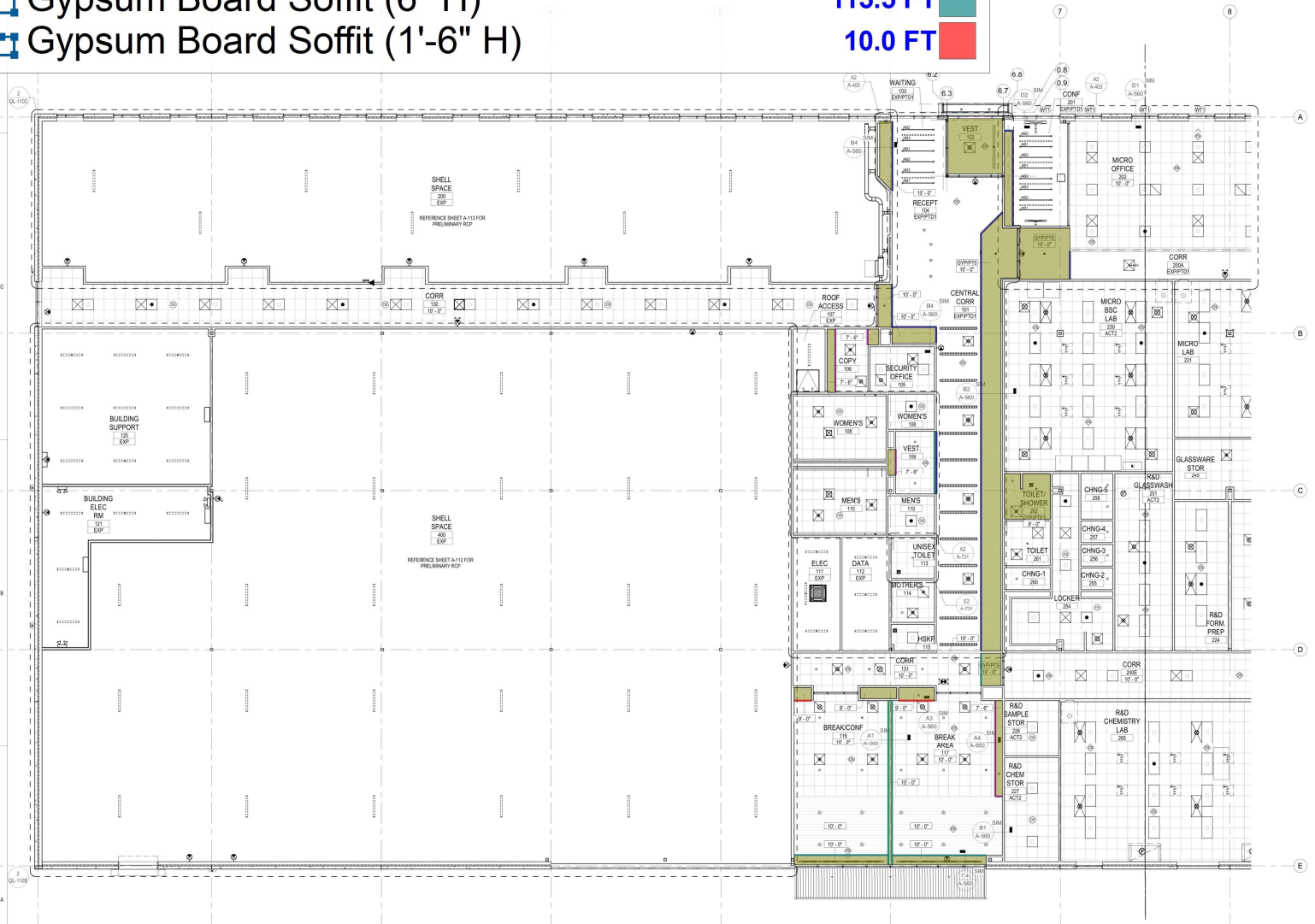

A5 01-A-CEILING PLAN - AREA A
1/8" = 1'-0"

RCP LEGEND

SEE INTERIOR FINISH SCHEDULE FOR CEILING TYPE + FINISH (SHEET I-001 + I-002)

- ACT — GYP/PTX
- ACT3 — AXIOM CEILING TRANSITION
- EXP - OPEN TO ABOVE — EXP/PTD - OPEN TO ABOVE, PAINT TO COVER EXPOSED CEILING, MECHANICAL DUCTS AND PLUMBING PIPES. CABLE TRAYS AND ELECTRICAL WIRING TO MATCH COLOR OF PAINT SPEC.
- 2X2 LIGHT FIXTURE
- 2X4 LIGHT FIXTURE
- MECH EQUIPMENT - SUPPLY
- MECH EQUIPMENT - EXHAUST
- MECH EQUIPMENT - RETURN
- CEILING ACCESS PANEL
- LAB EQUIPMENT - FUME HOOD
- ABX — ACOUSTIC BAFFLE - REFER TO FINISH LEGEND
- ACOUSTIC LIGHTING FIXTURE - REFER TO EL-SERIES
- MECH EQUIPMENT - LINEAR SUPPLY DIFFUSER
- LIGHTING FIXTURE - LINEAR SLOT LIGHT
- LIGHTING FIXTURE - LINEAR WALL SCONCE
- LIGHTING FIXTURE - LINEAR PENDANT
- LIGHTING FIXTURE - PENDANT
- LIGHTING FIXTURE - RECESSED CAN
- LIGHTING FIXTURE - INTEGRATED EMERGENCY LIGHT
- SHOWER HEAD
- EXIT SIGN
- OCCUPANCY SENSOR
- CONTACT CLOSE SENSOR
- PHOTO SENSOR

RCP GENERAL NOTES

1. ALL CEILINGS SHALL BE 9'-0" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. (COORDINATE WITH OWNER-FURNISHED VENDOR DRAWINGS AND EQUIPMENT.)
2. ALL GYPSUM CEILINGS TO BE PAINTED PT-2 UNLESS NOTED OTHERWISE. (COORDINATE WITH OWNER-FURNISHED VENDOR DRAWINGS AND EQUIPMENT.)
3. IN THE CASE OF MINOR DISCREPANCIES BETWEEN MEP AND ARCHITECTURAL DOCUMENTS IN THE LOCATION OF CEILING MOUNTED COMPONENTS, THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN. IN THE CASE OF MAJOR DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS THE DISCREPANCY IS DISCOVERED PRIOR TO PROCEEDING WITH WORK.
4. EXIT SIGNS ARE SHOWN ON REFLECTED CEILING PLANS ONLY WHERE LOCATION IS ARCHITECTURALLY SIGNIFICANT.
5. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.
6. LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, STROBES, AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR UNLESS INDICATED OTHERWISE.
7. ALL CORRIDOR SPRINKLER HEADS SHALL BE ALIGNED IN THE SAME LOCATION PARALLEL TO THE WALL WITHIN EACH SPECIFIC CEILING CONSTRUCTION.
8. ACCESS DOOR LOCATIONS IN GYPSUM BOARD CEILINGS ARE INDICATED ON RCP'S ONLY WHERE ARCHITECTURALLY SIGNIFICANT. REFERENCE SPECIFICATIONS AND MEP DRAWINGS FOR OTHER ACCESS DOOR LOCATIONS
9. REFERENCE THE A-400 SERIES DRAWINGS FOR CEILING DIMENSIONS IF NOT SPECIFIED.
10. REFERENCE QL-111A FOR LAB REFLECTED CEILING PLAN.

SHEET KEYNOTES

HDR INC.
4880 SADLER ROAD,
SUITE 100
GLEN ALLEN, VA 23060

CIVICA

CIVICA FOUNDATION
SCALE UP
DEVELOPMENT CENTER

MEADOWVILLE LANE
CHESTERFIELD COUNTY,
VIRGINIA 23836

EDA PROJECT NUMBER:
01-79-15310

KEYPLAN

Project Manager	BILL PORTES
Project Designer	JD DOWLING
Project Architect, Exterior	ALAN FRIED
Project Architect, Interior	KATHRYN BARRY
Civil Engineer	n/a
Structural Engineer	JACK KNAPP
Mechanical Engineer	TIMOTHY HORROCKS
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Plumbing Engineer	ED CAMPANA
Interior Designer	KATIE HANNAH
Laboratory Planner	TIMOTHY WINSTEAD
Fire Protection Engineer	ZACH SACHSENMAIER
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

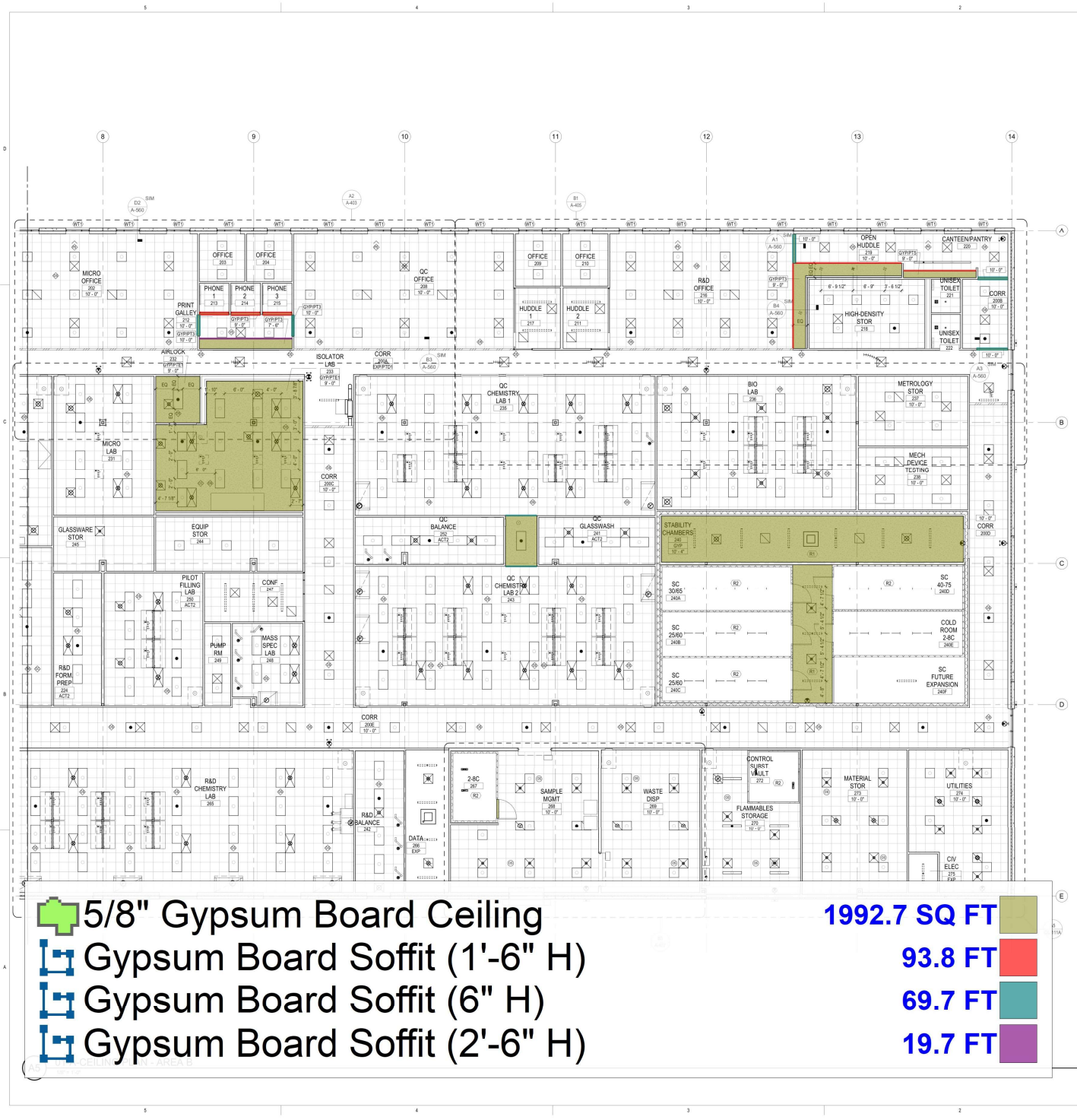
Project Number	10370223
Original Issue	11/28/2023

COMMONWEALTH OF VIRGINIA — KATHRYN MACK BARRY — Lic No. 12286 — ARCHITECT

Sheet Name
REFLECTED CEILING PLAN - AREA A

Sheet Number
AC-101

Project Status
PERMIT SET



RCP LEGEND

SEE INTERIOR FINISH SCHEDULE FOR CEILING TYPE + FINISH (SHEET I-001 + I-002)

- ACT
- GYP/PTX
- ACT3
- AXIOM CEILING TRANSITION
- EXP - OPEN TO ABOVE
- EXP/PTD - OPEN TO ABOVE, PAINT TO COVER EXPOSED CEILING, MECHANICAL DUCTS AND PLUMBING PIPES. CABLE TRAYS AND ELECTRICAL WIRING TO MATCH COLOR OF PAINT SPEC.
- 2X2 LIGHT FIXTURE
- 2X4 LIGHT FIXTURE
- MECH EQUIPMENT - SUPPLY
- MECH EQUIPMENT - EXHAUST
- MECH EQUIPMENT - RETURN
- CEILING ACCESS PANEL
- LAB EQUIPMENT - FUME HOOD
- ABX — ACOUSTIC BAFFLE - REFER TO FINISH LEGEND
- ACOUSTIC LIGHTING FIXTURE - REFER TO EL-SERIES
- MECH EQUIPMENT - LINEAR SUPPLY DIFFUSER
- LIGHTING FIXTURE - LINEAR SLOT LIGHT
- LIGHTING FIXTURE - LINEAR WALL SCONCE
- LIGHTING FIXTURE - LINEAR PENDANT
- LIGHTING FIXTURE - PENDANT
- LIGHTING FIXTURE - RECESSED CAN
- LIGHTING FIXTURE - INTEGRATED EMERGENCY LIGHT
- SHOWER HEAD
- EXIT SIGN
- OCCUPANCY SENSOR
- CONTACT CLOSE SENSOR
- PHOTO SENSOR

RCP GENERAL NOTES

1. ALL CEILINGS SHALL BE 9'-0" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. (COORDINATE WITH OWNER-FURNISHED VENDOR DRAWINGS AND EQUIPMENT.)
2. ALL GYPSUM CEILINGS TO BE PAINTED PT.2 UNLESS NOTED OTHERWISE. (COORDINATE WITH OWNER-FURNISHED VENDOR DRAWINGS AND EQUIPMENT.)
3. IN THE CASE OF MINOR DISCREPANCIES BETWEEN MEP AND ARCHITECTURAL DOCUMENTS IN THE LOCATION OF CEILING MOUNTED COMPONENTS, THE ARCHITECTURAL REFLECTED CEILING PLAN SHALL GOVERN. IN THE CASE OF MAJOR DISCREPANCIES, THE ARCHITECT SHALL BE NOTIFIED AS SOON AS THE DISCREPANCY IS DISCOVERED PRIOR TO PROCEEDING WITH WORK.
4. EXIT SIGNS ARE SHOWN ON REFLECTED CEILING PLANS ONLY WHERE LOCATION IS ARCHITECTURALLY SIGNIFICANT.
5. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS FOR MOUNTING LOCATIONS OF ITEMS WHERE NO CEILING IS REQUIRED OR INDICATED.
6. LIGHTS, DIFFUSERS, EXIT SIGNS, SMOKE DETECTORS, SPEAKERS, STROBES, AND MISCELLANEOUS DEVICES SHALL BE CENTERED IN THE CEILING TILE IN WHICH THEY OCCUR UNLESS INDICATED OTHERWISE.
7. ALL CORRIDOR SPRINKLER HEADS SHALL BE ALIGNED IN THE SAME LOCATION PARALLEL TO THE WALL WITHIN EACH SPECIFIC CEILING CONSTRUCTION.
8. ACCESS DOOR LOCATIONS IN GYPSUM BOARD CEILINGS ARE INDICATED ON RCP'S ONLY WHERE ARCHITECTURALLY SIGNIFICANT. REFERENCE SPECIFICATIONS AND MEP DRAWINGS FOR OTHER ACCESS DOOR LOCATIONS
9. REFERENCE THE A-400 SERIES DRAWINGS FOR CEILING DIMENSIONS IF NOT SPECIFIED.
10. REFERENCE QL-111A FOR LAB REFLECTED CEILING PLAN.

SHEET KEYNOTES

R1 ATTACH SECURITY MESH TO TOP OF GYP BD CEILING
R2 LIGHTING PROVIDED BY ROOM VENDOR
R3 CEILING MOUNTED TASK EXHAUST (SNORKEL) - PE-5

HDR INC.
4880 SADLER ROAD,
SUITE 100
GLEN ALLEN, VA 23060

CIVICA

CIVICA FOUNDATION
SCALE UP
DEVELOPMENT CENTER

MEADOWVILLE LANE
CHESTERFIELD COUNTY,
VIRGINIA 23836

EDA PROJECT NUMBER:
01-79-15310

KEYPLAN

Project Manager	BILL PORTES
Project Designer	JD DOWLING
Project Architect, Exterior	ALAN FRIED
Project Architect, Interior	KATHRYN BARRY
Civil Engineer	n/a
Structural Engineer	JACK KNAPP
Mechanical Engineer	TIMOTHY HORROCKS
Electrical Engineer	BEN MEDICH
Plumbing Engineer	ED CAMPANA
Interior Designer	KATIE HANNAH
Laboratory Planner	TIMOTHY WINSTEAD
Fire Protection Engineer	ZACH SACHSENMAIER
Sheet Reviewer	Author

MARK	DATE	DESCRIPTION

Project Number	10370223
Original Issue	11/28/2023

COMMONWEALTH OF VIRGINIA
KATHRYN MACK BARRY
Lic No. 12286
11/28/2023
ARCHITECT

Sheet Name
REFLECTED CEILING PLAN - AREA B

Sheet Number
AC-102

Project Status
PERMIT SET