

OUZINKIE OFFICE and GATHERING

OUZINKIE, ALASKA

**OUTLINE
SPECIFICATIONS**

**Prepared by
SAJJ ARCHITECTURE, LLC**

28 OCTOBER 2017

Addendum No. 1 Revisions in **“Yellow”**

CONTENTS OF TECHNICAL SPECIFICATIONS

DIVISION 1 - GENERAL REQUIREMENTS

- 01010 Summary of Work
- 01020 Project Documents
- 01040 Coordination
- 01200 Project Meetings
- 01250 Modification Procedures
- 01300 Submittals
- 01400 Quality Control
- 01500 Temporary Facilities
- 01700 Project Closeout
- 01732 Selective Demolition
- 01740 Warranties

DIVISION 2 - SITE WORK

- See Drawings
- Site Gravel / Access - by Owner [NIC]

DIVISION 3 - CONCRETE

- 03300 Cast-in-Place Concrete
- 03630 Gypsum Cementitious Underlayment

DIVISION 4 - MASONRY

- 04200 Exterior Rock

DIVISION 5 - METALS

- 05100 Structural Metal Framing (See Structural Drawings)
- 05500 Miscellaneous Metal Fabrications

DIVISION 6 - WOOD AND PLASTICS

- 06100 Rough Carpentry
- 06402 Interior Architectural Woodwork

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

- 07100 Waterproofing
- 07160 Damproofing
- 07190 Vapor Retarders
- 07210 Building Insulation
- 07270 Firestopping
- 07300 Roofing – Asphalt Shingle
- 07460 Siding - Synthetic
- 07620 Sheet Metal Flashing and Trim

07900 Joint Sealers

DIVISION 8 - DOORS AND WINDOWS

08110 Steel Doors and Frames

08211 Flush Wood Doors

08305 Access Doors

08710 Door Hardware [ref.: Allowances]

08800 Glazing

DIVISION 9 - FINISHES

09250 Sound Insulation

09255 Gypsum Board Assemblies

09510 Acoustical Ceilings

09651 Resilient Tile Flooring

09651 Solid Vinyl Planking

09666 Sheet Vinyl Floor Coverings

Note: See Div. 12 (below) for Walk-Off Matts

09678 Resilient Wall Base and Accessories

09680 Carpet [Not Used]

09800 Concrete Sealer [Not Used]

09900 Painting

09990 Impact Resistant Wall Coverings

DIVISION 10 - SPECIALITIES

10200 Louvers and Vents – [See Mechanical Sheets]

10425 Signs

10520 Fire Extinguishers, Cabinets and Accessories

10800 Toilet and Bath Accessories

DIVISION 11 - EQUIPMENT

Not used.

DIVISION 12 - FURNISHINGS

12511 Horizontal Mini Blinds – [B.O. / N.I.C.]

12690 Floor Mats and Frames (Walk-Off Tiles)

DIVISION 13 - SPECIAL CONSTRUCTION

Necessary Department of Environmental Controls Submittals – by Owner.

DIVISION 14 - CONVEYING SYSTEMS

HC Lift [See Bid Docs for Spec Sheet and Quote for Basis of Cost and Design]

DIVISION 15 - MECHANICAL

See Drawings

DIVISION 16 - ELECTRICAL

See Drawings

DIVISION 1 - GENERAL REQUIREMENTS**SECTION 01010 - SUMMARY OF WORK**

The project consists of a 11,185sf of Office with Gathering Room and Guest Units for the Ouzinkie Native Corporation in Ouzinkie, Alaska.

The work consists of construction of a 2 story, wood-frame building on conventional concrete foundation system. The floor systems consist of plywood sub-floor over Engineered wood I-joists. The roof system consists of an asphalt shingle roofing system on pre-manufactured wood trusses. The building is proposed as a IBC Type V-B (non-rated). Project excludes site development.

Install work in conformance with all applicable codes and regulations. Where explicit details are not shown or described, the minimum requirements of the code shall apply.

SECTION 01020 - PROJECT DOCUMENTS

Project drawings and specifications are outline in format and are not intended to provide complete details and instructions. Provide necessary labor and materials to complete all aspects of work. Provide materials and work, where not noted, to meet or exceed accepted industry standards. All materials shall be new and unused. They shall be delivered to the site in their original containers. The products specified are intended to indicate the standard and quality required for the project. Other products at similar or higher quality may be considered at the request of the Contractor and approval by the Owner.

SECTION 01040 - COORDINATION

Coordinate activities included in various Sections to assure efficient and orderly installation of each component. Coordinate operations included under different Sections that are dependent on each other for proper installation and operation. Inspect substrate and conditions prior to proceeding with each component of the work. Do not proceed until unsatisfactory conditions have been corrected. Provide attachment and connection devices and methods necessary for securing each construction element true to line and level.

SECTION 01200 - PROJECT MEETINGS

Project meetings will be held bi-monthly at the job site in accordance with a mutually acceptable schedule. The agenda will include items of significance that could affect the progress of construction.

- Owner On-Site Liaison: Willis Garner #907-440-6606 dgarner@ouzinkie.com
 - Duties and Responsibilities:
 - Employee of Ouzinkie Native Corporation
 - Available from 8am to 5pm Monday through Friday, 15Jan2018 to 15Oct2018
 - Will notify GC of proposed days of absence or identify temporary contact.
- Architect / Engr. Coord.: Scott Jones #907-440-6606 sjones@sajjarchitecture.com
 - Availability:
 - Available from 8am to 5pm Monday through Friday, 15Jan2018 to 15Oct2018
 - Will notify GC of proposed days of absence in advance.
 - Kibo Kang – Drafter and SAJJ Employee available as back-up (Mon – Fri.)
 - kb_kang@hotmail.com 907-382-3117 (e-mail preferred)
- Owner – Special Projects Coordinator:
 - John Sturgeon 907-230-0072 frontiertradellc@aol.com

SECTION 01250 - MODIFICATION PROCEDURES

Clarifications: The Specifications and Drawings are intended to be complementary components of the Contract Documents. Should clarification be required about any items of work or should errors, omissions, or conflicts in the Drawings, Specifications, or other Contract Documents provided by the Architect be discovered, the Architect will prepare such amendments or supplementary documents and provide consultation. Contractor to use Request for Interpretation (RFI) forms to request clarifications.

Minor Changes in the Work: The Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or Contract Time.

Owner-Initiated Proposal requests: The Architect will issue a detailed description of proposed changes in the Work that will require adjustment to the Contract Sum or Contract Time. In a timely manner, the Contractor shall submit an estimate of cost necessary to execute the change.

Contractor-Initiated Proposals: When latent or unforeseen conditions require modifications to the Contract, the Contractor may propose changes by submitting a request for a change to the Architect.

Change Order: Upon approval by the Owner and the Architect, the Architect will issue a change order for signatures.

SECTION 01300 - SUBMITTALS

Coordinate submittal preparations with performance of constructions activities; transmit in advance of performance of related activities to avoid delay. Submit shop drawings and product data for requested items. Submit shop drawings drawn to scale; submit the minimum number of copies for the Architect to retain up to (2) copies. Submit product data and samples as defined below and as noted in the Bid Format Spreadsheet. All submittals to be reviewed and stamped by the Contractor prior to submittal to the Architect. The Architect will review and stamp each submittal; the stamp will be appropriately marked to indicate action taken.

Submittal List Overview (Subject to Change)

- Gypsum Underlayment Mix Design
- Woodwork Cabinets Product Data Shop Drawings
- Casework Countertops Product Data Shop Drawings
- Vapor Retarder Exposed Spec Sheet
- Insulation Ext. Walls Spec Sheet
- Roofing Asphalt Product Data Warranty
- Siding Synthetic Product Data Warranty Sample
- Doors Exterior Product Data Shop Drawings
- Doors Interior Product Data Shop Drawings
- Doors Access Data (if Rated)
- Flooring Vinyl Product Data Sample
- Wall Coverings FRP Product Data Sample
- Accessories Toilet Rm Product Data
- Conveying H/C Lift Product Data Warranty
- Mechanical Equipment [See Mechanical Sheet Specs]
- Electrical Equip./Lighting [See Electrical Sheet Specs]

SECTION 01400 - QUALITY CONTROL

Comply with applicable codes, regulations, ordinances and requirements of authorities having jurisdiction, including accessibility guidelines where applicable. Submit copies of inspection reports, notices and

similar documents to the Architect. Provide products of acceptable manufacturers, which have been in satisfactory use in similar service for three years. Use experienced installers. Furnish evidence of experience if requested. Deliver, handle, and store materials in strict accordance with manufacturer's instructions. Use of any supplier or subcontractor is subject to Owner's approval. Engage and pay for testing agencies as required. Refer to individual sections for additional requirements.

SECTION 01500 - TEMPORARY FACILITIES

Owner to Provide temporary facilities and connections as required for the proper completion of the project. Provide and maintain temporary utility services. Meter and pay for utility service or coordinate with Owner. Provide temporary protection for adjacent areas to prevent contamination by construction dust and debris. Provide temporary barricades as necessary to ensure protection of the public. Provide suitable waste disposal units and empty regularly. Do not permit accumulation of trash and waste materials. Provide temporary sanitary facilities. Maintain egress within and around construction areas. Provide fire extinguishers in work areas during construction.

SECTION 01700 - PROJECT CLOSEOUT

Before requesting inspection for certification of Substantial Completion, complete the following: submit warranties, workmanship bonds, maintenance agreements, final certificates and similar documents; submit record drawings, maintenance manuals and similar record information; change over permanent locks and transmit keys to the owner; complete start-up testing of systems and instruction of the Owner's personnel; complete final clean up. Maintenance Manuals: Organize maintenance data into sets of manageable size. Bind in individual binders.

SECTION 01732 - SELECTIVE DEMOLITION

Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations. Do not interrupt existing utilities serving occupied or operating facilities unless authorized in writing by Owner and authorities having jurisdiction. Provide temporary services during interruptions to existing utilities, as acceptable to Owner and to authorities having jurisdiction. Provide at least 24 hours' notice to Owner if shutdown of service is required during changeover.

Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain. Provide protection to ensure safe passage of people around selective demolition area. Comply with building manager's requirements for using and protecting stairs, walkways, loading docks, building entries, and other building facilities during selective demolition operations. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.

SECTION 01740 – WARRANTIES

Submit written warranties to Architect prior to date of Substantial Completion; bind warranties in binders.

DIVISION 2 - SITEWORK

[By Owner – GC to Coordinate final fill placement and compaction with On-Site Owner Liaison // GC to Coordinate Exterior fill w/ Owner Liaison to within 6” of final grade (to be completed by Owner within (10) working days of First Floor Framing and Sheathing installation)]

DIVISION 3 - CONCRETE

SECTION 03300 - CAST-IN-PLACE CONCRETE

Provide concrete and installation as noted on structural drawings.

SECTION 03650 - GYPSUM CEMENTITIOUS UNDERLAYMENT

Provide Gyp-Crete and Gyp-Crete 2000 Floor Underlayment and accessories as manufactured by Maxxon Corporation or Equal. Installation shall be by an applicator authorized by the manufacturer. Provide mix design for use over wood sub floors in new construction. Use primers, sealers, and adhesives as recommended by manufacturer. Apply in a manner and under site conditions as recommended by manufacturer. Prepare underlayment for installation of final floor finishes

DIVISION 4 - MASONRY

SECTION 04200

Local Rock masonry over cementitious backer board or lath and plaster where shown. [Note: Rock to be determined and provided to Site "By Owner"]

DIVISION 5 - METALS

SECTION 05500 – MISCELLANEOUS METAL FABRICATIONS

General:

The extent of miscellaneous metal fabrications work is shown and detailed in the Contract Drawings and includes both custom fabricated and "stock" fabricated metal items of various metals and alloys. This section specifically includes items fabricated from iron and steel shapes, plated, bars, strips, tubes, pipes and casting which are not apart of structural steel or other metal systems in other sections of these Specifications.

Products:

Metal Surfaces – General: For fabrication of miscellaneous metal work which will be exposed to view, use only materials which are smooth and free of surface blemishes including pitting, seam marks, roller marks, rolled trade names and roughness. Metals to meet ASTM shapes and grading.

Installation:

Pre-assemble items in shop to greatest extent possible to minimize field splicing and assembly. Use materials of size and thickness as shown or if not shown of required size and thickness to produce strength and durability in finished product. Provide shop drawings.

DIVISION 6 - WOOD AND PLASTICS

SECTION 06100 - ROUGH CARPENTRY

Plywood and lumber to be as noted and indicated on Structural Drawings.

SECTION 06402 - INTERIOR ARCHITECTURAL WOODWORK

[Labor by GC // Material By Owner / by Allowance – For Reference Only]

1. Provide Interior Architectural Woodwork:
 - a. Standing and running trim and rails.
 - b. Glazed frames and framed openings.
 - c. Shelving.
2. Submit product data, samples.

Products:

[Typical for Base Trim and Trim unless noted otherwise – See “Resilient Wall Base” Below]

1. AWI Standards: Architectural Woodwork Institute (AWI) "Architectural Woodwork Quality Standards."
2. Interior Standing and Running Trim and Rails:
 - a. Species for Translucent Finish: Pine – Clear – 1x6 w/ ¼” round
 - b. Grade: Select
3. Interior Frames and Framed Openings:
 - a. Species for Translucent Finish: Pine – Clear – 1x4 w/ ¼” round
 - b. Grade: Select
4. Shelving:
 - a. Species for Opaque Finish: Hardwood veneer plywood with solid hardwood edge band.
 - b. Grade: Medium
 - c. Shelf Supports: Surface mounted.
5. Auxiliary Materials:
 - a. Screws: FS FF-S-111, countersunk.
 - b. Nails: FS FF-N-105, countersunk.
 - c. Anchors: Type required for secure anchorage.

Installation:

1. Comply with requirements of DIVISION 1.
2. Comply with standards referenced.
3. Back prime work before installation; provide trim for scribing and site cutting.
4. Install work plumb, level and in proper alignment.
5. Provide work free from tool marks and blemishes, securely fasten to substrates.
6. Install in lengths to minimize joints and seams.
7. Color match wood for transparent finish at joints for uniform appearance.
8. Touch-up damaged or abraded finishes.

Hardware for cabinets shall be as follows: Hinges-heavy-duty concealed European style, with self closing feature and adjustable both vertically and horizontally; Drawer slides-epoxy coated European style, 75 lb. rating for typical drawers and 200 lb. rating for file drawers; Door and Drawer pulls for laminate casework ¼” dia. bent wire design of solid brass with brushed chrome finish; Shelf Support-all steel support pin projecting into cabinet sides. Provide all required brackets, bracing for open countertops, and all other accessories required for finished casework.

Solid Surfacing Countertops [Ref.: Casework under Allowance Items]

1. Provide (delete thickness) countertops and backsplashes of solid surfacing. Material shall be homogenous, not coated or laminated.
2. Fabricate tops in one piece (may be field fabricated) with backsplashes. Comply with Manufacturer’s recommendations for adhesives, sealers, fabrication and finishing.
3. Match color, pattern, and finish indicated by reference to manufacturer’s standard designations for these characteristics.

[Submit Shop Drawings / Coordinate w/ Determined Manufacturer]

DIVISION 7 - THERMAL AND MOISTURE PROTECTION**SECTION 07100-WATERPROOFING**

Provide Bituthene System 4000 rubberized asphalt sheet membrane waterproofing as manufactured by W.R. Grace. The waterproof membrane shall be self-adhesive, cold applied composite sheet consisting of a thickness of 56 mils of rubberized asphalt and 4 mils of cross-laminated, high density polyethylene film specially formulated for use with water-based surface conditioner. Comply with ASTM E 96 Method B and permeance and ASTM D 570 for water absorption. Provide Bituthene System 4000 Surface Conditioner and other miscellaneous materials as required to be used per manufacturer's recommendation.

SECTION 07160 - BITUMINOUS DAMPPROOFING

Provide cold-applied asphalt cutback damproofing at all building perimeter below grade conditions. Provide non-fibrated type liquid compound complying with ASTM D 2833 and containing non-asbestos inorganic filler materials as manufactured by Celotex Corp., Manville Corp. Provide and install accessory material such as bituminous cant strip and glass fiber mat reinforcing as required and recommended by manufacturer.

SECTION 07190 - VAPOR RETARDERSGeneral:

1. Provide vapor barriers

Products:

1. Polyethylene, ASTM D 4397, 10 mils, 0.090 perm vapor transmission rating. Vapor retarder shall have a flame-spread rating not to exceed 25 and a smoke density not to exceed 450 when tested in accordance with IBC.
2. Provide sealing tape or cements as recommended by the manufacturer. Tape shall have a perm rating equal to that of the vapor retarder to which it is applied.
3. Provide all other materials, such as staples and fasteners, required for a complete installation.

SECTION 07210 - BUILDING INSULATIONGeneral:

1. Provide Building Insulation:
 - a. Foundation walls, board type.
 - b. Thermal insulation in exterior walls, Cellulose Blown-in.
 - c. Thermal insulation at roofs, Cellulose Blown-in.
 - d. Firesafing insulation, board or blanket type.
 - e. Foamed-in-place insulation
2. Submit product data.
3. See Division 9, "Sound Insulation" for acoustic insulation.

Products:

1. Board Insulation:
 - a. Extruded polystyrene, rigid, ASTM C 578, Type X, Styrofoam Deckmate or equal, with an aged R-5 per inch at 75 degrees mean temperature.
2. Cellulose – Blown-in – Dense-packed
 - a. ASTM C739
 - b. 16CFR Section 1209
 - c. ASTM E84, Class A

- d. CPSC flame resistance and corrosiveness
- e. Wall Density to be installed at a minimum of 3.5 PCF
- f. Minimum R-Value per inch = 3.75
3. Accessories:
 - a. Adhesives and mechanical anchors.
 - b. Protection board.
 - c. Crack sealers and tapes.
4. Foamed-in-place Insulation
 - a. Use only where isolated from inhabited space of at least one layer of gypsum board. Provide one component urethane, curing by reaction with atmospheric water vapor, not requiring restraint for durability. Use for thermal isolation at irregular conditions, such hollow metal doorframes at exterior walls, windows, etc.

Installation:

1. Comply with requirements of DIVISION 1
2. Install insulation with continuous coverage to provide optimum performance.

SECTION 07270 - FIRESTOPPING

General:

1. Provide Firestopping at the Following Locations:
 - a. Penetrations through fire-resistance-rated floor and roof construction.
 - b. Penetrations through fire-resistance-rated walls and partitions.
 - c. Sealant joints in fire-resistance-rated construction.
2. Submit product data, test reports (as required)

Products:

1. Fire Performance: ASTM E 119, ASTM E 814, and local regulations.
2. Through-Penetration Firestop Systems:
 - a. Ceramic-Fiber and Mastic Coating.
 - b. Endothermic, Latex Compounds.
 - c. Intumescent Latex Sealant.
 - d. Intumescent Putty.
3. Fire-Resistive Elastomeric Joint Sealants:
 - a. Single-component, neutral-curing, silicone sealant.
 - b. Multicomponent, nonsag, urethane sealant.
 - c. Single-component, nonsag, urethane sealant.

Installation:

1. Comply with requirements of DIVISION 1
2. Inspect work for proper firestopping prior to close-in of ceilings and walls.
3. Provide material thicknesses necessary to provide fire-resistance ratings indicated or required by authorities having jurisdiction.

SECTION 07310 – ASPHALT SHINGLES

General:

1. Provide:
 - a. Laminated Architectural Shingle
 - b. 130 mph rating
 - c. Glue-tabbed – typical
2. Submit product data.

Products:

1. Malarkey – Legacy – Storm Gray – Or Equal

Warranty:

1. 20 – year Manufacturer Warranty

SECTION 07460 - Siding – Synthetic

1. Provide:
 - a. Horizontal Lap Siding
2. Submit product data.

Products:

1. Cellular Composite Siding – by Celect, Everlast, Azek or Equal

Single 4" (four inch) (102 mm) interlocking traditional clapboard profile.

- A. Length: 12 feet (max)
- B. Thickness: 0.358 inch (Min.)
- C. Finish: Textured.
- D. Wind load design pressure: 195 psf. (min.)
- E. Color: As selected by Architect from manufacturer's standard colors.
- F. Color shall be as follows: TBD

SUBMITTALS

- G. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- H. Product Data: Manufacturer's data sheets on each product to be used, including:
- I. Preparation instructions and recommendations.
- J. Storage and handling requirements and recommendations.
- K. Installation methods.

REFERENCES

- L. ASTM D 256 - Test Method for Determining the Pendulum Impact Resistance of Notched Specimens of Plastics.
- M. ASTM D 570 - Water Absorption of Plastics.
- N. ASTM D 635 - Test Method for Rate of Burning and/or Extent and Time of Burning of Self-Supported Plastics in a Horizontal Position.
- O. ASTM D 638 - Test Method for Tensile Properties of Plastics.
- P. ASTM D 648 - Standard Test Method for Deflection Temperature of Plastics Under Flexural Load in the Edgewise Position.

Warranty:

1. Provide manufacturer's limited lifetime warranty.

SECTION 07620 - SHEET METAL FLASHING AND TRIM

Provide miscellaneous flashing and trim as required for metal counter and base flashing, metal trim, fascia flashing and sheet metal accessories. Provide zinc coated steel: commercial quality with 20% copper, G90 hot-dipped galvanized, ASTM A 526 except ASTM A 527 for lock-forming. All exposed roof and fascia flashing shall be pre-finished with premium fluorocarbon coating with Kynar 500 Resin. For metal drip edge provide minimum 24 gauge brake-formed to dimensions indicated in 9' to 10' lengths and with all exposed edges hemmed. Provide fasteners as recommended by metal sheet manufacturer and provide for separation on metal from incompatible metal with bituminous coating or other permanent separation.

SECTION 07900 - JOINT SEALERS

Sealants and Caulking : Caulk and or otherwise seal all openings and joints as required to obtain a water tight building including sill plates, ground windows, doors and trim, roof openings, where dissimilar material abut, etc. Exterior products must be suitable for cold weather applications. Color to match adjacent material. Caulk all changes of materials at exterior. Color to match adjacent.

DIVISION 8 - DOORS AND WINDOWS

SECTION 08110 - STEEL DOORS AND FRAMES

Summary:

1. Provide Steel Doors and Frames:
 - a. Exterior doors and frames.
 - b. Interior doorframes.
2. Submit product data.

Products:

1. Standards: ANSI/SDI-100, Recommended Specifications for Standard Steel Doors and Frames.
2. Fire-Rated Assemblies: NFPA 80, and acceptable testing agency listing.
3. Steel Doors: Standard seamless steel doors with hollow or composite construction.
 - a. Exterior Doors: ANSI/SDI-100, Grade III, minimum 18 gauge galvanized sheet steel, 1-3/4 inches thick, insulated.
 - b. Finish: Factory primed and painted. Color TBD
4. Steel Frames:
 - a. Exterior Frames: 16 gage galvanized sheet steel, mitered or coped corners.
 - b. Interior Frames: 18 gage sheet steel, mitered or coped corners.
 - c. Accessories: Door silencers and thermal break thresholds.
 - d. Finish: Factory primed and field painted.
 - d. Threshold: Not to exceed 1/2" in height. (See also ADA threshold requirements)

Installation:

1. Comply with requirements of DIVISION 1.
2. Comply with SDI-100, and NFPA 80 for fire-rated assemblies.

SECTION 08211 - FLUSH WOOD DOORS (Interior Doors)

Summary:

1. Provide Interior solid core flush doors.
2. Submit product data, warranty.

Products:

1. AWI Quality Standards: NWWDA I.S. 1-A, and AWI Architectural Quality Standards.
2. Fire Rated Wood Doors: Meeting ASTM E 152 requirements.
3. Interior Solid Core Doors:
 - a. Grade: Custom grade.
 - b. Construction: 5-ply or 7-ply construction with particleboard or glued-block core.
 - c. Finish: P-Lam; light cherry/ wood grained style as approved by Architect.
4. Fitting and Finish:
 - a. Fitting: Factory-prefit and pre-machined doors.
 - b. Site Finish: Shop Prime and Finish Frames in Field

Installation:

1. Comply with requirements of DIVISION 1.

2. Comply with NWMA IS-1 and AWI Quality Standards.
3. Prefit doors to frames, premachine doors for hardware, and factory bevel.
4. Install with not more than 1/8-inch clearance at top and sides, 1/4 inch at bottom.

SECTION 081130 – Coiling Door – Aluminum – Interior

[TBD – BY Owner / GC Installed – Reference Allowance Sheet]

SECTION 08305 – ACCESS DOORS [TBD]**SECTION 08500 – WINDOWS**

Provide 3-Pane, low E, Argon Filled Vinyl Windows.
(For Ref.: 80 Series Alpine, Jeldwen V-4500 or Equal)

SECTION 08800 – GLAZING

Provide Type I, Class 1, tinted, float glass for typical installation. Provide tempered or laminated safety glass at all doors, transoms and sidelights and elsewhere as required by IBC for areas subject to human impact. Provide Type II, Class 1 approved, Form 1 and Mesh M2 (square) wire glass for all glazed openings in fire-rated wall assemblies. (or approved tested glazing and frame assembly)

For insulated glass units provide low-e, argon filled; coat second surface of exterior pane; interior panes to remain uncoated.

DIVISION 9 - FINISHES**SECTION 09250 - SOUND INSULATION**

Provide blown-in Cellulose for sound walls and in floor/ceiling assemblies between residential units.

SECTION 09255 - GYPSUM BOARD ASSEMBLIES

Provide Type X (Firecode C by USG), 5/8" gypsum wallboard throughout for walls and ceilings. Provide water-resistant Type X (Firecode C by USG), 5/8" gypsum wallboard on walls in bathrooms, toilets, and janitor areas. Provide gypsum wallboard and accessories as manufactured by United States Gypsum Co. Provide gypsum corner beads and edge trim, joint tape and factory-premixed joint compound, fastening adhesives for wood, gypsum board screws, sound attenuation blankets. Install gypsum wallboard and accessories as recommended by manufacturer for given application. Finish gypsum wallboard joints and edges with three coats of joint compound; comply with manufacturer's recommendation when gypsum wallboard is base for acoustical tile or paint. Prepare and prime drywall and other surfaces in strict accordance with texture finish manufacturer's instructions. Apply primer to all surfaces to achieve texture finish. All gypsum wallboard scheduled for paint shall receive a light orange peel texture prior to painting.

SECTION 09510 - ACOUSTICAL CEILING

Provide 24" x 24" x 3/4" Sanserra #542 ceiling panels and suspension grid as manufactured by Armstrong Ceilings. Panel to have a NRC of 0.65 and CAC of 35. ASTM E 1264 classification Type III, Form 1, Pattern J. Class A flame spread 25 or under. Provide all necessary components for a complete installation.

SECTION 096519 – SOLID VINYL PLANKING (“Luxury Vinyl Tile”)

[TBD – By Owner – Reference Allowance Spreadsheet]

SECTION 09666 - SHEET VINYL FLOOR COVERING (Delete – by Allowance)

SECTION 09678 - RESILIENT WALL BASE AND ACCESSORIES

[For Mechanical, Bathroom, Janitor, Kitchen and Storage Areas (wet areas)]

1. Provide resilient wall base, resilient stair accessories, resilient flooring accessories, and resilient carpet accessories.
2. Submit product data, samples.

Products:

1. Products: See Finish Schedule for Manufacturer and color.
2. Resilient Wall Base:
 - a. Rubber Wall Base: FS SS-W-40, Type I, 0.125 inches thick.
 - b. Height: 4 inches unless noted otherwise.
 - c. Type: cove type with top set toe.
3. Installation Accessories:
 - a. Adhesives: Water-resistant type.

Installation:

1. Comply with requirements of DIVISION 1.

SECTION 09680 - CARPET

[Not Used]

SECTION 09800 - CONCRETE SEALER

[Not Used]

SECTION 09900 - PAINTING

Provide best quality, top of the line paint systems for the applications indicated.

EXTERIOR PAINT SCHEDULE

- A. Ferrous Metal:
 - 1 coat synthetic rust-inhibiting primer.
 - 2 coats alkyd gloss enamel
- B. Zinc - Coated metal :
 - 1 coat galvanized metal primer.
 - 2 coats alkyd gloss enamel

INTERIOR PAINT SCHEDULE

- A. Gypsum Drywall General:
 - 1 coat latex-based interior white primer .
 - 2 coats latex-based interior semi-gloss enamel .
- B. Gypsum Drywall at Kitchen, Toilet, Janitor Closets and other wet areas:
 - 1 coat latex-based interior primer.
 - 2 coats alkyd semi-gloss enamel paint.
- C. Natural Finish Woodwork:
 - 1 coat cherry stain (provide architect with samples for verification).

1 coat polyurethane (satin).

D. Woodwork to be Painted:

1 coat enamel undercoat.

1 coat mixture.

E. Ferrous Metal:

1 coat synthetic rust-inhibiting primer.

1 coat interior enamel undercoat.

1 coat interior semi-gloss odorless alkyd enamel.

F. Zinc-Coated Metal:

1 coat galvanized metal primer.

1 coat enamel undercoat.

1 coat interior semi-gloss odorless alkyd enamel.

SECTION 09950 - WALL COVERINGS

SECTION 09990 - IMPACT RESISTANT WALL COVERINGS

Provide textured, non-porous, impact resistant Fiberglass Reinforced Polyester sheets as manufactured by Marlite, or equal. Panels to be 48 x 96 x 3/32 inch with high gloss pebbled surface. Panel material to be chemical-resistant and stain-resistant. Provide adhesive as recommended by the manufacturer. Provide extruded impact-resistant, vinyl plastic trim members matching color of wall covering material.

(Inpro or =)

DIVISION 10 – SPECIALTIES

SECTION 10425 - SIGNS

[By Owner – as below – included for Reference Only]

Signage for residential unit doors to be individual brass characters affixed to unit doors. Signage shall meet all requirements of the ADA. Provide products by Best Manufacturing. Provide signs as indicated on Door Schedule. Signage colors to be chosen from manufacturer's full range of colors. Interior signage shall be located alongside the door on the latch side and shall be mounted with the centerline of sign at 60" AFF. Sign text to be coordinated with the Owner.

Type A - ADA required signage at all locations noted in Door Schedule.

Type B - Door numbers located at Dwelling Units. See Door Schedule.

Type C – Occupancy Load = 88 people (at main conference room)

Exterior signage to include 8" tall helvetica medium cast aluminum clear finish numbers mounted on the front of the building as indicated on Drawings.

SECTION 10520 - FIRE EXTINGUISHERS, CABINETS AND ACCESSORIES

Provide fire extinguishers, cabinets and accessories as manufactured by J. L. Industries or equal. Provide multipurpose dry chemical type, UL rated 2A:10BC. For fire extinguisher cabinets in corridors and where indicated provide semi-recessed Model No. 1037F18-FX with Cosmic 5E (2A:10BC extinguisher). Corners at cabinets to be mitered welded and ground smooth. In mechanical rooms provide Cosmic 5E and a MB808 bracket. Retain required fire rating at cabinet locations.

SECTION 10650 – OPERABLE PARTITION

[TBD – ALLOWANCE – See Operable Partition Spec for ModernFold for Reference Only]

SECTION 10800 - TOILET AND BATH ACCESSORIES

Provide Heavy-duty commercial grade stainless steel toilet accessories as indicated on drawings and blocking as appropriate for attachment of all accessories. Stainless Steel Framed Glass Mirrors. Mop Rack/Shelf 30” long w/3 holders and 2 hooks on shelf face in Janitors closet. For shower units see Mechanical Drawings. All to be Bobrick or approved equal.

DIVISION 11 - EQUIPMENT

Not used.

DIVISION 12 - FURNISHINGS

SECTION 12511 - HORIZONTAL MINI BLINDS

[TBD – By Owner]

SECTION 12690 - FLOOR MATS (Walk-Off Tiles)

Provide non-skid walk-off mats in vestibules of 100% polypropylene fiber with fiber lock coating and fire retardant latex/non-slip rubber backing. Overall thickness shall be approximately 7/16, total weight: 85 oz, 18" x 18" tiles. Flammability: DOC-FF1-70 Pill Test Passes; E-648 Class II. “Endurance” as manufactured by Metropolitan.

DIVISION 13 – SPECIAL CONSTRUCTION

Not used.

DIVISION 14 – CONVEYING SYSTEMS

HC Lift [See Bid Docs for Spec Sheet and Quote for Basis of Cost and Design]

DIVISION 15 – MECHANICAL

See Mechanical Drawings.

DIVISION 16 – ELECTRICAL

See Electrical Drawings.

END OF SPECIFICATION