

**SPECIFICATION
FOR
NEW BUILDING FOR
BERLIN TOWNSHIP ANIMAL CLINIC
198 HADDON AVE
WEST BERLIN, NJ 08091
DATE: APRIL 25, 2019**

**OWNER:
DR. SCOTT POLO**

**ARCHITECT:
JEFFERY L. GROGAN ARCHITECTS
906 FAYETTE STREET
CONSHOHOCKEN, PA 19428
610-825-7780**

**MEP ENGINEER:
GUEST ENGINEERING
27 NORTH LINCOLN AVENUE
NEWTOWN, PA 18940
215-860-8046**

**STRUCTURAL ENGINEER:
BEVAN LAWSON ENGINEERS
2200 ARCH STREET
PHILADELPHIA, PA 19103
215-988-9321**

**SITE ENGINEER:
ENGINEERING & LAND PLANNING ASSOCIATES, INC
140 W MAIN STREET
HIGH BRIDGE, NJ 08829
(908) 238-0544**

LETTER OF INVITATION TO BID

Dr. Scott Polo, Berlin Township Animal Clinic, invites you to submit a sealed bid for the construction of a **New Building for Existing Practice** .

Bid Documents:

Project Manual - Dated: April 25, 2019

Construction Documents - Dated: April 25, 2019

Bids submitted for work under this contract shall be printed on the forms on a lump sum basis. The basic contract for the work shall be AIA Document A-107, Abbreviated Form of Agreement between Owner and Contractor (1987). The Contract Form for the work and the Bid Forms are included in the Project Manual.

Bidders shall fill in all required information.

The above named forms are included in this Project Manual. These forms may be removed and reproduced as needed to comply with the requirements of this provision but for no other purpose. Neither these specifications nor any of the drawings which accompany them, all of which are copyright protected, may be used in connection with any other project without the express written consent of the author (Jeffrey L. Grogan Architects). Copies of Document A107 must be reproduced only from the original.

Three Copies of Bid Forms and Form of Proposal, filled in as appropriate and complete, and signed by the Bidder, shall be returned in a sealed envelope marked

Proposal for:
New Building for Berlin Township Animal Clinic

Addressed To
Jeffrey L. Grogan Architects
906 Fayette Street
Conshohocken, PA 19428

Bids sent by email are acceptable. Email to: Gen.jlgarch@jlgarch.com

A bid corporation shall give the name of the State of Incorporation and have a corporate seal affixed.

Form of Agreement- AIA Document A107 will be submitted by the successful bidder

Bids will be accepted until 4:00 on-May 23, 2019

Bids will not be received after this time.

All bidders will be notified of the outcome of the Bidding as soon as possible. Work to be performed under this Contract is expected to commence immediately, but only upon notification to proceed by the Owner. The Owners notification to proceed is equivalent to delivery by the Owner of a fully executed Contract for Construction.

One set of Bidding Documents will be emailed to each Bidder. Caution is advised by subcontractors and/or suppliers preparing bids: neither Owner nor the Architect assumes any responsibility for errors or misrepresentations resulting from the use of incomplete sets of Bidding Documents

In case a bidder finds discrepancies or omissions, or is in doubt as to the meaning of the drawings or specifications, he should at once notify the Architect who will send written instructions to all bidders. Requests for information which require the issuance of an Addendum must be received by architect no later than five days prior to the date for receipt of bids.

Addenda will be emailed to the General Contract Bidders by the Architect. No addenda will be issued later than four days prior to the date for receipt of bids. Receipt of addenda shall be noted on Proposal Form

Neither the Architect nor the Owner shall be responsible for any oral instructions

All Bids shall remain open for thirty days after the date of the Bid opening

The owner holds the right to accept or reject any and all proposals or any parts therein and to waive technicalities as he may deem proper for his own best interests. Proposals may be rejected if they show any omission, alteration to form, additions or deductions not called for, conditional or uninvited bids or irregularities of any kind. The Owner reserves the right to reject any proposal if the evidence submitted by or investigation of such bidder fails to satisfy the Owner that such bidder is properly qualified to carry out the obligations of the Contract and to complete the work contemplated therein.

Before submitting a Bid, the Bidders shall carefully examine the Bidding Documents and visit the site in order to fully inform themselves of all existing conditions that may affect their Bid.

If for any reason, a bidder needs additional information or has any questions to be answered, contact Jeffrey L. Grogan - Jeffrey L. Grogan Architects- Telephone #: 610-825-7780 Email: gen.jlgarch@jlgarch.com

FORM OF PROPOSAL

PROJECT: New Building for Berlin Township Animal Clinic
198 Haddon Ave
West Berlin, NJ 08091

OWNER: Dr. Scott Polo

ARCHITECT: Jeffrey L. Grogan Architects
906 Fayette Street

Conshohocken PA 19428

DATE OF BID: _____

1. BID:

A. Base Bid:

We, _____, the undersigned will furnish all

labor, material, equipment, permits, inspection fees and services necessary for the Construction Work in strict accordance with the Contract Documents and all Addenda thereto for the sum of:

_____ Dollars (\$ _____)

Including Taxes and Building Permits

B. Alternates:

C. Exclusions: See work done by Owner

D. Cost of Performance Bond and Labor and Material Payment Bond
_____ Dollars.

2. AGREEMENT:

A. We, the undersigned, agree, if awarded the Contract, to execute and Agreement for the above stated work and compensation on the Form of Agreement Between Owner and Contractor. AIA Document A107, 1987 Edition.

3. SURETY:

A. We, the undersigned, if awarded the Contract, agree to obtain, to execute and deliver to the Owner prior to the signing of the Contract, a Performance Bond and Labor Material Payment Bond on AIA Form A311, only if required by owner. Both bonds shall be written by a Surety acceptable to the Owner in the amount of One Hundred (100%) Percent of the Contract Sum.

4. COMPLETION TIME:

A. We undersigned, agree, if awarded the Contract, to begin work- 14- days after Notice to Proceed and substantially to complete the entire Work in a thoroughly good and workmanlike manner to the satisfaction of the Owner, Architect and Engineers on or before **6 months from the issuance of the building permits.**

5. BIDDER'S REPRESENTATION:

A. We, the undersigned, by making our Bid represent that we have read and understand the Contract Documents, and that we have include in our Bid the cost of all items of work which are expressly or implicitly required to achieve the completion of the Work contemplated by the Contract under the conditions which will prevail.

B. We the undersigned, by making our Bid represent that we are familiar with IBC 2012 edition and all other applicable codes and standards, and with all local conditions, which may affect the work.

C. We, the undersigned, by making our Bid represent that we have visited the site of the

proposed construction and are familiar with existing conditions which will affect the construction.

D. We, the undersigned, by making our Bid represent that our failure to include therein the work of any requirement or provision of the Contract Documents, or the cost thereof, shall in no way relieve us from any obligation in respect to our Bid.

6. STATEMENT:

A. We, the undersigned, acting through its authorized officers and intending to be legally bound, agree that this Bid Proposal shall constitute an offer by the undersigned to enter into a contract with the acts and things therein provided, which offer shall be irrevocable for a period of 30 calendar days from the date of the opening hereof and that the Owner may accept this offer at any time during said period by notifying the undersigned of the acceptance of said offer.

B. We, the undersigned, a corporation/a partnership created and existing under the laws of the State of _____ has its business addressed at:

Company Name: _____

Address: _____

President/ Principle Sign _____
Print _____

Attested by Secretary Sign _____
Print _____

(SEAL) Received Bulletin Nos. _____
Received Addenda Nos. _____

CERTIFICATE OF WARRANTY

The undersigned _____, hereinafter referred to as the contractor, in connection with the installation of all construction work for Berlin Township Animal Clinic, hereinafter referred to as the Owner, does hereby warrant to said Owner pursuant to an Agreement issued by them, dated _____ that:

PART 1 – LIMITS ON WARRANTY:

Without additional cost to the Owner, defective material and workmanship furnished by the Contractor will be replaced or repaired for the periods indicated below (except for specific warranties and guarantees associated with individual products).

All Construction (except as stated by the manufacturer):

Minimum of one (1) year from the date of Final Completion

PART 2 – TIMELY REPAIR:

Except as provided in Part 3 of this Warranty, after written notice by the Owner to the Contractor concerning defects, repairs or replacement shall be accomplished within seven (7) days unless delays are caused by labor strikes or Acts of God. If repairs or replacement of defective material or workmanship are not made in a timely manner, the Owner reserves the right to have the work completed by others and to invoice the Contractor providing that the defect is not a matter of dispute between the Owner and Contractor.

PART 3 – EMERGENCIES:

In emergencies affecting the safety or protection of persons or property, the Contractor is obligated to act quickly to prevent threatened damage, injury or loss. The Owner reserves the right, but shall not be obligated, to have the work completed by others and invoice the contractor to prevent threatened damage, injury or loss.

PART 4 – COMPLIANCE WITH CONTRACT DOCUMENTS:

The Contractor warrants and guarantees the Owner that all Work will be in accordance with the Contract Documents and will not be defective.

PART 5 – WARRANTY EXCLUSIONS:

This warranty does not cover any damage caused by vandalism, fire, windstorm or other Acts of God. This warranty is expressly in lieu of all other warranties whatsoever, expressed, implied or statutory, including, without limitation, the implied warranties of merchantability and fitness. Except as provided for in Parts 2 and 3 of this warranty, no claim shall be allowed unless the Owner gives the Contractor adequate notice of a defect before repairs are made and promptly confirms this notice in writing. Goods and materials, once accepted by the Owner, shall not be returned to the Contractor without the Contractor’s written permission.

This Warranty shall begin on the date of final payment

Contractor:

Signature (President or Principle)

Print:

Title:

Attest:

Title:

(Seal)

Address for giving notices:

State of _____

County of _____

I, _____ a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

_____,
Personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand this _____ day of _____ 20

Notary Public

_____ My commission expires _____. (Seal)

Indemnification/Hold Harmless Agreement

AIA DOCUMENT A107 ABBREVIATED FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR STIPULATED SUM

Project: **Berlin Township Animal Clinic - New Building for Existing Practice - 198 Haddon Ave, West Berlin, NJ 08091**

It is hereby understood that _____ hereafter referred to as “Contractor” contracting with **Berlin Township Animal Clinic** does perform a Project as described in detail within the Standard Form of Agreement Between Owner and Contractor, agrees to the following:

INDEMNIFICATION

To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, and their agents and employees from and against all claims, damages, losses and expenses, including, but not limited to, attorney’s fees arising out of or resulting from the performance on the Work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge or otherwise reduce any other right or obligation of indemnify which would otherwise exist as to party or person described in this Addendum.

In any and all claims against the Owner, or any of their agents or employees by any employee of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Addendum shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the Contractor or any Subcontractor under workers’ or workmen’s compensation acts, disability benefits acts or other employee benefit acts.

PROTECTION OF PERSONS AND PROPERTY

SAFETY PRECAUTIONS AND PROGRAMS

The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the Work.

SAFETY OF PERSONS AND PROPERTY

The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage, injury or loss to:

1. all employees on the Work and all other persons who may be affected thereby;
2. all the Work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of the Contractor’s Subcontractors or Sub-subcontractors;
3. other property at the site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction; and
4. the work of the Owner or other separate contractors.

The Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the safety of persons or property or their protection from damage, injury or loss.

The Contractor shall erect and maintain, as required by existing conditions and the progress of the Work, all reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying owners and users of adjacent utilities.

When the use or storage of explosives or other hazardous materials or equipment is necessary for the execution of the Work, the Contractor shall exercise the utmost care and shall carry on such activities under the supervision of properly qualified personnel.

The Contractor shall promptly remedy all damage or loss caused in whole or in part by the Contractor, any Subcontractor, any Sub-subcontractor, anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, and for which the Contractor is responsible except damage of loss attributable to the acts or omissions of the Owner, the Architect, or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, and not attributable to the fault or negligence of the Contractor.

The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner.

The Contractor shall not load or permit any part of the Work to be loaded so as to endanger its safety.

EMERGENCIES

In any emergency affecting the safety of persons or property the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury or loss.

INSURANCE

CONTRACTOR'S LIABILITY INSURANCE

The Contractor shall purchase and maintain insurance for protection from the claims set forth below which may arise out of or result from the Contractor's operations under the Contract, whether such operations be by the Contractor or by any Subcontractor, or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

1. claims under workers' or workmen's compensation, disability benefit and other similar employee benefit acts;
2. claims for damages because of bodily injury, occupational sickness or disease, or death of the Contractor's employees;
3. claims for damages because of bodily injury, sickness or disease, or death of any person other than the Contractor's employees;
4. claims for damages insured by usual personal injury liability coverage which are sustained (1) by any person as a result of an offense directly or indirectly related to the employment of such person by the Contractor, or (2) by any other person:
5. claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting there from; and
6. claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance or use of any motor vehicle.

The insurance required shall be written for not less than any limits of liability specified or required by law, whichever is greater.

The insurance required shall include contractual liability insurance.

Certificates of Insurance acceptable to the Owner shall be submitted to the Owner prior to commencement of the Work. These Certificates shall contain a provision that coverage's afforded under the policies will not be cancelled until at least sixty (60) days prior written notice has been given to the Owner.

The Contractor shall amend the "Other Insurance" provision of the Contractor's liability policies such that the contract's policies are primary in the event of a loss, claim or litigation. Furthermore, Berlin Township

Animal Clinic shall be named as an “Additional Insured” under each one of the Contractor’s liability policies.

In regards to specific limits of liability as mentioned above, the minimum limits applicable to each one of the required insurance coverage’s are as follows:

<u>Coverage’s</u>	<u>Limits of Liability</u>
Comprehensive General Liability Injury and Property Damage Liability each occurrence and	\$1,000,000 Combined Single Limit Bodily \$2,000,000 general aggregate where applicable.
Automobile Liability	\$500,000 Combined Single Limit Bodily Injury and Property Damage Liability each accident.
Workers’ Compensation	\$100,000 each Accident. \$500,000 Occupational Disease. \$100,000 each Employee.
Umbrella Liability	\$4,000,000 Combined Single Limit Bodily Injury and Property Damage Liability each occurrence and aggregate.

Note: All insurance companies must maintain a current year A.M. Best rating of at least A.

OSHA HAZARD COMMUNICATION STANDARD

(Right to Know Compliance)

- Contractor recognizes its duties under the applicable “Right to Know” Act as required by either State (where the work is being performed) and/or Federal law. Contractor agrees to comply with the provisions of the Act with respect to obligations to its and Berlin Township Animal Clinic employees regarding hazardous substances used by Contractor on premises. Berlin Township Animal Clinic Coordinator is to be advised of and supplied with MSD’s of hazardous substances prior to their usage in Project location. Appropriate notices required for compliance may be posted as agreed.

Berlin Township Animal Clinic
(Representative)

(Representative)

Date

Date

CONTRACTOR AFFIDAVIT, RELEASE AND WAIVER OF LIENS

OWNER: Berlin Township Animal Clinic
Dr. Scott Polo
198 Haddon Ave
West Berlin, NJ 08091

CONTRACTOR: _____

PROJECT: New Building for Existing Practice

198 Haddon Ave
West Berlin, NJ 08091

CONTRACT DATE: _____

Payment Request No: _____

Period from: _____ to _____

1. Certificate, affirmations and Warranties: The undersigned Contractor (hereinafter “ the Undersigned”), to support its entitlement to the request payment, and for and in a consideration of payments made by Owner to the Undersigned, or to a subcontractor, materialman or supplier of the Undersigned, for work, services, materials or equipment provided or performed in the construction of the above referenced Project hereby affirms, certifies and warrants as follows:

a. Payment Request No. _____ represents the actual value of work performed for the above payment request period for which payment is due under the terms of the Contract (and all authorized charges thereto) between the Undersigned and the Owner relating to the Project, including (i) all labor expended or furnished in the designed or construction of the Project, (ii) all materials and equipment delivered to the site and either incorporated or to be incorporated in the Project, (iii) all materials, fixtures and equipment for the Project stored off site to the extent authorized by Owner and for which payment thereof permitted by the Contract, (iv) all services furnished or performed in the design or construction of the Project (v) all equipment used or provided for use, in the construction of the project, all items (i) through (v) above are hereafter collectively referred to as (work performed in the construction Project).

b. Subject to receipt of Payment Request No. _____ the undersigned certifies that it has received payment in full, less retainage, for all work performed in the construction of the Project through _____, 20____ (hereinafter the “Partial Completion Date”), and except for retainage, there are no outstanding claims against Owner, and/or its lenders, or the Project, in connection with work performed in the construction of the Project through the Partial Completion Date, except for outstanding Change Order Requests previously submitted in writing by the Undersigned to Owner.

c. The undersigned has not assigned to anyone any claim, any lien, or any right to file or perfect a lien, against Owner, Owner’s Lenders, or the Project.

d. The undersigned has paid, in full, all laborers, and subject to retainage no greater than the percentage retainage held by the Owner, all subcontractors, suppliers, materialman and other with respect to the work performed in the construction of the Project through the Partial Completion date.

e. The undersigned has not given or executed any security interests for or in connection with any materials, equipment, appliances, machines, fixtures or furnishings which have been or are to be installed as part of the Project, and is conveying good title to the same Owner.

2. Waiver and Release: The undersigned does hereby forever waive and release in favor of Owner, Owners lenders, the Project, and the title company or companies examining and/or insuring title to the Project and any and all successors and assigns of the above, all rights that presently exist or hereafter may accrue to the Undersigned, by reason of work performed in the construction of the Project through _____20____ (i) to assert a lien upon the

land and/or improvements comprising the project (whether under the lien statute of any jurisdiction or otherwise) and (ii) to assert or bring any causes of action, claims, suits and/or demands, which the Undersigned ever had or now has against Owner, Owners lenders or the Project.

3. Indemnification: The Undersigned hereby agrees to indemnify, defend and hold harmless, Owner, Owners lenders, and their respective successors and assigns, from against any and all damages, costs, judgements, liabilities, demands, suits and expenses (including reasonable attorney fees) directly or indirectly relating to any cause of action, claim or lien filed by any person or entity with respect to (i) any work performed in the construction of the Project through _____ 20 _____ (ii) any rights waived or released herein and (iii) any misrepresentation or breach of any certification, affirmation, or warranty made by the Undersigned in this document. Upon request of Owner, the Undersigned will undertake to defend such causes of actions, claims or liens at its sole cost and expense.

Date: _____ 20 _____

Contractor: _____

Address: _____

SEAL

Signature: _____

Name: _____

Title: _____

Sworn to and subscribed before me

This _____ day of _____ 20 _____

Notary Public

GENERAL NOTES

DIVISION 01 GENERAL REQUIREMENTS

USE OF DRAWINGS

- These drawings are for use solely with respect to this Project and are the property of the Architect and shall not be used without his consent.
- These drawings shall be used only for the specific site location as indicated hereon.
- Drawings shall not be used for issue of a building permit unless signed and sealed by the Architect.
- It shall be understood that work may be indicated on these drawings that shall require design by others including, unless otherwise noted, railings, trusses, and glazing.

CHANGES

- Do not make changes to or deviations from these drawings without written consent from the Architect.
- The Architect is not responsible for deviations from the Contract Documents.

CODES

- All work and materials shall meet the requirements of applicable Local, State and National codes.
- Perform work in accordance with the requirements of the authority having jurisdiction over construction where the project is located.

REVIEW OF CONTRACT DOCUMENTS

- Compare all the Construction Contract Documents with each other and with actual field conditions and verify plan dimensions and conditions.
- Report discrepancies in the Contract Documents to the Architect for correction prior to beginning work.

MEANS AND METHODS

- The Architect shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or the acts or omissions of the contractor, subcontractors, or any other person performing any of the work, or for failure of any of them to carry out the work in accordance with the Construction Documents.
- Contractor shall be responsible to comply with all governing workplace safety regulations including but not limited to OSHA and NESC (National Electric Safety Code).

PRODUCT & MATERIAL INSTALLATION

- Store, protect and install products, product systems and materials in accordance with manufacturer's printed instructions, by manufacturer's qualified installer, and in full accordance with trade standards.
- Examine substrates for compatibility and acceptability for an approved installation of assured quality.
- Coordinate work of related trades for proper progress of work.

CLEANING & PROTECTION

- Maintain project clean and free of debris and trash.
- Protect work from damage after installation.
- Clean floors, fixtures, equipment, and glazing ready for occupancy upon project completion.

WARRANTY

- Contractor warrants that materials provided will be new and free of defects and that the work will conform to the Contract Documents. Warrant all work for one year from date of Substantial Completion.

ACCESSIBILITY

- Plans have been prepared in accordance with the ICC A117.1-2009.
- All materials, products, furnishings and equipment shall be designed and installed to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG) issued by the United States Department of Justice.
- Manufacturers must certify compliance with ADAAG in writing.

CORROSION RESISTANT MATERIALS

- All metal components and fasteners exposed to the elements for outdoor use shall be corrosion resistant in accordance with applicable code standards and as otherwise specified herein.

WORK BY OWNER

- Certain items are not included in the scope of the General Contractor's work. These items will be furnished and installed by others through arrangements made by the Owner and the Architect. The General Contractor shall, however, make provisions for the inclusion of the items into the work. These items are identified on the plans as "NIC" (not in contract), "FUTURE", "BY OTHERS" or "BY OWNER". Refer to the drawings, including the equipment schedule.
- Where equipment is indicated to be furnished by the Owner or by separate Contractor, General Contractor shall notify the Owner as to when the project will be ready to accept the equipment sufficiently in advance to enable delivery on that date, shall notify all trades involved of the delivery date, and shall coordinate their work to meet it, whether they actually install the equipment or merely prepare the area for it.
- Following is a list of these items not included in this Contract, supplied and installed by the Owner.
 - o Furniture & Accessories
 - o Security System
 - o Telephone systems (Telephone wiring shall be installed by the GC)
 - o Computer System (Wiring *installed by GC)
 - o X-ray table and components (ec needs to provide the elec)
 - o Medical gas systems - provided and installed by vendor
 - o Gas evacuation system - same as above

FURNISHED BY OWNER (FBO)

Following is a list of items FURNISHED BY OWNER (FBO) to be installed by Contractor:

- Exam tables
- Base and wall cabinets and countertops by Midmark
- Treatment tables
- Grooming tub (s)
- Surgery tables
- Dental tables
- Surgical and procedure lights - wall and ceiling mounted
- Cages
- Special ICU cages
- Washer and dryers
- Microwave
- Animal scales
- All hospital equipment - such as microscope, sterilizer, blood test equipment
- Refrigerators
- Surgical glove box / dispenser, soap dispensers, wall mounted otoscopes, x ray view boxes, paper towel dispensers in exam rooms, and sharps disposal containers
- Dog run gate system by Snyder or other

WORK RESTRICTIONS

- CONTRACTOR USE OF PREMISES - Limit use of premises to allow:
 - o Work by others and work by Owner.
 - o Owner occupancy.
 - o All work must be coordinated with Owner.
 - o Working Hours: at Owner's discretion.

DIVISION 03 CONCRETE

SEE STRUCTURAL DRAWINGS

DIVISION 04 MASONRY

04 22 00 – CONCRETE UNIT MASONRY - see Structural Drawings

- Concrete Masonry Units (CMU's):
 - ASTM C 90, normal weight, hollow and solid as required.
- Concrete Masonry Unit Size and Shape:
 - Nominal modular face size of 8x16 inches, unless indicated otherwise on the drawings, thickness indicated on the drawings. Provide special units for 90 degree corners, control joints, bond beams, lintels, and other shapes as indicated on drawings.
- Fire-Resistance Ratings:
 - Where indicated, provide units that comply with requirements for fire-resistance ratings indicated as determined by testing according to ASTM E 119, by equivalent masonry thickness, or by other means, as acceptable to authorities having jurisdiction.
- Mortar Type: Pre-mixed, ASTM C 387. Mortar Mix: Type S, gray cement block work.
- Grout for Non-Structural Masonry: ASTM C476; 3,000 psi strength at 28 days; 8-11 inches slump fine grout.
 - Coarse grout for spaces for spaces with minimum 4 inch dimension in every direction; fine grout for other spaces.

- Transit Mixed Grout: Mix grout in accordance with ASTM C94, modified to use ingredients complying with ASTM C476.
- Site Mixed Grout: Mix grout ingredients in quantities needed for immediate use in accordance with ASTM C476.
- Single Wythe Joint Reinforcement: ASTM A951; Truss type; steel; 0.188 inch diameter side rods and 0.148 inch diameter cross ties; hot dip galvanized.
 - Manufacturers: Dayton Superior Corporations, Dur-O-Wal Divisions; Truss Extra Heavy, Hohmann & Barnard Inc.; Lox-All 120 Truss-Mesh, Masonry Reinforcing Corporation of America; Truss Type Series.
- Strap Anchors: ASTM A1008/A1008M; Steel strap, Z or U bent Shape, 3/16 inch thick, 1 inch wide x length to suit application; ASTM A153/A153M hot dip galvanized.
 - Manufacturers: Dayton Superior Corporations, Dur-O-Wal Divisions; 301 Series Anchors, Hohmann & Barnard Inc.; 405 Anchor, Heckmann Building Products Inc.; 140 and 141 Anchors.
- Adjustable Anchors for Connecting to Structural Steel Framing: Provide anchors that will allow vertical or horizontal adjustment but resist tension and compression forces perpendicular to plane of wall.
- Anchor Rods: ASTM A307; Grade C; J-Shaped or L-shaped; complete with washers and heavy hex nuts; sized for minimum 15 inch embedment; galvanized finish; hot-dipped galvanizing ASTM A153/A153M, mechanical galvanizing ASTM B695; Class 55.
- Vertical Bar Positioners: ASTM A641/A641M A); Formed steel wire, 0.148 inch, diameter mill galvanized finish.
 - Manufacturers: Dayton Superior Corporations, Dur-O-Wal Divisions; D/A 810 and D/A 811 Vertical Bar Positioners, Hohmann & Barnard Inc.; RB and RB-Twin Vertical Bar Positioners, Heckmann Building Products Inc.; 376 and 377 Vertical Bar Positioners.
- Concrete Masonry Preformed Control Joints: Rubber, with corner and tee accessories, fused joints.
 - Manufacturers: Dayton Superior Corporations, Dur-O-Wal Divisions; Regular Rapid Control Joint or Hohmann & Barnard Inc.; RS Standard Rubber Control Joint.
- Joint Filler: Closed cell polyvinyl chloride; oversized 50 percent to joint width; self expanding.
- Establish lines, levels, and coursing indicated. Protect from displacement. Maintain masonry courses to uniform dimension. Form bed and head joints of uniform thickness.
- Cleaning Solution: Acidic, not harmful to masonry work or adjacent materials; Prosoco Inc.; Sure Klean Custom Masonry Cleaner or Sure Klean Burnished Custom Masonry Cleaner to suit application.
- Install mortar and grout in accordance with ACI 530.1.
- Testing
 - Mortar Testing: In accordance with Astm C780 for aggregate ratio and water content, air content, consistency, and compressive strength.
 - Grout Testing: In accordance with ASTM C1019 for compressive strength, and in accordance with ASTM C143 for slump.
 - Test flexural bond strength of mortar and masonry units to ASTM C1357; test in conjunction with masonry unit in sections specified.
 - Test compressive strength of mortar and masonry ASTM C1314; test in

accordance to masonry unit section specified.

- Concrete Masonry Units: Running Bond; one unit and one mortar joint to equal 8 inches; raked joints, except where epoxy paint will occur, provide smooth joint.
- Isolate masonry partitions from vertical structural framing members with a control joint.
- Isolate top joint of masonry partitions from horizontal structural members with compressible joint filler.
- Lay masonry units with face shell bedding on head and bed joints.
- Buttering Corners of joints or excessive furrowing of mortar joints are not permitted.
- Interlock intersections and external corners.
- Do not shift or tap masonry units after mortar has achieved initial set. Where adjustments must be made, remove mortar and replace.
- Perform job site cutting of masonry units with proper tools to provide straight, clean, unchipped edges.
- Prevent broken masonry unit corners or edges.
- Fill cores in hollow CMUs with grout where indicated.
- Install horizontal joint reinforcements 16 inches oc.
 - Place reinforcement continuous in first joint below top of walls.
 - Place masonry joint reinforcement in first horizontal joints above and below openings.
 - Extend minimum 16 inches each side opening.
 - Reinforce joint corners and intersections with strap anchors 16 inches oc.
- Precast Concrete Lintels: Size as indicated on Drawings, 3000 psi strength at 28 days. Maintain minimum 8 inch bearing on each side of opening.
- Reinforce bond beam as detailed. Place and consolidate grout fill without displacing reinforcing. At bearing locations, fill masonry cores with grout a minimum 12 inches both sides opening.
- Install preformed control joint device in continuous lengths. Seal end, butt, and corner joints in accordance with manufacturer's instructions.
- Install built-in items as the work progresses. Bed anchors in mortar joints. Fill frame voids solid with grout.
- During construction:
 - Cover tops of walls, projections, and sills with waterproof sheeting at the end of each day's work. Cover partially completed masonry when construction is not in progress.
 - Remove excess mortar and mortar smears as work progresses. Clean solid surfaces with cleaning solution as approved.

04 43 13 – ADHERED STONE MASONRY VENEER

- Submittals:
 - Product Data: For each type of manufactured stone product. Manufacturer's installation instructions.
- Samples:
 - Panel containing full-size samples of specified manufactured stone masonry showing full range of color and textures. Actual size of masonry sample approximately 18x18 inches.
 - Mortar: 6 inch samples of colored mortar range for selection.
 - Field Mock-up Samples: Provide in a location selected by architect

showing representative sample of installed product including penetration and termination details, corner detail, metal framing, and mortar color and tooling. minimum size: 4 ft x 4 ft. approved field samples may remain as part of completed work.

- Provide manufacturer's standard limited warranty against defects in manufacturing for a period of 50 years following date of final acceptance.
- Stone manufacturer: Basis of design - Eldorado Stone or Comparable product by Coronado Stone Products.
- Mortar Materials:
 - Portland Cement: ASTM C150, type I or II, except type III may be used for cold weather construction. Provide natural color or white cement as required to produce mortar color indicated. Low alkali cement: not more than 0.60 percent total alkali when tested according to ASTM C114.
 - Hydrated Lime: ASTM C207, type S.
- Masonry Cement: ASTM C91.
- Mortar Pigments: Natural and synthetic iron oxides and chromium oxides, compounded for use in mortar mixes. Use only pigments with a record of satisfactory performance in stone masonry mortar. Color as selected.
- Latex Additive: manufacturer's standard water emulsion, serving as replacement for part or all of gaging water, of type specifically recommended by latex additive manufacturer for use with field mixed portland cement mortar bed, and not containing a retarder.
- Miscellaneous Accessories:
 - Expanded Metal Lath: Minimum 2.5 lb/sq. yd., self-furring, diamond-mesh lath complying with ASTM C847. Fabricate from structural, quality, zinc-coated steel sheet.
 - Lath Attachment Devices: Material and type required by ASTM C1063 for installations indicated.
- Install lath, mortar and stone in accordance with stone manufacturer's installation instructions and approved sample mock-up. After installation clean stone in accordance with stone manufacturer's recommendations.

DIVISION 05 METALS - See Structural Drawings

05 52 00 – METAL HANDRAILS & RAILINGS

- Submittals:
 - Submit Shop Drawings: Indicate profiles, sizes, connection attachments, anchorage, size and type of fasteners, and accessories. Prepare Shop Drawings under direct supervision of a professional engineer experienced in design of this work and licensed in the State of New Jersey.
 - Submit Design Data: Submit structural design calculations signed and sealed by professional engineer.
- Design Requirements: Design handrail, guardrail, and attachments to resist forces as required by ASCE 7 and IBC Code. Apply loads non-simultaneously to produce maximum stresses.
 - Top Rail Concentrated Load: 200 pounds applied at any point in any direction.
 - Top Rail Uniform Load: 50 plf in any direction
 - Baluster Concentrated Load: 50 pounds applied to one square foot area.
 - Handrails: continuous without interruption by newel posts or other obstructions.

- Maintain 1 1/2" minimum clear space between handrail and adjacent wall. Maximum 4 1/2" projection into stair or ramp width.
- Open guards: Construct so that a 4" diameter sphere cannot pass through any opening.
 - Quality Assurance: Perform work in accordance with ASTM E985 – Permanent Metal Railing Systems and Rails for Buildings.
 - Steel Railing System:
 - Rails and Posts: 1 1/2 inch outside dimension, shape as scheduled, steel tubing or pipe; welded joints.
 - Balusters: 1/2 inch square bar or tubing.
 - Shop and Touch-Up Primer: SSPC 15, Type 1, red oxide.
 - Shop Finishing: AAMA 2604 Polyester powder coat, minimum 2 mils thick, color as selected.
 - Non-Shrink Grout: Premixed compound consisting of nonmetallic aggregate, cement, water reducing and plasticizing additives, capable of developing a minimum compressive strength of 5,000 psi at 7 days.
 - Exposed Mechanical Fastenings: Flush countersunk screws or bolts; unobtrusively located; consistent with design of component, except where specifically noted otherwise.
 - Fabrication: Fit and shop assemble components in largest practical sizes for delivery to site. Fabricate components with joints tightly fitted and secured. Accurately form components to suit stairs, and landings, to each other and to building structure. Accommodate for expansion and contraction of members and building movement without damage to connections or members.
 - Verification: Verify field measurements prior to fabrication.
 - Examination: Verify that field conditions are acceptable and are ready to receive work.
 - Installation: Install components plumb and level, accurately fitted, free from distortion or defects. Conceal bolts and screws whenever possible. Where not concealed, use flush countersunk fastenings.

05 51 200 – STRUCTURAL STEEL
SEE STRUCTURAL DRAWINGS

05 54 00 – COLD FORMED METAL FRAMING

- Submittals: Product data and shop drawings.
- Comply with AISI's "Specification for the Design of Cold-Formed Steel Structural Members" for calculating structural characteristics of cold-formed metal framing.
- Comply with AWS D1.3, "Structural Welding Code - Sheet Steel."
- Galvanized Steel Sheet: ASTM A653/A653M, G60 zinc coated; Structural Steel (SS); Grade 33, 50; Class 1 or 2
- Steel Studs: C-Shaped, with flange widths of not less than 1-5/8 inches, minimum uncoated steel thickness of 0.538 inch, and of depths indicated.
- Steel Tracks: U-Shaped, minimum uncoated metal thickness same as studs used with track, with flange widths of 1-1/4 inches for studs, of web depths indicated.
- Mechanical Fasteners: Corrosion-resistant coated, self-drilling, self-threading steel drill screws.
- Install framing and accessories level, plumb, square, and true to line, and securely fastened, according to ASTM C 1007. Temporarily brace framing until entire integrated supporting structure has been completed and permanent connections are secured.

DIVISION 06 WOOD, PLASTICS AND COMPOSITES

06 20 00 - FINISH CARPENTRY

- Submit shop drawings indicating profiles and species.
- Millwork: profiles as indicated on drawings, 8% moisture content.
- Chair rails: Clear Maple. Profile indicated
- Misc. Trim: paint AZEK or Boral trim boards. Provide stools and apron at windows.
- Installation: Install plumb, level, and true to line. Do not splice in runs less than 8 feet long.

06 41 00 – ARCHITECTURAL WOOD CASEWORK - TO BE DETERMINED

- Submittals:
 - Submit shop drawings: Indicate materials, component profiles and elevations, assembly methods, joint details, fastening methods, accessory listings, hardware, location and schedule of finishes.
 - Submit product data.
- Quality Assurance: perform work in accordance with the latest edition of AWI Quality Standards, Custom Grade. Solid Surface fabrication shall be by a certified fabricator/installer, certified in writing by the manufacturer.
- Environmental Requirements: During and after installation, maintain same temperature and humidity conditions in building spaces as will occur after occupancy.
- Verification: Coordinate to provide supplementary support framing and blocking.
- Verify location of mechanical and electrical outlets prior to fabrication.
- Cabinet Construction: Flush overlay construction. Plastic laminate. Provide holes at 1.25 inch o.c. for adjustable shelves.
- Pulls: 1/4" diameter x 4 inch wire pulls satin chrome.
- Hinges: BLUM CLIP Top concealed hinges with BLUMOTION self-closing, self-regulating dampening system. Three-dimensional adjustment.
- Drawer system: Concealed, full extension runners. Self-closing, self-regulating dampening system. Positive stop.
- Shelf supports: metal shelf support pins.
- Plastic laminate: 0.050-inch general-purpose grade. Provide 0.020-inch laminate backing sheet.
- Solid Surface: 1/2-inch thick, Cast, nonporous, filled polymer with through body colors meeting ANSI Z124.3 or ANSI Z124.6. Superficial damage to a depth of 0.010 inch (.25 mm) shall be repairable by sanding and/or polishing.
- Installation:
 - Set and secure casework in place rigid, plumb and level.
 - Carefully scribe work against other building materials leaving gaps of 1/32 inch maximum.
 - Adjust moving or operating parts to function smoothly and correctly.

06 43 13 – WOOD STAIRS

- Design Requirements: Design for 100 psf live load.
- Construction: Shop fabricated Pine treads & risers.
- Provide 1 inch nosing profile as indicated.

06 64 00 – FIBER REINFORCED PLASTIC (FRP) PANELS

- Submittals: Submit product data.
- Manufacturer: Crane Kemlite “Glasbord”, Nudo “Fiberlite” or approved equal.
- Panels: Fiberglass reinforced plastic panels. 4 x 8 foot size. Textured surface, color indicated. Class C flame spread.
- Warranty: 10 years
- Accessories: Provide color matched vinyl trims and fasteners and all adhesives and accessories for a complete installation.
- Installation: Install plumb, level and true to line. Seal all joints. Install in strict accordance with manufacturer’s printed instructions.

DIVISION 07 THERMAL & MOISTURE PROTECTION

07 14 16 – COLD FLUID-APPLIED WATERPROOFING

- Cold fluid-applied waterproof in, vertical applications.
- Review requirements for waterproofing products and installation, including surface preparation, substrate conditions, project and manufacturer's details, installation procedures, mockups, testing and inspection requirements, protection and repairs, and coordination and sequencing of waterproofing work with work of other Sections.
- Store products in weather protected environment, clear of ground and moisture, within temperature ranges recommended by waterproofing manufacturer.
- Products: Provide waterproofing products manufactured by **Tremco, Inc., Commercial Sealants and Waterproofing Division.**
- WATERPROOFING MEMBRANE: Cold Fluid-Applied Waterproofing: Single component, [reinforced,] high solids, modified aliphatic polyurethane, ASTM C 836/C 836M and coal-tar free, formulated for application to damp and green concrete.
 1. Basis of Design Product: **Tremco, Inc., TREMproof 250GC.**
 2. VOC Content: Less than 100 g/L, roller and self-leveling grades.
 3. VOC Content: Less than 160 g/L, trowel detailing grade.
 4. Hardness, ASTM D 2240: 70 – 80.
 5. Low Temperature Flexibility and Crack Bridging, ASTM C 1305: Pass.
 6. Adhesion in Peel, ASTM C 794: 26 lbf/in. (4553 N/m).
- Install according to manufacturer’s specifications and instructions.

07 26 00 – ABOVE GRADE VAPOR RETARDERS

- Product Name: BT25XL Window & Door Sealing Tape. Primers: BT-Primer, Protecto-Tak Spray Adhesive, JS160H Mastic.
- Manufacturer: Protecto Wrap Co. - www.protectowrap.com
- Storage and handling: Store all materials in a space at temperatures between 50 and 90 degrees F. Do not store in direct sunlight. Do not remove from box until ready to use.
- Preparation: Deliver materials in manufacturer’s original, unopened, undamaged containers with identification labels intact. Verify that site conditions are acceptable for installation. Prepare work area according to manufacturer’s specifications.
- Apply according to manufacturer’s specifications and instructions.

07 21 00 – THERMAL INSULATION

- Thermal Insulation: Fiberglass Batt, conforming to ASTM C665 with integral vapor barrier installed on warm side of assembly. Staple flanges to face of framing – do not compress by stapling to sides. Install behind and carefully trim around pipes, ducts and

- electrical boxes. Install full insulation behind tubs, showers and stairs.
- Air Sealing: Seal framing penetrations at insulated walls, floors and ceilings. Use low expansion foam insulation around window and door frames.
- Baffles: Provide pre-manufactured holdbacks where required to allow ventilation. Bend down at face of exterior wall and secure to prevent wind washing.
- Facing: All batts exposed to habitable spaces shall be faced to the room side. Facing must comply with the interior finish classification, as noted.
- Rigid Foam Insulation: ASTM C578 Type IV extruded polystyrene. Minimum R-5 per inch.

07 27 27 – WEATHER RESISTIVE BARRIER

- System Description: Vapor permeable Two-ply asphalt saturated weather barrier system.
- Warranty: Manufacturer's 10- year warranty
- Membrane: Fortifiber "Two-ply Jumbo-Tex" (tel 800-773-4777).
- Termination Sealant: Per membrane manufacturer
- Examination: Verify that surfaces and conditions are ready to accept the Work of this section.
- Preparation: Prepare surfaces sound, clean and free of oil, grease, dirt, excess mortar or other contaminants.
- Installation: Install all products per manufacturer's printed instructions. Seal edges and items projecting through water resistive barriers. Repair all tears, punctures or or holes in barrier with manufacturer's sealant or tape.

07 30 01 - ROOFING UNDERLAYMENT

- Underlayment: Asphalt saturated felt conforming to ASTM D4869. Type IV (#30) felt underlayment for slopes 4:12 or greater.
- Waterproofing underlayment: Conforming to ASTM D1970. Min. 40 mils thick. Provide self-adhesive waterproofing underlayment at all eaves, valleys and ridges. Acceptable brands - Certainteed "Winterguard" or Grace "Ice and Watershield". Extend to 3 feet inside of exterior wall at eave conditions.
- Use waterproof underlayment on entire roof surface if slope less than 4/12.
- Lap all felt underlayment seams minimum 2".
- Install waterproofing underlayment in strict accordance with manufacturer's printed instructions.

07 31 13.13 - SHINGLE ROOFING

- Warranty: 30 years for all components. Manufacturer shall cover all products for the use as indicated including compatibility with its substrates.
- Submittals: Submit product data. Submit samples.
- Manufacturer: TAMKO, GAF, IKO, or equal.
- Shingles: UL Class A fire resistant and UL Class G wind resistant label, dimensional fiberglass self-sealing asphalt roofing shingles conforming to ASTM D3018 Class A, Type 1, in color and style as approved by Architect. Closed valley construction.
- Ridge vent: "Air Vent" shingle over style.
- Re-roofing - If more than one layer of roof shingles exists remove all roofing and underlayment and install new system per above.

- Drip Edge: Provide continuous prefinished aluminum drip edge along all eaves and rakes. Extend shingles one inch past drip edge. Color: Black
- Flashing: Prefinished aluminum. Provide step flashing at walls parallel to slope. Extend up wall 8". Lap steps minimum 2 inches.
- Installation: Install all components in accordance with National Roof Contractor's Association "Steep Roofing Manual" and manufacturer's printed instructions to comply with windspeed indicated.
- Kick-out Diverter: Provide at ends of roof/wall intersections to prevent concentrations of roof water running down siding. Manufactured by Berger Brothers or equal.

07 46 33.90 - EXTERIOR TRIM & SOFFITS

- Quality assurance: All work shall be by experienced tradesmen in strict accordance with manufacturer's printed instructions for an approved, warranted job of assured quality.
- Cellular PVC Trimboard: size indicated, any of the following brands:
 - AZEK cellular PVC (tel. 866-549-6900)
 - Boral TruExterior Trim (tel 800-521-8486)
 - Versatex Trimboard: (tel 724-857-1111), sales@versatex.com
 - Fypon Cellular PVC trim tel. 800-446-3040)
 - Kleer Trimboard by Kleer Lumber, LLC (tel. 866-553-3770)
- Beaded soffit: Versatex, AZEK, Boral, Kleer or Fypon cellular PVC beadboard.
- Soffit Vent: Tamlyn CUV8V, AirVent SV352 or equal perforated vinyl hat vent – minimum 9 square inches free area per linear foot
- Trimboard Installation: Install all materials in strict accordance with manufacturer's printed instructions. Use adhesive at joints. All fasteners shall be Type 316 stainless steel. FastenMaster (tel. 800-518-3569) "Cortex" brand or Starborn Industries (starbornindustries.com) "ProPlug" concealed fastening system with color-matched plugs.
- Finishing: Prepare materials to conceal fasteners per manufacturer's instructions to receive finish coating. **Paint all trim.**

07 46 46 - CEMENT BOARD SIDING

- Warranty: 50 years.
 - Cement Board Manufacturer: James Hardie, tel. (800) 942-7343.
 - Cement Board Clapboard Siding: Factory finished beaded edge Hardiplank, 8 1/4" width, 7" exposure, Cedarmill finish. Blind nail installation.
 - Cement Board Single: HardieShingle Straight-Edge Notched Panel 48 inches (1219 mm) wide by 16 inches (406mm) high with 7 inches (178 mm) exposure.
 - Installation: Install all materials in strict accordance with manufacturer's printed instructions. All fasteners: Hot dip galvanized or stainless steel.
 - Finishing: Prepare material to conceal fasteners per manufacturer's instructions to receive finish coating.

07 60 00 - FLASHING & VAPOR BARRIER

- Quality assurance: Conform to SMACNA schedule.
- Provide pre-finished .026-inch aluminum (ASTM B209 Alloy 3003) metal flashing as required to prevent the entrance of moisture and water.

- Provide continuous pre-manufactured pan flashing under exterior doors. Jam sill or equal.
- Use Lead coated copper for all flashings in contact with pressure treated wood.
- Provide wall flashing, base, cap, thru-wall, and counter flashing, etc. as required to prevent the entrance of moisture and water.
- Roof Diverter Flashing: Provide pre-manufactured 0.026 inch pre-finished aluminum “kickout” flashing at roof eave to sidewall conditions. Minimum 4 inch height x 4 inch wide x 8 inch long.
- Flash over exterior horizontal trims, over exterior windows and doors, at base of wall and as indicated on drawings.
- Install Protecto Wrap BT25XL or Grace “Vycor” 9 inch wide self-adhered membrane flashing at perimeter of all doors and windows. Install under windowsill, over window head drip flashing and over jamb nailing flange.

07 71 00 - RAINWATER CONDUCTOR SYSTEM

- Quality Assurance: All components shall be supplied from one manufacturer. All work shall be by experienced tradesmen in strict accordance with manufacturer’s printed instructions for an approved, warranted job of assured quality.
- Warranty: 25 year warranty on finish.
- Sheet Metal: Prefinished aluminum.
- Finish: Kynar 500, color indicated.
- Manufacturers: Stormmaster Gutters half Round Style, reverse bead, .032 Alum, GutterSupply.com 6” reverse bead half round gutter .032 Alum, or approved equal. Color to be selected.
- Provide all fasteners and accessories required for complete installation. Fasteners shall be Type 316 stainless steel.
- Install in accordance with SMACNA standards.
- Install all components plumb, level and true to line.

07 84 00 - FIRESTOPPING

- Submittals: Submit product data.
- Penetrations of fire-resistance rated walls and floor/ceiling assemblies for electrical, mechanical, plumbing and communication conduits, pipes and systems shall be firestopped using products of Tremco or 3M, or equal in compliance with ASTM E814.
- Quality Assurance: All products must be supplied from one manufacturer.
- Installation: Install in strict accordance with listed assembly.

07 92 00 - SEALANT

- Submittals: Submit product data. Submit samples for color selection.
- Quality Assurance: The system, including all its components, shall be warranted by the manufacturer/& installer for the use as indicated including compatibility with its substrates.
- Manufacturer: Pecora, Tremco or approved equal.
- Exterior sealant: High performance polyurethane or silicone, compatible with substrate.
- Interior sealant: acrylic latex. Silicone based at restrooms and janitors closets.
- Backer: Provide round, closed cell foam backer rod, oversized 25 percent larger than

- joint width.
- Sealants for substrates not compatible with the above shall be as recommended by sealant manufacturer.
 - Primer: Prime substrates as per sealant manufacturer. Provide field adhesion test.
 - Installation: Install in accordance with manufacturer's recommendations. Tool joints concave.

DIVISION 08 OPENINGS

08 10 00 – DOORS AND FRAMES

- Submittals: Submit door schedule. Submit product data.
- Quality Assurance:
 - Conform to HMMA 860 Commercial Hollow Metal Doors and Frames.
 - Conform to AWI Quality Standards, Custom Grade for wood doors.
- Warranty: Provide 5-year material warranty on doors and frames.
- Steel doors, flush: Steelcraft, or equal, L Series doors full flush, 18 gage prime painted for interior doors and 16 gage galvanized steel for exterior doors, labeled as indicated.
- Steel Frames, Exterior: Steelcraft F Series or equal, 14 gage galvanized steel.
- Steel Frames, Interior: Steelcraft, or equal, DW Series, 16 gage prime painted for interior doors. Provide rubber silencers in pre-drilled holes.
- Pocket Door Frame: 16 gage galvanized steel with reverse rabbet profile. Welded construction. J/R Metal Frames (tel 207-465-9066), National Custom Hollow Metal (tel 800-334-3070) or equal.
- Wood doors-flush: 1 3/4 inch thick, solid core, factory finish all 6 sides of door. AWI, PC5 or PC7 solid core. FD7 core for fire rated doors. Labeled as indicated. Veneer and finish per Interior Designer.
- Installation: Hang doors plumb and level. Undercut lavatory and bathroom doors one inch. Exterior fiberglass and wood doors - Replace hinge screws to penetrate framing minimum one inch.
- Glazing: Glaze doors and sidelights with safety glass, conforming to CSPC 16 CFR, Part 1201, Category II.

08 41 00 - STOREFRONT: ALUMINUM AND GLASS FRONT ENTRY

- Design requirements: Structural performance of aluminum framing shall be based on deflection of 1/175 of span and a stress & safety factor of 1.65 under a wind load of 25 psf. Structural performance of glazing shall perform in accordance with IBC code criteria under a wind load of 25 psf.
- Submittals: Submit shop drawings for Architect's review and approval. Indicate sizes, profiles and finishes. Submit product data on all components.
- Manufacturer: YKK, US Aluminum, Efc0, Kawneer or approved equal.
- Exterior Framing: Extruded aluminum - 2 x 4 1/2 inch, with thermal break.
- Exterior Glass: 1" clear Low-E insulating tempered glass. Safety glass - conform to CSPC 16 CFR, Part 1201.
- Aluminum finish: Kynar 500, color as indicated on drawings.
- Installation: Install system plumb, level and true to line. Apply bituminous paint to aluminum surfaces in contact with masonry or dissimilar metals.

08 52 00 - WINDOWS

- Warranty: 20 years on glazing and weather performance.
- Manufacturer: Sierra Pacific Windows H-3 Windows. Unit sizes as indicated.
- Exterior Color: **TBD**
- Interior Color: Unfinished wood to be stained by Contractor to match interior wood trim.
- Glass: “High Performance” Low-E insulating glass.
- Grilles: where indicated.
 - o 1 ¼” simulated divided lite
- Window Hardware: Corrosion resistant, Type 316 stainless steel hardware
 - o Finish hardware: White
 - o Provide all manufacturers accessories required. Provide sash locks and screens for all operable window units.
- Pre-manufactured sill pan: Protecto-Wrap Flexible Sill Pan System (tel. 800-759-9727), or Jamsill Guard (tel. 800-JAMSILL). Pre-manufactured self-draining three-piece system with molded corners. Lap and seal components per manufacturer’s written instructions. Provide back dam.
- Drip Cap: Install continuous drip cap over all window assemblies. Use premade flexible drip cap at curved windows – supplied by window manufacturer or Astro Flashing (astroplastics.com) or equal.
- Installation: Provide 1/4-inch sealant joint at perimeter of window and patio door units. Install in strict accordance with manufacturer’s printed instructions.

08 70 00 - HARDWARE

- Submit schedule. Submit product data on all components.
- Design requirements: All hardware shall comply with ADAAG. All exterior doors, unless otherwise noted, shall be self closing and locksets shall have a thumb turn opening device or as specified for fire egress. Provide self-closing hardware on all fire rated doors.
- Hardware Finish: Exterior finish - oil rubbed bronze. Interior finish - satin chrome. Provide silver ion anti-microbial finish at all levers, exit devices and push/pulls.
- Locksets and Latchsets: Schlage Neptune style lever design, AL Series; Yale Pacific Beach, 5300 LN Series; or equal. ANSI A156.2, Series 4000, Grade 2.
- Keying: Coordinate keying and lock functions with Owner/Architect. Key exterior locks alike. Incorporate Owner’s existing master key system.
- Weathersealing: Provide weatherstripping, threshold and sweep on all exterior doors. Maximum 1/2-inch height threshold. Set threshold in sealant.
- Door stops: Provide at all doors. Concave rubber bumpers, finish to match latch set.
- Hinges: Full mortise, 3 per door leaf, 5 knuckle, 4 1/2 x 4 1/2 inch ball bearing type, standard weight, average frequency, Stanley FBB or equal. Finish to match latch set.
- Pocket Door Hardware: LE Johnson Series 2000 or equal. Heavy duty “T” beam track with 4 wheel ball bearing carrier. Provide split studs, self-adjusting floor anchors and all accessories for complete installation. Trimco (tel. 323-262-4191) Model 1069 Pocket door pull.
- Push/Pull: 3 1/2 x 15 inch plate. Minimum 3/4-inch o.d. tube x 8-inch pull. Hager, Ives, or Rockwood.
- Closer: LCN 4040 Series or equal, delayed back check, Cush-Stop arm, no hold open at fire doors, 8 lb. opening force at exterior and fire doors and 5 lb. opening force at interior doors. Mount closer on room side of opening.

- Panic Bar Exit Device: Yale 7200 Series Exit Devices, **7200** Series, Narrow Stile Exit Devices, 7200M Series for flush and wide stile doors. Rim Pullman Bolt certified ANSI A156.3 Grade 1 exit hardware. Keyed cylinder dogging.
- Kick plates: 18 gage, 12" height satin stainless steel per Door Schedule at push side of door.
- Armor Plates: 18 gage, 36" height satin stainless.
- Jamb Guards: 18 gage satin stainless steel as indicated

08 80 00 - INTERIOR GLASS

- Submittals: Submit product data.
- Quality Assurance: Perform work in accordance with GANA Glazing Manual.
- Pass-Thru: TriStar Veterinary Pass-Thru Medical Window Cabinet.
- Safety Glass: 6mm tempered polished glass conforming to ANSI Z97.1.

08 83 00 - MIRRORS

- Mirror: Safety edge full reflective frameless made of first quality 1/8" float glass triple silvered, electro copper plated with baked enamel backing and guaranteed against silver spoilage for 15 years.
- Installation: Mount mirrors on continuous stainless steel edge direct mount to wall.

DIVISION 09 FINISHES

09 20 00 - GYPSUM BOARD SYSTEMS

- Quality assurance: Conform to GA 216. Level 4 finish beneath flat wall paint and VWC. Level 5 finish beneath satin or semi-gloss paint.
- Manufacturer: Materials shall be USG, or equal.
- Studs, runners, channels and accessories: galvanized steel conforming to ASTM C645.
- Gypsum board: Thickness as shown. ASTM C79 exterior sheathing type for exterior walls; ASTM C931 for exterior soffits and ceilings; fire code type x or c as indicated for fire rated assemblies; ASTM C630 water resistant for use in bathrooms and lavatories; and ASTM C36 regular type for all other locations.
- Tile backer: Georgia Pacific "Dens-shield" tile backer board or approved equal as a substrate for all ceramic wall tile.
- Acoustic insulation: Soundproof Cow 3 inch thick "Quiet Batt 30" unfaced cotton fiber batts (soundproofcow.com). Pressure fit into stud cavity.
- Installation:
 - Use galvanized steel corner beads on all outside corners.
 - Install control joints as shown or as recommended by manufacturer.
 - Use "No-Coat" angles at all angled joints at sloped ceilings.
 - Use screw fasteners except where nails are required for fire rated assemblies in wood construction.
 - Finish joints in accordance to manufacturer's printed instructions with reinforcement tape and minimum two coats of joint compound. Spot exposed fasteners and corner beads with three coats of joint compound. Sand smooth.
 - Acoustic separation walls: seal at joint between gypsum board and floor deck and around switch and receptacle boxes and gasket all electrical boxes.

09 30 00 - TILE - TO BE SELECTED

- Submittals: Submit two samples of each tile.

- Extra Stock: Provide minimum 5% maintenance stock of each tile.
- Quality Assurance: Perform work by skilled tradesmen in accordance with the recommendations of the Tile Council of America to provide a warranted job of assured quality. Carefully coordinate wallboard, underlayment, and all substrates for compatibility with TCA Standards.
- Tile Backer: Provide “Wonderboard”, U.S.G. “Durock”, or approved equal as a substrate for all ceramic wall tile.
- Crack Isolation Membrane: Mapei Mapeguard 2, Schlüter Ditra or Laticrete Strata Mat. Install complete system per manufacturer’s written instructions.
- Grout: As indicated.
- Floor tile installation: Set in thin set mortar. Seal grout joints.

09 51 00 - ACOUSTICAL CEILINGS

- System Description: Provide acoustical lay-in ceilings, trim and metal suspension system. Remodel existing acoustical lay-in ceilings, trim and metal suspension system.
- Submittals: Submit product data and two samples of each tile.
- Warranty: 15 years against sag in hot/humid conditions (up to 104 degrees and 95% relative humidity)
- Extra Stock: Provide minimum 5% maintenance stock of each tile.
- Conform to IBC for flame/smoke rating requirements of Class I in accordance with ASTM E648.
- Tile: As indicated.
- Suspension systems: ASTM C635 intermediate duty classification, standard 15/16 inch profile. Non-fire resistance rated. Color: white.
- Edge moldings, attachment, devices and hangers in accordance with ASTM C635 as required for complete installation. Cap material: Painted steel finish.
- Layout: Measure and layout acoustical ceilings to avoid less than 1/2 panel units whenever practical. Install panels with pattern or grain running one-way.
- Verification: Verify that layout of hangers will not interfere with other work.
- Installation:
 - Install suspension systems in accordance with ASTM C636.
 - Hang system independent of walls, columns, ducts, pipes and conduit. Locate system on room axis according to reflected ceiling plan. Install edge molding at intersection of ceiling and vertical surfaces, using longest practical lengths. Install ceiling tiles level, free from damage, twist, warp or dents.
 - Tolerances: Variation from Flat and Level Surface: 1/8 inch in 10 feet.

09 65 00 – VINYL STAIR TREADS

- Furnish and install Vinyl Stair Tread and Nosing according to manufacturers instructions.
- Submittals: Submit manufacturer’s product data, including surface preparation and application instructions. Submit color charts for color selection.
- Manufacturers: Cap A Tread, or Roppe or equivalent

09 67 00 – RESINOUS FLOORING (EPOXY COATING)

- Submittals: Submit manufacturer’s product data, including surface preparation and application instructions. Submit color charts for color selection.

- Installers: For bidding purpose, Seamless Flooring Systems Inc. or Stonhard. No other installers are or will be accepted.
- Storage and Handling: Store materials in clean, dry area indoors in accordance with manufacturer's instructions. Keep containers sealed until ready for use. Store product at temperature range in accordance with manufacturer's instructions. Keep from freezing. Protect materials during handling and application to prevent damage or contamination.
- Environmental Requirements -Do not apply coating when concrete surface or air temperatures are below 50 degrees F (10 degrees C).
- Manufacturer: Stonhard or Dex-o-Tex
- System: StonShield URT by Stonhard: Multiple Component, Moderate Duty, Slip Resistant Flooring System with chemical resistant topcoat. VOC compliant. Finish: Smooth, gloss. Nominal 2mm to 3mm thickness.
- Examination: Examine surfaces to receive coating. Notify Architect if surfaces are not acceptable. Do not begin surface preparation or application until unacceptable conditions are corrected.
- Existing Quarry Tile and other existing floor finishes must be removed down to concrete substrate. Wet bed under quarry tile, if this was used, must be removed.
- Preparation: Prepare concrete floor in accordance with manufacturer's instructions. Ensure concrete is a minimum of 28 days old. Ensure concrete surfaces are clean, dry, and sound. Remove dirt, dust, oil, grease, debris, paint, coatings, curing compounds, sealers, and unsound concrete. Prepare surfaces mechanically in accordance with manufacturer's instructions to give an open surface profile with cement paste removed from surface. Shotblast to CSP of 3-5 in accordance with ICRI Guideline 03732.
- Testing: Verify that concrete substrates have neutral Ph and that resinous flooring will adhere to them. Perform tests recommended by manufacturer. Proceed with application only after substrates pass testing.
- Installation: Install in accordance with manufacturer's instructions. Embed manufacturer's colored silica quartz in coating for slip-resistant surface. Provide integral coved installation at walls, casework and fixed equipment – height as indicated.
- Application of Urethane Top Coating: Apply in accordance with manufacturer's instructions.
- Joints and cracks: Treat per manufacturer's printed instructions.
- PROTECTION: Protect Applied Coating from Foot Traffic, Wheel Traffic, and Chemicals
- MANUFACTURER: Dex-O-Tex Decor Floor, Decorative Quartz Epoxy Floor
 - General
 - Work Included: Work of this section includes all labor, materials, equipment and services necessary to complete epoxy flooring incorporating ceramic coated colored inorganic quartz aggregate and integral base as selected on drawings and/or specified herein.
 - Related Work
 - Concrete Section 03300 (Note to specifier: Concrete should be either water cured or cured sodium silicate curing compounds only. Other types of curing compounds are generally not

acceptable. Concrete should be cured for a minimum of 28 days. On grade floors should have functioning vapor retarder beneath slab.)

- Floor drains Division 15 (Note Specifier: Floor drains, cleanouts, etc. should be of the floor flange type as manufactured for use with composition floors by most major drain manufacturers.
- Submittals
 - General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
 - Product Data: Submit manufacturer's technical data application instructions and general recommendations for decorative quartz epoxy flooring specified herein.
 - Samples for initial selection purposes in form of manufacturer's color charts showing range of standard colors available.
 - Submit 2 1/2"x4" samples in color and quartz aggregate combination as selected.
 - Material certificates signed by manufacturer certifying that the decorative quartz epoxy flooring submitted complies with requirements specified herein.
 - Maintenance Instructions: Submit Manufacturer's written instructions for recommended maintenance practices.
- Quality Assurance
 - Single Source Responsibility: obtain epoxy component of flooring materials, including primers, resins, hardening agents, and finish or sealing coats, from single manufacturer. Obtain ceramic coated quartz aggregate from primary manufacturer of that product.
- Delivery Storage and Handling
 - Deliver materials in original packages and containers with seals unbroken and bearing manufacturer's labels containing brand name and directions for storage and mixing with other components.
 - Store materials to comply with manufacturer's directions to prevent deterioration from moisture, heat, cold, direct sunlight, or other detrimental effects.
- Project Conditions
 - Environmental Conditions: Comply with epoxy resin composition flooring manufacturer's direction for maintenance of ambient and substrate temperature, moisture, humidity, ventilation and other conditions required to execute and protect work.
 - Moisture Vapor Transmission: Perform Calcium Chloride test in conformance to ASTM F1869 or In Situ relative humidity test conforming to ASTM F2170 to determine moisture vapor emission levels prior to application of any component of the flooring system. Do not install flooring over substrate with MVT emission levels in excess of 3 lbs. per 24 hour period over a 1000 square foot area or with a relative humidity in excess of 75%. Notify the architect immediately if MVT or RH levels exceed these levels, as Moisture Mitigation Primer should be considered

at this time.

- Lighting: Permanent lighting will be in place and working before installing decorative quartz epoxy flooring.
- Products
 - Materials
 - Decorative quartz epoxy flooring shall be Dex-O-Tex DecorFlor as manufactured by Crossfield Products Corp., in Rancho Dominguez, California and Roselle Park, New Jersey 07204
 - Properties
 - Colors: As indicated, or if not otherwise indicated, as selected by Architect from manufacturer's standard color combinations.
 - Physical Properties: Provide flooring system that meets or exceeds the listed minimum physical property requirements when tested according to the referenced standard test method in parentheses.

- Compressive Strength	
Complete System (ASTM C109)	8,556 psi.
Resin Component(ASTM D695)	12,900 psi.
- Surface Hardness (ASTM D2240)	Durometer D 85
- Aggregate Hardness	
- (Moh's Mineral Scale)	6 1/27
- Indentation Characteristics(MILPRF3134)	
Para. 4.7.4.2.1 Steadily Applied Load	0.005 indentation
- Impact Resistance(MILPRF3134)	0.011 indentation
Para. (4.7.3)	No cracking, loss of bond
- Adhesion	
(ACI Comm. 503.192)	345 psi. (100% failure in concrete)
- Water Absorption(MILPRF3134)	Less than 1%
- Abrasion Resistanc	
(ASTM C501)	19 Wear Index (H22 Wheel)
- Tensile Strength(ASTM D638)	4,400 psi.
- Elongation(ASTM D638)	19.6%
Resin Component	
 - Supplemental Materials
 - Anti-Microbial Additive: Incorporate antimicrobial chemical additive to control growth of most bacteria, fungi, algae, and actinomycetes.
 - Crack Repair: Any cracking in the concrete substrate should be brought to the attention of the Architect and GC, and after proper evaluation from Structural Engineer, recommendations for repair can be made in conjunction with Resinous floor manufacturer's materials to ensure a Sole Source of Responsibility.
 - Underlayment/Infill: Provide Dex-O-Tex A-81 per the manufacturer's written recommendations for infill, patching, pitching, etc., . In areas where concrete is the proper alternative, allow to cure properly prior to commencement of the installation of the resinous flooring materials.
- Execution
 - Inspection
 - Examine the areas and conditions where decorative quartz epoxy

flooring is to be installed and notify the Architect of conditions detrimental to the proper and timely completion of the work. Do not proceed with the work until unsatisfactory conditions have been corrected by the Contractor in a manner acceptable to the Architect.

- Preparation
 - Substrate: Perform preparation and cleaning procedures according to flooring manufacturer's instructions for particular substrate conditions involved, and as specified. Provide clean, dry, and neutral substrate for flooring application.
 - Concrete Surfaces: Mechanically Prepare via Shotblast, Diamond Grind or similar as required to obtain optimum bond of flooring to concrete. Remove sufficient material to provide a sound surface, free of laitance, glaze, efflorescence, and any bond-inhibiting curing compounds or form release agents. Remove grease, oil, and other penetrating contaminants. Repair damaged and deteriorated concrete to acceptable condition. Leave surface free of dust, dirt, laitance, and efflorescence.
 - Materials: Mix epoxy resin components when required, and prepare materials according to flooring system manufacturer's instructions.
- Application
 - General: Apply each component of decorative colored quartz troweled epoxy flooring system according to manufacturer's directions to produce a uniform monolithic flooring surface of thickness indicated.
 - Broadcast Coats: As this is a double broadcast application, apply liberal application of clear epoxy resin mixture, allow to self-level, broadcast (by hand or spray machine) ceramic coated quartz aggregate, allow to set to hardness, sweep off excess unbonded aggregate and repeat process to achieve total nominal thickness of 1/8".
 - Finish or Sealing Coats: After quartz filled broadcast coats have cured sufficiently, apply finish coats of type recommended by flooring manufacturer to produce finish matching approved submittal sample and in number of coats and spreading rates recommended by manufacturer. Finished floor shall be 1/8" thick, uniform in color and free of trowel marks.
 - Cove Base: Apply cove base mix to wall surfaces at locations shown to form cove base height of 4 inches unless otherwise indicated. Follow manufacturer's printed instructions and details including taping, mixing, priming, troweling, sanding, and top-coating of cove base.
- Curing
 - Cure decorative quartz epoxy flooring materials according to manufacturer's directions, taking care to prevent contamination during application stages and before completing curing process. Close application area for a minimum of 24 hours.

- Certified Installer
 - Seamless Flooring Systems, Inc.
333 Kennedy Blvd. Somerdale, NJ 08083
Contact: Craig Ferrese @ cferresse@seamlessfloor.com
Phone: 856-783-6500 Fax: 856-783-6610

09 68 00 - CARPETING

- Design Requirements: Conform to IBC code for flame/smoke requirements.
- Submittals: Submit product data. Submit sample.
- Warranty: Provide 10-year wear warranty against wear, zippering and delamination.
- Quality Assurance: Installer must be certified by the Carpet and Rug Institute
- Environmental Requirements: Maintain temperature and humidity in accordance with manufacturer's printed instructions.
- Extra Stock: Turn over to Owner all opened packages.
- Transition moldings: Stainless steel - see Finish Specs.
- Preparation: Perform ASTM F1869 Calcium Chloride Moisture Test-If moisture exceeds 3 lbs./1000 sq ft/24 hours do not install flooring- notify Architect for further directions. Prepare all substrates clean and dry. Use latex filler to level floor plus or minus 1/4" in 10 feet.
- Installation: Follow *CRI-104 Standard for Installation of Commercial Carpets and* manufacturer's recommendations at seams or where carpet continues through doorway. Fit carpet tight to edges and interruptions.

FINISHES

- Finish rating:

Rooms	Class C
Corridors	Class B
Stairs	Class A

09 72 16 – VINYL WALL COVERINGS - TO BE SELECTED

- Conform to IBC code for flame spread/smoke developed ratings 25/50 when tested to ASTM E84.
- Submittals:
 - Submit Product Data for wall covering and adhesive.
 - Submit two samples of wall covering 6 x 6 inch size illustrating color, finish, and texture for final selection.
- Environmental Requirements: Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the adhesive or vinyl covering product manufacturer. Maintain these conditions 24 hours before, during and after installation of adhesive wall covering.
- Maintenance: Provide additional 25 linear feet of each color of wall covering selected.
- Warranty: Provide five-year material warranty for stain and mildew resistance.
- Wall Coverings: per Interior Designer. 54" wide, Type II.
- Adhesive and Substrate Filler: Recommended by adhesive and wall covering manufacturers and compatible with substrate.
- Substrate Primer and Sealer: Alkyd enamel type.
- Verification: Verify that substrate surfaces are flat and prime painted, ready to receive work, maximum 4% moisture content. Fill cracks and smooth irregularities with filler, sand smooth. Vacuum clean surfaces. Measure moisture content of surfaces using

electronic moisture meter. Do not apply coverings unless moisture content of surfaces is below recommended maximum.

- Installation:
 - Apply adhesive and wall covering in accordance with manufacturer's instructions.
 - Install each roll in sequence. Cover spaces above and below windows, and above doors, in pattern sequence from roll.
 - Razor trim edges on flat work table. Do not razor cut on gypsum board surfaces. Apply adhesive and wall covering smooth, without wrinkles, gaps or overlaps. Ensure full bond to substrate surface.
 - Horizontal seams are not acceptable. Do not seam within 2 inches of internal corners or within 6 inches of external corners.
 - Remove excess wet adhesive from seams.
- Corner Guards and Bumper Rails:
 - Provide product data and color samples for corner guards and bumper rails
 - Acrovyn, or equal thin line 3" wide corner guards surface mounted 4" AFF to ceiling height above as indicated on plan.

09 91 00 – PAINTING

- Submittals: Submit product data. Provide 2 x 2 foot samples of each paint color on actual walls for approval.
- Manufacturer: PPG Architectural Finishes, Benjamin Moore, Sherwin Williams.
- Quality Assurance: Material shall be top quality and conform to all State & Federal requirements. Paint and Primer shall be compatible with use, exposure and substrate.
- Preparation and installation: in strict accordance with manufacturer's printed instructions.
- Coordination: Coordinate colors and textures with Owner/Architect.
- Paint all rooms of new construction.
- Paint existing rooms that remain only as instructed by Owner.
- Interior:
 - Gypsum Board
 - one coat primer
 - two coats acrylic latex, satin
 - Gypsum Board with Epoxy paint finish
 - Gloss -- High Performance Finish
 - 1 coat: Promar® 200 Zero VOC Interior Latex Primer, B28W2600
 - 2 coats: Pro Industrial Water Based Catalyzed Epoxy Gloss, B73-300 Series
 - Semi-Gloss Finish
 - 1 coat: Promar® 200 Zero VOC Interior Latex Primer, B28W2600
 - 2 coats: Pro Industrial Pre-Catalyzed Water Based Epoxy Semi-Gloss, K46 Series
 - Wood Trim, painted
 - seal knots
 - one coat alkyd primer
 - two coats latex, semi gloss
 - Wood Trim, stained

- stain to suit, one coat
 - two coats satin polyurethane
- Hollow Metal Frames
- two coats latex enamel, semi gloss
- Exterior:
 - Galvanized steel lintels:
 1. Clean to remove all dirt, oil, grease, chalk and other contaminants. Solvent clean to conform with SSPC-SP1. Apply a test area, priming as required. Allow the coating to dry at least one week before testing. If adhesion is poor, Brush Blast per SSPC-SP7 to remove these treatments.
 2. Prime all surfaces same day as cleaning.
 3. Provide two coats high performance water based urethane coating
 - Concrete Block – Epoxy Semi-Gloss
 1. PPG Paints:
 - a. Filler: SpeedHide Masonry Hi Fill Latex Block Filler 6-15, 10 mils dry film thickness.
 - b. Finish: Two coats Pitt-Glaze WB Acrylic Epoxy 16-551 Series, 4.0 mils dry film thickness per coat.
 2. Sherwin Williams:
 - a. Filler: Kem Cati-Coat® HS Epoxy Filler/Sealer, B42-400 Series (number of coats as required to fill voids, pinholes and to provide proper dense basecoat
 - b. Finish: (2) Two coats of Macropoxy® 646-100 Fast Cure Epoxy, B58-620 (solvent based epoxy)
 - Vinyl Trimboard: Use a 100% acrylic latex paint with a Light Reflective Value (LRV) of 55 or higher.
 - Unless otherwise noted prime all substrates and provide two finish coats.

DIVISION 10 SPECIALTIES

10 14 23 – INTERIOR SIGNAGE

- Submit shop drawing and artwork for approval. Submit product data.
- Design: Coordinate with Owner.
- Truss emblem: 12 inches wide by 6 inches high, red color. Mount at left side of entrance door at 60 inches height to center. Text: “ R ”
- Interior Signs: Provide ADAAG compliant solid phenolic signs. Mohawk Sign Systems System (tel. 800-223-7705) 1000 ADA System or equal. Square corner, bevel edge. Coordinate text and colors with Owner. Mount signs at latch side of door – 60” AFF to top of sign. Post occupancy load and use group per local construction official.
- Restroom signs: Provide International Symbol of Accessibility with pictogram at each public restroom - 6 x 8 inch size.
- Room signs: Provide at each room – 6 x 6 inch size, square edge.
- Font: Optima Regular, top left justified. Room Names: 5/8-inch height letters. accompanied by Grade 2 Braille.
- Window signs: Provide clear window with paper insert at Offices. Provide software for paper inserts.

10 20 00 - SPECIALTIES

- Submittals: Submit product data.

- Design Requirements: All products shall comply with ADAAG.
- Manufacturer: Bobrick, ASI or equal
- Bathroom accessories shall be Bobrick Matrix Series.
- Provide toilet paper holder at each toilet. Bobrick or equal. Spindle type, satin stainless steel finish.
- Provide wall mounted (c-fold) paper towel dispenser and soap dispenser at each lavatory or sink. Bobrick or equal, satin stainless steel finish.
- Mop Rack: Bobrick B-239 x 34
- Grab Bars: Bobrick B-8506.99, 1-1/4-inch diameter satin stainless steel with peened gripping surface. B-5837 at toilets where indicated.
- Installation: Install all products in strict accordance with manufacturer's printed instructions. Provide solid wood blocking or 12 gage sheet metal as grounds for grab bars.

10 26 00 - CORNER GUARDS

- Submittals: Product data for each type of product. Installation methods. Samples upon request.
- Corner Guard: 18 gauge minimum, type 304 stainless steel with No. 4 finish, 1/8 inch radius corner, 3 1/2 inch leg, surface mounted. Resist lateral impact force of 100 lbs at any point without damage or permanent set.
- Corner Guard Mounting: Stainless steel flat-head, countersunk screws through factory-drilled mounting holes, of sufficient length to penetrate substrate for sufficient holding capabilities.
- Install in accordance with manufacturer's installation instructions at locations indicated on the drawings.

10 44 13 - FIRE EXTINGUISHERS

- Larsen (tel. 800-527-7367) or equal, Model MP10
- Extinguisher: 10 pound 4A-60B:C UL rating.
- Cabinet: Semi-recessed steel with acrylic bubble, rated for use in rated assembly.
- Mounting Height: Mount top of extinguisher at 54" above floor.

10 51 13 - STEEL LOCKERS

- Submittals: Submit product data.
- System Description: Prefinished steel locker system where indicated.
- Manufacturer: Penco (tel. 610-666-0500), Republic (tel. 800-477-1255), Lyon (tel. 800-323-0082) or equal.
- Accessibility: Provide minimum one ADAAG compliant locker at each locker area. Mount lever handle at 34" AFF.
- Fabrication: Minimum 24 gage steel construction, 16 gage partially louvered doors. 12 x 12 x 72 inch size double-tiered style. Provide shelf at 12" above locker base. Provide finished end panels. Provide continuous sloping hood. Provide field built base with 4" height toe clearance. Provide filler panels as required for wall space.
- Accessories: Supply with number plates and coat hooks.
- Locks: Provide keyed integral locks where indicated.
- Installation: Securely anchor all lockers to floor and wall. Install plumb, level and true to line.

DIVISION 12 FURNISHINGS

12 20 00 - WINDOW TREATMENTS

- Submittals: Submit product data and color “finish” samples.
- Blinds:
 - Manufacturer: Bali, Hunter-Douglas or approved equal.
 - Blinds: 1-inch wide spring tempered pre-finished aluminum slats. Manual control. Continuous loop cord. Internal fittings. Full range locking. Overhead head rail attachment. Mount inside window opening.
- Accessories: As required for complete installation.
- Installation: Install plumb, level and true to line in strict accordance with manufacturer’s recommendations.

DIVISION 22 PLUMBING – See MEP Drawings

DIVISION 23 HVAC – See MEP Drawings

DIVISION 26 ELECTRICAL – See MEP Drawings

DIVISION 31 EARTHWORK – See Site Drawings
