



## **Middlesex Town Hall – Building Renovation and Site Work Feasibility Study Scope Narrative**

June 08, 2023

On the following pages, please find a preliminary outline specification describing the essential systems and materials we expect to include in the project.

Accompanying this narrative are the following drawings:

- Architectural drawings dated 06/08/2023
- Civil Preliminary Site Plan dated 05/30/2023
- Structural Conceptual Floor Plan and Section, dated 05/24/2023

### **Summary**

The Town of Middlesex, Vermont, has engaged the services of Vermont Integrated Architecture, P.C. (VIA) for schematic feasibility and design services for the renovation to their Town Hall building at both (2) levels, as well as the immediate site. VIA has enlisted the help of Engineering Ventures, P.C. (EV), to help define the structural and site design proposed for the project.

The main goal of the project is to improve the building's ability to serve the community and municipal staff, while also improving on life safety, accessibility, MEP systems, and energy efficiency.

The entire building will undergo renovation, and a new, one-story addition will be added to the north of the existing building, serving the Lower Level. New accessible circulation will be added to the building's interior and exterior, including a vertical platform lift serving both levels. Interior spaces at the lower and main levels are to be reconfigured to better suit programmatic needs of the municipal staff and the local community. All new electrified mechanical systems will release the building from its dependency on fossil fuels, and existing water/electrical systems will be upgraded. Exterior walls will receive new insulation and/or additional insulated wall construction, and new exterior windows/doors will meet current energy standards. Finally, life safety and energy code compliance will be achieved with all new work. A detailed, thorough description of this narrative summary is outlined on the pages to follow, and is accompanied by drawings provided by VIA and EV.

### **Alternates and Allowances:**

#### **Allowances:**

1. Millwork at Lobby/Display #21
2. LED lighting throughout
3. Decorative lighting fixture at new entry vestibule
4. Floor finishes as noted in Div 9

5. Kitchenette appliances:
  - New under-counter refrigerator/freezer combo unit
  - New microwave (units sits on countertop in kitchenette)
6. New landscaping (see site plan for approximate locations)

**Alternates:**

1. Provide an **ALTERNATE** price to provide and install water storage, fire pump, and sprinkler system to provide fire protection to the entire structure (including dry system at attic);
2. Provide an **ALTERNATE** price to provide and install new wood flooring at the following locations:
  - Lobby/Display #21
  - Small Meeting #22
  - Closet #23
  - Open Area #24
3. Provide an **ALTERNATE** price to provide and install new windows at the main level in lieu of restoring historic units. See Architectural drawings for sizes & quantities.
4. Provide an **ALTERNATE** price to provide and install wood-framed roof canopy supported on (4) wall mounted architectural brackets over (5) new windows at the lower level. Canopy to be approx 15ft long and extend 30" from building face.

**Outline Specification Narrative**

**Division 01 — General Requirements**

- General clean-up and construction waste management. Dedicated dumpsters for all construction debris shall be provided by the contractor.
- Recycling of applicable waste materials is required by our Waste Management Plan, and as is typically required by Act 250.
- Safety requirements and inspections.
- Protection of all existing construction not to be demolished, adjacent to the area-of-work, for the duration of the construction process.
- Protection of all on-site features not to be demolished, adjacent to the area-of-work, for the duration of the construction process.
- Area of work protection fencing/perimeter boundary.
  - Contractor to provide a site map showing limits of construction, storage/staging areas, etc. for Middlesex’s review and discussion. Vehicular access to the west of the site must remain open for the neighbor to the south.
  - Erosion control and silt fencing as required at all disturbed earth or stockpiled material.
- Temporary Electrical power during construction, if required. Otherwise, power shall be provided by owner through existing on-site connections.
- Temporary lighting, if required, during construction.
- Access to water for construction activities shall be provided by the owner.
- Temporary toilet facilities for construction personnel.
- Material Storage shall be provided by contractor outside the confines of the building. (Parking area(s) may be used for material storage and/or staging.)
  - Storage of salvage and various accessory and equipment for relocation and reuse to be provided by contractor.
- Payment applications
- Job photos

- Schedules
- Coordination with the Town of Moretown and/or VTRANS as needed for areas-of-work adjacent to roadways.
- Insurance
- Job signage
- Submittals
- Final Cleaning
- Temporary heat and winter conditions, not included
- Contractor will have full access to the site during construction. Owner's operations and use of the building during construction will cease.

### **Division 02 — Existing Conditions/Demolition**

The project includes selective demolition to portions of the Town Hall building, as well as the site, to achieve new construction. See demolition plans on Architectural drawing sheet A-1.0, and demolition elevations on sheet A-1.1, for the full demolition scope. Additionally, selective demo to be provided for MEP systems as required to achieve scope detailed in the drawings. And:

- All windows on the main level shall be restored (scraped, reglazed, and painted). (Windows in the basement will be replaced.) See Alternates for window replacement at main level.
- All exterior walls to be scraped to refusal, primed and painted.

### **Division 02 — Site Construction**

See also preliminary site plan provide by Civil Engineer.

*A site survey has not been conducted at this point. Existing/new spot elevations shown on drawings are for reference only, and are to be verified by an land survey. It is recommended that a survey be conducted if the project is tdeveloped further.*

Includes all sitework to achieve renovations, including:

- Concrete, walkways, stair, site walls, curbing, and ramp. (Concrete per Civil)
- New one-story building addition (entry vestibule)
- No landscaping work beyond grading, seeding, and mulching to be included to restore disturbed areas. All additional plantings by Owner. See Alternates.
- No tree protection is anticipated to be required.
- No new utility connections are anticipated to be required
- Work to existing sewer and water utilities as defined by the preliminary Civil drawings
- Tie into existing stormwater infrastructure
- Prep as-needed for new EV charging station
- Excavation as needed for new concrete walkway/steps/site walls, as well as new building signage, bollard lights, and bike rack.
- Provide perimeter drainage (connect to existing, if any, drain to daylight) and waterproofing as defined by the demo & proposed floor plans.
- Include 2'-0" wide stone drip strip (2-4" dia. River stone) with aluminum drip edge, per Civil.
- Building signage & light site prep work

## **Division 03 — Concrete**

### SITE

New slab in depressed “forecourt” area, walkways, stair, site walls, curbing, and ramp. See Civil & Architectural drawings for locations and details.

### BUILDING

New slab, frost walls, and footings for new addition, per Structural. (See drawings for locations/details)

Concrete footings for new columns, per Structural. (See drawings for locations/details)

Concrete walls, slab, and ceiling for new vault. See Architectural & Structural drawings for details.

Demo slab as required to accommodate new construction, see Architectural demo plans.

## **Division 04 — Masonry**

Carefully remove & salvage brick pavers outside existing building entry and retain for Owner’s future reuse.

## **Division 05 — Metals**

Miscellaneous fasteners, connectors, plates, etc.

Wall and curb mounted pipe, handrails to meet ADA. (painted)

Galvanized steel bike rack (10-bike capacity)

Metal grating at (2) new entry doors: galvanized steel welded bar grating

Size: 24”x84” x 2” deep

## **Division 06 — Wood and Plastics**

General: Pressure treated wood should be used wherever the wood framing is employed and comes into contact with concrete, masonry, or other damp areas.

### Wall Framing:

Infill framing, as required, at exterior envelope of renovated construction to match existing.

New interior walls shall be 2x4 or 2x6 wood-framed walls, per drawings.

See drawings and interior partition type tags for locations.

Provide blocking as required for millwork, fixtures, grab bars, and other specialties. See plans for locations.

### Floor & Roof Framing:

Framing and reinforcing at renovated areas of work to be wood framed. See preliminary Structural drawings for more information.

Exterior Siding & Finish Carpentry All to match existing. Notes below provide direction for patching/matching of existing:

Siding to match existing,

Painted lifespan 5/4x trim (or composite) at windows, water table, corner boards, etc. to match existing.

### Interior finish carpentry

Interior wood trim for windows except at main level which is salvaged existing for reuse and reinstallation.

### Interior Millwork:

Base and Upper cabinets at kitchen, per drawings.

PLAM countertop w/ 4" integrated backsplash (approx. 5 linear feet) at kitchen, per drawings.

Provide ALLOWANCE for (2) built-in millwork components at Lobby/Display (room #21):

Unit sizes: 24" deep x 66" wide x 96" tall (assume maple or birch with clear finish)

## **Division 07 — Thermal and Moisture Protection**

### Existing Foundation Walls:

- 4" EPS continuous wall insulation from footing to 6" below finish grade.
  - Provide waterproofing and drainage board, per narrative and drawings.
- At forecourt and east area where grade has been lowered, provide 4" EPS insulation horizontally for 4' from building edge

### New slab and Foundation Walls:

- Provide Underslab Vapor Control Layer (Stego, Tu-Tuff, OAE) continuous underslab and turned up 1' and taped to foundation wall.
- 5" EPS continuous insulation sub slab
- 4" EPS continuous wall insulation from footing to 6" below finish grade.
  - Provide waterproofing and drainage board, per narrative and drawings.

### Existing Exterior Framed walls:

Any existing exterior walls that are opened up to receive full cavity insulation, per code.

See notes on plans for treatment of existing walls to remain throughout.

New interior framed walls per plan to be 2x4 framing and to create a full 12" insulated cavity employing both existing framed cavities and new with space between. VCL (i.e. Intello) to be provided at interior of all new wall framing and all exposed existing framing.

All cavity insulation to be densepack cellulose, except as follows:

Provide FG or mineral wool at interior acoustic partitions, type A.

Provide mineral wool at Water Rm (14)

### Main level rim joists:

Provide 6" SPF at all, in two 3" lifts.

### Interior walls:

See plans and wall types for acoustic insulation and extent of work.

M wall type at all water closet walls, Jan closet, and water room.

2x6 framing at all walls that include plumbing.

A wall type at all office and meeting room demising walls, server room, and mechanical spaces.

See floor plans for fire rated wall locations (i.e. Type X wall types)

### Attic:

Existing 6" of fiberglass to remain.

Provide continuous Vapor Control Layer (i.e. Intello) taped above 6" of existing fiberglass to provide air-seal.

Provide 12" new loose-fill cellulose insulation continuous.

**Air-sealing:**

All new penetrations to be air-sealed.

Provide an allowance for air-sealing caulking at existing main level at:

- Ceiling to wall joint,
- Around windows, and at edge of floor (behind shoe moulding)

Self-adhered waterproofing membrane (SAWM) flashing/tape shall be used at the perimeter of all new window and door openings. ROs of windows shall be filled with low-expanding spray foam.

Interior Vapor Barrier at interior of side of exterior walls – Intello Plus membrane.

Use of specialized compatible tapes for all control layers is required.

- A. CELLULOSE INSULATION – Loose-Fill for Attics and Dense Pack for Walls
  - i. Manufacturer: National Fiber, or approved equal.
  - ii. Product: Cellulosic-Fiber Insulation: chemically treated for flame resistance, processing, and handling characteristics.
  - iii. Moisture Content per manufacturer’s installation requirements.
  - iv. Fill and Density per manufacturer’s installation requirements.
  - v. Formaldehyde free formula with borate flame and insect resistance treatment.
  - vi. Thermal Performance: min as noted below for wood frame construction (aged, measured at 75°F, ASTM C518)
    - a. Walls:
      1. 2x4=R-13 (3.4 pcf installed density)
      2. 2x6 = R-20 (3.4 pcf installed density)
      3. 2x8 = R-27 (3.5 pcf installed density)
      4. 2x10 = R-35 (3.6 pcf installed density)
      5. 2x12 = R-42 (3.7 pcf installed density)
    - b. See drawings for dimensioned depths of loose fill or desired R-value.

Loose Fill Cellulose  
(Attic Floors or Open Cavities)  
(Coverage per 25 lb. Bag)

R-Value	Installed Depth (Inches)	Settled Depth (Inches)	*Coverage per Bag (Net SqFt)
13	4.3	3.8	85.8
15	4.8	4.3	72.0
19	5.9	5.3	50.5
22	6.8	6.1	41.6
26	7.9	7.1	33.9
30	9.1	8.1	28.3
34	10.1	9.1	24.5
38	11.4	10.2	21.4
40	11.8	10.7	20.1
45	13.2	12.0	17.7
49	14.5	13.1	16.0
53	15.5	14.2	14.7
56	16.4	14.9	13.9
60	17.7	16.0	12.8
64	18.7	17.1	12.0
68	19.8	18.1	11.3
72	21.0	19.1	10.6
76	22.1	20.2	10.0
80	23.3	21.3	9.5
84	24.5	22.3	9.0
88	25.6	23.4	8.6
92	26.8	24.4	8.2
96	27.9	25.5	7.8
100	29.1	26.5	7.5

- B. CLOSED-CELL SPRAY POLYURETHANE FOAM (LOW-GWP)
- i. Manufacturer: Lapolla Industries or Demilec Heatlok HFO, with Solstice-LBA blowing agent by Honeywell, or approved equal.
  - ii. BOD Product: Low-GWP-blown closed-cell spray foam. Foam-Lok 2000-4G, or approved equal.
  - iii. maximum flame-spread = 25
  - iv. smoke-developed indexes = 450
  - v. minimum density of 2.0 lb/cu. ft.,
  - vi. Zero ozone depletion: 0
  - vii. Blowing agent Global Warming Potential: GWP100 < 25, which can be met with either of the following:
    - a. Use of a natural refrigerant (i.e. pentane and cyclopentane), or
    - b. a synthetic refrigerant with a GWP100<5
  - viii. Thermal Performance: min R-6.6/inch (aged, measured at 75°F, ASTM C518)
  - ix. Covering: In locations with exposed foam, provide 15 minute rated intumescent coating per life safety code.
  - x. Installer: Certified installer with minimum 6 months experience.
  - xi. Thickness: As indicated on drawings
    - a. In lifts as recommended by manufacturer's instructions.
    - b. As shown on details for air sealing or where main insulation thickness is compromised.
  - xii. Location: Main level rim joists, 6" in two 3" lifts

#### Waterproofing

Provide new perimeter drainage (per plans) and connect to existing perimeter drainage and stormwater system. Provide waterproofing and drainage protection board (see below) and back-fill with free draining material.

Backfill to be crushed stone, per structural.

- A. FLUID APPLIED WATERPROOFING: SUB-GRADE
- i. Manufacturer: W. R. Grace and Co. or approved equal.
  - ii. Product: Procor Liquid, sub-grade 2 part liquid waterproof membrane.
  - iii. Location: New foundation walls where slab is at or below exterior grade.
  - iv. Accessories: Manufacturer's recommended products for foundation wall penetrations, including at pipes – Bituthene Liquid Membrane.
- A. DRAINAGE BOARD
- i. Manufacturer: Grace
  - ii. Product: Hydroduct 220, Drainage Board with Filter Fabric
  - iii. When adhering Hydroduct 220 directly to Bituthene waterproofing membranes, Preprufe Detail Tape should be used. When using Preprufe Detail Tape, press firmly to ensure good adhesion. Substrate and job site conditions will determine the attachment pattern. Additional consideration should be given in high wind exposures. Abut adjacent rolls with excess fabric overlapping in shingle fashion.
  - iv. See manufacturer's installation requirements

- B. PERIMETER DRAINAGE
  - i. Provide continuous perimeter foundation drainage with filter fabric protection, typical, as indicated on structural drawings and with connection to existing perimeter drainage system.
  - ii. See civil/structural drawings and specifications for back-fill requirements.

#### Envelope Control Layers

- A. SILL SEAL
  - i. Manufacturer: Conservation Technology,
  - ii. BOD Product: EPDM sill gasket, BG-75, for 2x6 plate, OAE
    - a. [http://conservationtechnology.com/building\\_gaskets.html](http://conservationtechnology.com/building_gaskets.html)
  
- B. INTERIOR VAPOR CONTROL LAYER
  - i. Manufacturer: Pro Clima/ Moll bauökologische Produkte, Imported by 475 High Performance Building Supply, 131 Union Street, Brooklyn NY, 11231 Tel: 718-622-1600; Email: info@foursevenfive.com; Web: www.foursevenfive.com
  - ii. BOD Product: 'Intello +' Class Reinforced Polyethylene Copolymer Vapor Retarder membrane A, B & C, 15 mils thick, OAE
  - iii. Permeance Rating: Variable permeance rating of 0.13- 13.2 perms.
  - iv. Vapor-Retarder Tape and Fasteners: Pressure-sensitive tape and fasteners of type recommended by vapor-retarder manufacturer for sealing joints and penetrations in vapor retarder. Pro Clima Vana
  - v. Adhesive for Vapor Retarders: Product recommended by vapor-retarder manufacturer and with demonstrated capability to bond vapor retarders securely to substrates indicated.
  - vi. Pipe, duct and cable sealing in Reinforced Polyethylene Copolymer Vapor Retarder: ROFLEX and KAFLEX gaskets.
  
- C. EXTERIOR VAPOR OPEN WEATHER RESISTIVE BARRIER AND AIR-CONTROL LAYER (I.E. PRIMARY AIR BARRIER) (taped or fully adhered acceptable to provide continuous air-control layer to meet air-sealing target)
  - i. Manufacturer: Pro Clima, Siga, Henry, or approved equal.
  - ii. Substrate: Plywood sheathing
  - iii. BOD Product: Proclima Mento 1000, Henry Blueskin, Siga Majvest, or approved equal.
  - iv. Tapes and Fasteners: see below
  - v. Sill Pan: see below
  - vi. Penetrations (Pipe, duct and cables, etc.): see below
  - vii. Locations: At new construction (entry)
  
- D. AIR CONTROL LAYER / WEATHER BARRIER TAPE– (I.E. PRIMARY AIR BARRIER)
  - i. Manufacturer: 3M, Siga, Pro Clima, Henry, Huber, Venture, OAE.
  - ii. BOD Products: Siga Wigluv, Pro Clima Tescon Vana, 3M All weather flashing tape 8067, or approved equal that is compatible with exterior air/weather barrier to provide continuous air-control.
  - iii. Location: At all joints in membrane, between membrane and plywood sheathing and connecting materials, and over fasteners.



- E. FOUNDATION TO WALL TAPE
  - i. Manufacturer: 3M, Siga or approved equal.
  - ii. Product: 3M All weather flashing tape 8067, Siga Fentrim, with split backing, or similar flexible waterproof tape intended for fastening to concrete.
  - iii. Location: Foundation wall to sheathing connection.
  
- F. WINDOW SILL FLASHING TAPE
  - i. Manufacturer: Proclima, Siga, Huber, or approved equal.
  - ii. Product: ProClima Extoseal Encors, Siga Majvest, ZIP flex tape, or similar flexible waterproof tape intended for sill use. Confirm suitability w/ window material and weather barrier. (Rubberized Asphalt tapes are not acceptable)
  - iii. Location: Window sill pans, door sills without manufacturer's pans.
  
- G. WINDOW HEAD AND JAMB FLASHING TAPE
  - i. Manufacturer: Proclima, SIGA, Huber, or approved equal.
  - ii. Product: ProClima Vana, SIGA Wigluv, ZIP tape, or similar flexible tape for exterior applications. Confirm suitability w/ window material and weather barrier.
  - iii. Location: Window and door rough openings
  
- H. AIR SEALING SYSTEMS/CONNECTIONS
  - i. Material: Pipe, duct and cable sealing in control layers
  - ii. Manufacturer: ProClima or approved equal.
  - iii. Product: ROFLEX and KAGLEX gaskets and associated tapes as needed.
  - iv. Location: At continuously air-sealed enclosure, to meet the minimum air-leakage requirement. Locations therefore include but are not limited to all fenestration, MEP openings, sub-slab and sub-slab to walls, walls to roof, roof to all roof penetrations and any other exterior assemblies in and of themselves and to all adjacent assemblies.

**ROOFING:**

**EXISTING ROOF:**

Infill roof at demolished chimney to match existing. Provide water and air sealing as needed.

**NEW ROOF AT EXISTING BUILDING:**

1. Remove existing asphalt roof. Dispose of material in compliance with State requirements.
2. Install ice and water shield barrier on sheathing at eaves, rake, and tower extending a min of 2' beyond building line which may require more than one width of material. See drawings.
3. Provide an allowance for new roof sheathing throughout. (Condition of roof sheathing to be confirmed in future phase of work.)
4. Using industry standard, install 24 ga. standard color standing seam roofing, including venting roof cap, on the main gable of the original building, rear hip roof, and tower roof.
5. Flash, as needed.
6. Provide a Manufacturer's total system warranty.

**NEW CANOPY ROOF (ALTERNATE) at east façade, see elevation:**

1. Roofing to be 24 ga double lock standing seam metal roof.
2. ½" roof sheathing
3. Roof supported by (4) wood brackets fastened to existing concrete foundation wall
4. Assume metal roof drip edge and two-piece wood fascia, ptd.
5. Assume 15 ft long canopy at 3:12 slope with 30" extension

NEW CANOPY ROOF (**ALTERNATE**) at west façade to cover stairs, see elevation:

1. Roofing to be 24 ga double lock standing seam metal roof.
2. ½" roof sheathing
3. Roof supported by (2) 6x6 wood posts supported on footings
4. Assume metal roof drip edge and two-piece wood fascia, ptd.
5. Assume 11.5 ft long canopy at 3:12 slope, width to cover stair (see site plan)

CUSTOM OPEN-SIDED DOWNSPOUT AND SUPPORT STRAPS (SCUPPER AT NEW ADDITION)

- v. Manufacturer: Custom shop-fabricated.
- vi. Product: Custom fabricated downspouts at north elevation of vestibule
- vii. Material: Use sheet metal to match roofing manufacturer. 24 gauge, brake metal, Pre-painted Galvanized Steel Sheet and as noted below
- VIII. Fabrication: Shop fabricated. Coordinate with architectural design.
- ix. Finish: Powder coated finish – Perspectra PLUS Series/Weather XL, color by each location by architect.
  1. Assume 1' wide open trough with 3" edge return at each side. All exposed brake metal surfaces to be painted. Open 3-sided downspout to 6" above grade.

#### **Division 08 — Doors and Windows**

*Note: See schedules on Architectural drawing sheet A-10.1 for preliminary info on windows & doors. See floor plans for locations of units described herein.*

##### New Exterior Doors

Exterior doors shall be insulated and thermally-broken (see door schedule & plans for type, quantity and locations). Wood clad at main entry and insulated fiberglass at rear/service areas.

Provide panic hardware at egress door leaving the existing stairwell and at the main entry doors.

Provide an allowance for door hardware. (Door hardware has not been reviewed at this time and will be defined in a future phase of work.)

##### Interior Doors

New interior doors to be solid-core, paint- and stain- grade doors, per drawings. See door schedule for type, quantity, and locations.

New Interior door frames to be hollow metal frame, painted at the lower level.

New Interior door frames to be wood frame, or hollow metal frame with wood facing, at the main level. Provide an allowance for door hardware.

##### Windows

Main level windows

All windows on the main level to be restored (scraped, reglazed, and painted). (Windows in the basement will be replaced.)

Main level windows to be fitted with energy retrofit sashes (OpenSash, OAE).

<https://www.opensash.com/>

Contact:  
Christopher Pratt  
386 Johnson Road  
East Montpelier, VT 05651  
802-229-6880

New windows to be triple-glazed (see window schedule & plans for type, quantity and locations).  
Assume Marvin Signature Ultimate windows for pricing.

See Alternates for window replacement at main level.

#### Interior Windows

Provide interior borrowed lites in HM frames with wood casing at the following locations:

- separating Entry & Work Area
- separating Lounge & Lobby

See drawings for locations and sizes.

#### **Division 09 — Finishes**

*Note: See finish schedule on Architectural drawing sheet A-10.1 for locations of finishes described herein.*

Moisture rated GWB to be used at wet/damp locations.

**Provide 60 minute fire-rated construction as required by code. 1-hr rating to be provided at locations indicated on plans.**

#### Interior Walls

New gypsum board walls shall be (Level 4) with painted finish.

All areas that receiving patching, to be freshly painted, typ.

All interior surfaces to be freshly painted (walls and ceilings).

Patch to match existing, as required, in areas of demo and/or layout adjustments, as per drawings.

Re-finish & reinstall existing wainscotting at main level (except at the new lift location)

#### Ceilings:

Provide ACT at all spaces, except as noted below.

- A. ACOUSTICAL CEILING TILES 2x2
  - i. Product:
    - a. Performance Based- basis of design: Certainteed Symphony M, 9/16" Narrow Reveal Edge (Corner Bevel), tegular grid, or approved equal.
  - ii. Dimensions: 24"x 24" modular size, 3/4" thickness.
  - iii. Type and Form: Mineral Fiber ceiling panels, 15.5 pcf density
  - iv. Pattern and color: fine texture, white.
  - v. Light Reflectance: Not less than 0.90.
  - vi. Noise Reduction Coefficient: Not less than 0.75.
  - vii. Ceiling Attenuation Class: Not less than 24.
  - viii. Fire class: A
  - ix. Durability/Care: Sag and humidity resistant, washable/scrubbable, mold/mildew resistant.
  - x. Min 50% Recycled Content

- B. ACT METAL SUSPENSION SYSTEMS
- i. Manufacturer: Certainteed or to match panel manufacturer
  - ii. Product: 9/16" narrow reveal edge/square tegular, painted galvanized steel

Provide GWB ceiling at:

- All water closets/restrooms
- Vaults
- Spaces with a fire-rating (i.e. stairs, hallways, lift)
- Gear Room
- Water (14)

All wet/moist locations to receive moisture rated GWB, typ.

Flooring:

General: All existing flooring at the upper level hall to be re-finished. Protect shoe-mold and wainscotting at all walls during re-finishing and patch and paint.

Provide ALTERNATE for new maple flooring at the following locations:

- Lobby/Display #21
- Small Meeting #22
- Closet #23
- Open Area #24

- A. LINOLEUM RESILIENT SHEET FLOORING
- i. Manufacturer: Forbo Marmoleum or approved equal.
  - ii. BOD Product: Commercial Linoleum
  - iii. Dimension: Standard width, 0.1" minimum thickness, coils in manufacturer's standard length.
  - iv. Seams: Heat welded w/ manufacturer's standard color-matched solid color welding rod.
  - v. Collection: Vivace
  - vi. Colors: As chosen by architect from the full range of product colors.
  - vii. Locations: See finish schedule.
- B. RUBBER FLOORING
- i. Manufacturer: Burke Flooring, Endura Rubber Flooring, Felxco Inc., Nora Rubber Flooring, Roppe Corp. or approved equal.
  - a. Product: Type TS (vulcanized thermoset rubber), Class 2, Pattern,
    - a. Raised-square treads w/square nosing, integral smooth risers, 2" nosing height, 1/4 inch thickness tapered to back edge, one piece per tread.
    - b. Landing tiles (contrast or matching).
  - ii. Colors: From full range of manufacturer's colors including solids and patterns.
- C. RESILIENT BASE – VULCANIZED RUBBER BASE
- i. Manufacturer: Nora Rubber Flooring, Johnsonite, Burke Flooring, Endura Rubber Flooring, Felxco Inc., Roppe Corp. or approved equal
  - ii. Product: Type TS (Vulcanized Thermoset Rubber), Group 1, (solid, homogeneous), cove
  - iii. Dimension: 4" height, 0.125" minimum thickness, coils in manufacturer's standard length.

- iv. Corners: Job formed.
  - v. Finish: Satin finish, colors as selected by Architect from the full range of industry colors.
  - vi. Locations: See finish schedule
- D. CONCRETE FLOOR COATING
- i. Manufacturer: Sherwin Williams Armorseal Tread-Plex, Ardex Concrete Guard, Conproco Shield MX, or approved equal
  - ii. Basis of Design Product: ProMar 400 or approved equal.
  - iii. VOC Content: 200 g/L max. (though less is highly preferred, if possible)
  - iv. Color: By Architect from manufacturer's standard offerings
  - v. Locations: Entire lower level
- E. CARPET TILE
- i. Manufacturer: Interface, Miliken, Shaw Commercial, Mannington or approved equal.
  - ii. Product: Tufted, Textured loop Carpet as selected by Tenant/Architect to meet the following specifications.
    - a. Allowance: \$40/square yard (installed).
    - b. Warranty: 10 years
    - c. Certification: UL certified. Compliance with testing and product requirements of CRI's "Green Label Plus" program and/or Green Guard certified.
    - d. Tile size: TBD
    - e. Recycled Content:TBD
    - f. Fiber Content: 100 percent nylon 6, 6.
    - g. Pile Characteristic: Tufted, textured loop, Level-loop or multilevel-loop pile.
    - h. Finished Pile Height: 0.08" (2.03 mm).
    - i. Density: 8,400 oz./cu. yd.
    - j. Face Weight: 28 oz./sq. yd.
    - k. Backing: Provide mildew resistant carpet pad suitable for placement on concrete slab or existing field substrate.
    - l. Underlayment and Substrate preparation: Per manufacturer's recommendations. Condition of existing substrate to be confirmed as suitable, during bidding.
    - m. Installation: Test concrete moisture content prior to install for compliance with manufacturer's requirement. Direct glue-down.
    - n. Installation: Test concrete moisture content prior to install for compliance with manufacturer's requirement. Install according to manufacturer's instructions.
    - o. Locations: as shown on finish plan and schedule
    - p. Color/pattern: by Architect per standard offerings
    - q. Installation pattern: Per Architect's direction and to be confirmed by submittal.
- F. TILE (IN NEW ENTRY VESTIBULE)
- i. Provide an allowance for 12x12 commercial grade porcelain tile at locations noted in finish plan.
- G. ENTRANCE FLOOR MAT SYSTEM - RECESSED
- i. Basis of Design: Pedigrid by Construction Specialties (CS) OAE
  - ii. Product: Pedigrid G1 with ½" Level Base.
  - iii. Depth/Thickness: 1 13/16" recess in concrete.
  - iv. Frame/Edge: Mill finish aluminum frame
  - v. Insert: Pedisystems Carpet Tread Insert – Mono Tuft HD

- vi. Installation and Accessibility: must meet all ABA/ADA requirements for public facilities
  - a. Slip Resistance: Static Coefficient of Friction (SCOF) of 0.60
  - b. Installation: Flush, with max ¼" from finish floor with any/all edges/frames tapered to meet finish floor
  - c. Openings for debris and water: max ½" diameter, with any/all elongated openings placed with long dimension perpendicular to the dominate direction of travel.
- vii. Size:
  - a. per drawings and to avoid filler bars
- viii. Alignment:
  - a. per drawings, center in space.
- ix. Warranty: 2 years

#### Interior Painting

Zero-VOC paint for all interior GWB walls called out in the finish schedule. One coat of primer, 2 finish coats.

Ceiling - Zero-VOC paint. One finish coat (one coat primer, 2 finish coats at all patch-to-match existing areas).

All areas to received fresh paint-out regardless of extent of work.

#### Exterior Painting

Zero-VOC products for all painted/stained wood trim and siding, to match existing. One coat of primer, 2 finish coats. (Where new exterior wall infill is required)

All exterior walls to be scraped to refusal, primed and painted with two coats of exterior paint, including trim work and ornamentation.

All existing foundation walls (including infilled and patched areas) to be scraped at failed parging, patched as required, parged to match existing and fully painted.

Assume one coat of primer, 2 finish coats, typ.

### **Division 10 — Specialties**

- A. TOILET ACCESSORIES (for WC 1 & WC 2)
  - i. Manufacturer: Bradley, Bobrick, Kimberly Clark, Georgia Pacific or approved equal similar to basis of design products below.
  - i. Products:
    - a. Toilet Paper dispenser - surface mounted double-roll dispenser, approximately 13"h x 6"w x 7" deep – provide 1 in each bathroom
    - b. Soap dispenser – 1 in each bathroom
    - c. Towel Dispenser – surface mounted, roll type, approx. 14.5"h x 12.5" w x 9" deep – provide 1 in each bathroom
    - d. Mirror – 1 in each bathroom
- B. UNDERLAVATORY GUARDS (for WC 1 & WC 2)
  - i. Manufacturer: Plumberex Specialty Products, Truebro by IPS Corp. or equal.
  - ii. Product: Insulating white molded plastic pipe covering for supply and drain piping assemblies; allow service access without removing coverings for all locations where a shroud is not provided with the lavatory.

- C. GRAB BARS (for WC 1 only)
  - i. Manufacturer: Bradley, Bobrick or approved equal.
  - ii. Product: Bradley Model 832, Bobrick B-5806 straight grab bar or "L" corner grab bar.  
Sizes: 36" long & 42" long
    - a. 1-1/4" (32mm) dia. tubing. Constructed of 18-gauge, type 304 satin-finish stainless steel tubing. Concealed mounting flange 1/8" thick, type 304 stainless steel plate, 2" W x 3 1/8" H, with screw holes for concealed anchors. Cover is 22-gauge, type 304 stainless steel with satin finish, 3 1/4" diameter. Cover snaps over mounting flange to conceal screws.

FIRE PROTECTION SPECIALTIES: provide (3) new fire extinguishers in cabinets.

**SIGNAGE:**

Provide new ADA signage throughout.

Provide (2) accessible parking signs.

Provide EV charging signage.

Provide an allowance for new free-standing, building signage (painted wood).

**Division 12 — Furnishings**

All furnishings by Owner.

Provide an allowance for appliances shown in plan and as noted above.

**Division 14 — Conveying Systems**

Provide one vertical platform lift, two stops, with associated machinery and fitting.

Basis of Design: Savaria V1504 Vertical Platform Lift, Type 1.

**Division 21 — Fire Suppression**

Provide an **ALTERNATE** price for a new automatic fire suppression system throughout the building.

**Division 23 — Mechanical (and Plumbing)**

All mechanical and plumbing work to code.

Existing HVAC equipment to be removed and replaced entirely with an all-electric air-source heat pump system with electrical baseboard at select locations. See plans for suggested locations of interior and exterior units. System to be designed and sized in a future phase of work.

Provide a new hi-efficiency energy recovery building ventilation system with two units (one for upper level and one for lower level to meet code. Wall mounted controls to be programmable and allow for ramp up/down (no time clock). Provide insulated fresh-air ductwork at intake and exhaust. See plans for suggested fan room location above main level support spaces with intake and exhaust locations on façade. System to be designed and sized in a future phase of work.

All new supply and waste piping is to be provided for new restrooms, drinking fountains, and kitchenette. All new waste and vent piping will be Schedule 40 Solid wall piping.

All new supply piping is to be soldered Type L copper or PEX piping.  
Provide new ADA-compliant toilet and sink at new restrooms (WC1 & WC2).

Provide new sink and associated rough-in at kitchen.  
Provide new 24" sq. mop sink and associated rough-in at new JC.  
Provide new bi-level drinking fountain w/ bottle filler at lower level, per plan.

M&P to be design-build by Owner and their selected contractor.

Radon levels to be tested and assessed in a future phase of work with a mitigation strategy and cost estimate to be provided at that time.

### **Division 26 — Electrical**

All electrical work to code.

Selective demo to be provided as required to achieve scope in drawings and as described in Division 2.

Provide exit signage and emergency egress lighting throughout to meet code.

All new lighting to be LED light fixtures. Provide an allowance for all new LED lighting throughout.

Also provide a separate allowance for decorative fixture at entry/lobby.

#### **EXTERIOR LIGHTING**

- (4) exterior entry lights (one at each new exterior door)
- (1) building sign light
- (4) bollard lights
- (12) ramp lights (fixtures recessed in concrete retaining walls)

#### **Power Distribution**

All devices to be commercial grade.

Provide new power distribution, receptacles, circuitry, as required by code and to power all new work/scope identified in drawings.

Provide GFI receptacles in wet locations or other locations as required by code.

Provide raceway trays above new ACT ceiling at both levels.

Tel-Data/Misc – not included, by Owner.

Fire Alarm - Provide a new Fire Alarm system for all spaces to meet code.

Electrical work as required for new EV charging station

EV charging unit to be a single unit w/ (2) Level 2 charging ports/cables (2 vehicles can charge at once)

Provide ALLOWANCE for building generator or battery back-up. Size equipment to provide critical building operations (i.e. emergency lighting and heat to prevent freezing of pipes), and is not intended to provide for building use in case of an outage.

### **Structural Scope Narrative — Preliminary**

See conceptual Structural drawings, dated 05/24/2023, for proposed scope of structural work associated with the project.

*End of structural scope summary*

**END OF NARRATIVE SPECIFICATION**