Outline Specifications

for

Chilmark Preschool

Restroom Addition

Prepared for:
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Chilmark Preschool
Chilmark School
Chilmark, MA 02535

Designed by:
South Mountain Co, Inc.
15 Red Arrow Road
PO Box 1260
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DIVISION 1: GENERAL REQUIREMENTS

1.1 GENERAL CONDITIONS

- The specifications are in addition to plans and provide additional information concerning the Chilmark Preschool restroom addition.
- The Owner is Chilmark Preschool (referred to herein as Owner).
- The Designer is South Mountain Company Inc., West Tisbury, MA (referred to herein as SMC).
- The General Contractor is TBD (referred to herein as GC).

1.2 SPECIAL CONDITIONS

- The GC shall carry General Liability ($2,000,000) and full workers' compensation insurance for all people on the job.
- All subcontractors employed on this project must carry a minimum of $500,000 General Liability insurance and, if they have employees, complete Worker's Compensation coverage.
- The Owner shall carry all property-related insurance for work-in-progress and construction materials on site, and GC shall be a named insured on the Builders Risk policy.
- The GC will guarantee all work for a minimum of one year from the date of substantial completion and acceptance by the Owner. Exterior paint will be guaranteed not to fail for five (5) years. Windows and glazing will be guaranteed for ten (10) years.
- The GC will attempt, as much as possible, to use energy and resource efficient systems and materials, and will attempt to specify low-toxicity materials throughout.
- The GC will attempt, as much as possible, to employ environmentally responsible construction methods and to minimize resource depletion and waste brought to local landfills. Careful purchasing of materials, recycling of construction debris where possible, and use of materials which use recycled or reconstituted material will be encouraged throughout the project.
- All Subcontractors will be responsible for taking care of their own waste and debris. Subcontractors will be responsible for separating trash and waste as directed by the Jobsite Foreman, respecting all site constraints, and leaving both the site and the adjacent rooms clean and free of debris.
- All work shall conform to the Massachusetts State Building Code and other applicable codes.
- The Outline Specifications, along with the plans referred to above, become part of the Construction Contract.

1.3 PERMITS & FEES

- The GC will be responsible for acquiring all necessary permits, complying with the terms of such permits, and successfully completing all necessary inspections.

1.4 CLEAN UP, DISPOSAL

- The GC will have the premises professionally cleaned at completion to prepare the building for occupancy, including complete house cleaning and window washing.
- Site shall be fully cleaned of all construction debris.

1.5 PROJECT CLOSEOUT & POST OCCUPANCY

- Closeout submittals will include the following (as applicable):
  - Operation and maintenance data and manuals
  - Warranties
  - Spare parts, maintenance materials, and extra materials as necessary
  - Evidence of compliance with requirements of governmental agencies having jurisdiction, including:
  - Occupancy Permit
  - Record documents

DIVISION 2: SITEWORK

2.3 SITE PROTECTION

- Protection will be determined by coordinating Contractor's needs as well as the school's needs. Generally protect specific plants or natural features as required for their preservation during construction.
- All finished landscapes will be protected by snow and/or silt fences.
- Construction Zone should be fenced and isolated from access to dangerous conditions during the duration of construction.

2.5 EXCAVATION & BACKFILL

- Cut existing entry slab and maintain compacted fill below all portions of existing slab.
- Excavate with smallest machine possible, or by hand.
- Foundation will be backfilled with clean well-draining sand.
- Remove all material from site.

2.6 TRENCHING

- Trenching will include finding and hooking up to existing sewage waste pipe.

2.8 SITE GRADING AND DRAINAGE

- Grade to be manipulated as appropriate to allow for drainage away from building. New gutter and downspout to tie in to existing drywell if possible.

2.19 LAWNS

- Restore all disturbed areas at completion.

DIVISION 3: CONCRETE

3.1 FOUNDATION

- To be a poured concrete or concrete block foundation consisting of 8″ thick walls with keyed bearing on 8″x16″ poured concrete footings. Footings to be set at 48″ min. below finished grade.
- Install 8" anchor bolts at 4 ft. on center

3.2 FLOOR SLABS & PREP

- Install 4″ (min. thickness) concrete floor slab on clean sand compacted base and 6 mil vapor barrier applied over rigid foam insulation (see 6.20). Vapor barrier to be turned up and sealed to face of concrete wall.

DIVISION 4: MASONRY

4.2 MISCELLANEOUS MASONRY

- Includes new dry laid field stone wall on gravel base (aprox. 8′-6″ in length) to be set at edge of new foundation as indicated on plans. Top of wall to follow grade drop from existing terrace slab to grade at east edge of Preschool Classroom.

DIVISION 6: CARPENTRY

6.1 FRAMING AND SHEATHING

- Includes all wall and roof framing, strapping and necessary blocking.
- Includes all repairs to existing as required.
- All framing lumber in contact with ground or concrete to be pressure treated ACQ southern yellow pine.
- All framing must be done so there are no un-insulated cavities in the finished frame.
- General framing to be KD spruce, TJI's, and Microlams in accordance with framing plans.
- Framing materials are as follows:
  - Mud sills: 2 x 6 PT sealed to foundation with sill seal and caulk
  - Walls: 2 x 4 @ 24″ OC
  - Rafters: 2 x 6 @ 24″ OC
  - Ceiling joists: 2 x 4 @ 24″ OC
- Includes all nails, screws, fasteners, flashings, and miscellaneous hardware.
- Wall Sheathing: 5/8″ Zip Roof system.
- Roof Sheathing: 5/8" Zip Roof system.

6.7 EXTERIOR TRIM & WOODWORK

- All exterior casings, corner boards, rakes, soffits, light blocks and details to be select white pine to match existing.
- Wall trim: 5/4 material
- Roof trim: 4/4 material

6.13 INTERIOR TRIM & FINISH WORK

- All interior trim to be select white pine to match existing.

6.20 RIGID FOAM

- Foundation walls on interior surface: 2″ Thermax foil faced polyiso. 1 ½″ Thermax foil faced polyiso between vertical wall framing bays. (2) layers 1 ½″ Thermax foil faced polyiso over exposed foundation wall top and sill plate as illustrated on page #6.
- Floor: (2) 2″ extruded polystyrene (R= 20) applied under floor slab.

DIVISION 7: THERMAL & MOISTURE CONTROL

7.1 CAULK & EXTERIOR SEALING

- All caulking to be first quality urethane.

7.2 ROOFING

- Asphalt shingles to match existing over continuous bituthene membrane

7.3 SIDING

- White cedar shingles (Maibec extras) at exposure to match existing.

7.4 GUTTERS

- Copper gutters and downspouts to hook into existing system

7.5 INSULATION (for rigid foam see section 6.20)

- The air barrier in this building will be provided by Zip Wall sheathing, caulk, flashing and tape to create a continuous air barrier as shown on page # 6 of the building plans. Additional sealing to be applied in a continuous bead between new wall frame and existing sheathing for full height of new wall.
- Insulation materials, in addition to rigid foam specified in 6.20, is as follows:
    - Walls: 11.5″ blown in cellulose
    - Roof: Fill with blown in cellulose
- Other Materials:
    - Tremco Acoustical Sealant or PL premium polyurethane sealant.
    - Tape: Zip Tape and Vycor
    - Foamed InSitu Insulation/Sealant: Pur-Fill/1G, non-CFC, low expansion, water cure polyurethane foam.
- Miscellaneous Practices:
    - Seal windows, doors, louvers, vents, outdoor air ducts, etc. to their rough openings with low expansion polyurethane foam.
    - Seal at the flashing metal with caulk &/or vapor membrane;
    - Utility Penetrations: Seal all utility penetrations through exterior walls and ceilings with either low expansion polyurethane foam or caulk, depending on the size of the hole to be filled. As a guideline use foam for gaps or holes with a minimum dimension of 1/4″, caulk for smaller gaps or holes.
    - Plumbing Stacks: Seal the aluminum flange of an interior boot to the underside of sheathing with caulk. (The boot is installed as the stack is installed by plumbing contractor.)
    - Install sill seal and caulk between foundation and mudsill.
    - Seal all zip wall sheathing at corners, mudsill, wall plate, window openings, and door openings with caulk.

DIVISION 8: DOORS, WINDOWS, GLASS

8.2 DOORS & JAMBS – INTERIOR

- Interior door and passage set to match existing 2′-10″ x 6′-8″ six panel doors with ½″ undercut at bottom. Door to have hydraulic closer: match existing.

8.7 WINDOWS

- Remove two windows, one from classroom, one from school rear entry.
- Re-use rear entry window in new restroom. Refinish as necessary.

DIVISION 9: FINISHES

9.1 PLASTER WALLS & CEILINGS

- Wall and ceiling finish to be 5/8" blueboard with smooth coat plaster above continuous painted chair rail trim. Below chair rail trim wall to be Forbo: Sustain Panels Marmoleum Wall Panel with ¼" NAUF core 2607 White Marble. Continuous Baseboard to be Forbo: 4" Wall Base C32 Concrete. All Forbo products to be adhered using low VOC adhesives as per manufacturers specifications.

9.3 FINISH FLOORS – TILE / MASONRY

- Resiliant flooring to be Forbo: Marmoleum Real 3136 Concrete

9.6 PAINTING – EXTERIOR

- Paint all exterior trim with 3 coats Latex to match existing trim color.

9.7 PAINTING – INTERIOR

- Wal and ceiling paints and primers to be Greenguard certified low odor / low VOCs to match Benjamin Moore: Linen-satin finish
- Interior plaster and wood surfaces to have one primer coat and 2 finish coats.

DIVISION 10: SPECIALTIES

10.1 BATH ACCESSORIES

- Include the following bath accessories (locations noted on plans):
  - Toilet Paper Holder: match existing
  - Paper towel dispenser: mounted on West wall between sink and classroom wall: match existing
  - Mirror: with painted wood trim. Top to align with head casing at North wall, bottom to end at top of the chair rail, width to extend from window casing to West wall.
  - Soap Dispenser: Gojo to match existing mounted on West wall, adjacent to sink.

DIVISION 15: MECHANICAL

15.3 PLUMBING

- Tie into existing water supply and waste disposal.
- All water piping to be copper.
- All waste lines to be cast iron.
- Toilet: Aquia II Dual Flush Toilet w/ soft close seat
- Lav: American Standard Cornice Wall Hung Lavatory Sink 0611.001
- Lav faucet: American Standard Reliant 3 Single Control Centerset 7385.003
- All domestic water pipe runs to be insulated.

15.6 VENTILATION

- All ductwork to be rigid metal with sealed seams and connections.
- Fan/light: Panasonic FV 08WQ1 through wall vent. Location as indicated on elevation.

DIVISION 16: ELECTRICAL

16.2 WIRING

- Outlets as required per code.
- Apero 7358-B05 120V Wall Mounted Electric Resistance Heater located at South Wall, below chair rail adjacent to w.c.
- Move PV disconnect panel as noted on elevation and as required by code.
- Lithonia VW42L M6 Vapor Tight Fixture CFL 42 W Wall Fixture at West Wall above sink.
- Bathroom vent fan and wall sconce to be on same switch.