

SPECIFICATION

Chilmark Community Center Vestibule- Chilmark, MA

January 3, 2016

Description

The "Project", is titled the "Chilmark Community Center Vestibule" and is located at Beetlebung Corner, Chilmark, MA.

The building is classified Use Group A-2, Assembly. Type 5B Construction.

The Project consists of building a new vestibule on and into the existing building, extending the roof out from the existing double doors and creating an interior vestibule that serves both winter and summer uses. This would include a new concrete entry steps with wrought iron handrails, a wood framed wind guards with windows on either side of the steps and vestibule inside the building with a gabled roof built on top of the existing roof, this gable roof is bracketed off the front of the building, covering the landing for weather protection.

Scope of Work: Contractor shall furnish and install all material and equipment shown, listed, or described on the drawings or in these Specifications, subject to qualifications, conditions, or exceptions as noted. The contractor also shall furnish all labor, scaffolding, and tools necessary to complete the work. The intent of this specification is a complete job performed to the highest standards of professional practice. The contractor shall use adequate numbers of skilled workmen who are thoroughly trained and experienced in the specified requirements and the methods needed for proper performance of the work as shown on the working drawings. Contractor is responsible for methods and techniques of construction and project safety at all times.

Regulatory Requirements

Compliance: Comply with all applicable regulatory requirements, including, but not limited to the Massachusetts State Building Code, local zoning variance issued for this project, any environmental requirements, including all local, State, or Federal Agencies having jurisdiction. Provisions for these requirements shall be included within the proposal submitted, whether explicitly indicated on the Construction Documents or not.

If any Contractor shall find any work described in the drawings or herein which is not in compliance with any code or regulation, he shall inform the Architect before proceeding with the work.

Fire Codes, Regulations, and Safety Standards:

Strictly adhere to the recommendations of the NFPA and all applicable fire codes, regulations and safety standards for materials, construction systems and methods, smoke density, fuel contribution, flame spread rating and other fire safety requirements. Make provisions for their inclusion within the scope of this Contract, and notify the Designer prior to bidding of potential conflicts with these requirements.

Warranties and Guarantees:

The Contractor shall warranty the completed job, including all of its components, for one full year from the date of substantial completion which shall be determined by the Architect at such time.

The Contractor shall provide the Owner with complete documentation at the completion of the project with operating instructions, directions, warranties, etc. for all products.

Details Drawings and Specifications Conflicts:

Should a conflict occur in or between Drawings and the Specifications contact the Architect before proceeding with work. In general, the order of precedence shall be as follows: For example, the Specifications shall take precedent over the large scale drawings which take precedent over the small scale drawings.

The Specifications

Large Scale Drawings: 1- 1/2" = 1'-0" to 1/2" = 1'-0"

Small Scale Drawings: 1/4" = 1'-0" or 1/8" = 1'-0"

Examination of Site:

The Contractor shall visit the site and examine for himself as to the nature and bearing capacity of the soil. He shall furnish all labor and materials necessary to prepare the site for execution of this contract.

Work and Materials Not Covered In Construction Documents:

Any item of work required by code or necessary to the proper completion of the Project shall be performed under this Contract in a manner deemed good practice of the trade involved.

Labor, materials, and equipment not specifically covered by the drawings and specifications shall be of a standard equal to good practice commensurate with the class of dwelling being constructed.

Contractor's Insurance:

Contractor will maintain such insurance as will protect him from claims under Workman's Compensation Acts and other employee benefits from claims for damages because of bodily injury, including death, and for claims for damages to property which may arise out of and during operations under this Contract, whether such operations be

by himself or by any Subcontractor or anyone directly or indirectly employed by either of them. The contractor will maintain General Liability and Automobile Insurance in limits acceptable to the Town for the duration of the project. The Contractor shall file with the Owner a certificate for Property Damage Insurance in the limits for each accident and for the aggregate of operations. Insurance certificates shall name the town of Chilmark as insured.

Field Engineering

Provide such field engineering services as are required for proper completion of the Work including, but not necessarily limited to:

- Establishing and maintaining lines and levels.
- All project layouts and grades
- Verification of all key existing conditions
- Determination of soil bearing capacity, if required.

Related Work:

Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.

Contractor's responsibilities shall include but not be limited to the following:

Locate and protect control points before starting work on the site. The control points shall be protected for as long a period as deemed necessary by the Architect.

Preserve permanent reference points during progress of the Work.

Promptly advise the Designer when a reference point is lost or destroyed, or requires relocation because of other changes in the Work. Upon direction of the Architect, require the field engineer to replace reference stakes or markers. Locate such replacements according to the original survey control.

Contractor is to provide proper sanitary facilities on site for the workmen on the job.

Site Work

Site work, provided by General Contractor, shall return the site back to the original condition in which it was found once construction is complete.

Demolition

A dumpster shall be located on site as needed during construction. Contractor has the option to live load demolition materials. Demolition to include, existing double doors, area around doors to allow for the new work and concrete steps. (Unless deemed to be in good shape for future work.)

Concrete Steps to be all concrete to be 3000 psi. Reinforce the bottom of the footing horizontally with two No. 5 bars.

Rough Carpentry

Provide all labor, equipment, and materials including wood, nails, screws, framing anchors, rough hardware etc. Floor joists, roof rafters, wood beams, and headers to be Spruce-Pine-Fir #2 or better. Vertical framing members to be Spruce KD #2 or better. Plywood to be 3/4" CDX for all wall sheathing, and 1/2" CDX elsewhere. 5/8" CDX for roofs. All exterior wood framing members and any wood in contact with concrete to be pressure treated.

Finish Carpentry

Provide all labor, equipment & materials including wood, nails, screws, hardware, etc. Interior casings and base moldings to be 5/4, 7/8" and 1 x stock – in sizes noted on the drawings, all to have painted finish.

Interior doors are to be Brosco/Morgan 1-3/8" thick panel style doors, half glass or an approved equal with insulated glass panels, exterior and interior applied muntin bars with spacer bars between the glass as shown on the drawings.

Door Stops on all interior doors, Ives FS452 Kick Down Holder. Provide Flush bolts on the two way doors on the right hand side of the interior vestibule. Provide Café two way hinges for these doors.

Building Insulation

Provide building insulation where shown on the drawings and meeting energy code requirements. All exterior walls to contain 5 1/2" Batt insulation. Roof to contain 9" Batt insulation. Provide polystyrene ventilators (propa-vent type) underneath the roof sheathing in all rafter bays of venting new roof, spanning from ridge vent to eave vents.

Roofing

Provide new 25 year asphalt shingles to match existing, work into the existing roof. Provide total Ice and Water Shield coverage underneath at all new roof use copper flashing at valleys and rakes.

Gutters – Storm Drainage

All eaves to have gutters matching existing profile. Additional copper downspouts to be added aside the vestibule, matching existing.

Wood Side Wall

Provide labor, equipment, and materials to install white cedar shingles to the exterior wall surfaces to matching existing exposure to weather. Provide building wrap under shingles according to manufacturer's recommendations.

Flashing and Sheet Metal

Use copper flashing at all exposed areas.

Windows

New Windows to be *Marvin Ultimate Fixed Simulated Divided Lites in configurations shown on the drawings.* custom sized to match existing adjacent windows.. All windows to have primed pine interior finish. Provide copper window pans at bottom of rough opening. Windows may be factory cased with primed mahogany or cedar casings. Refer to drawings for details, the intent is to match existing community center details.

Exterior Doors

Exterior doors to be Ceco Hollow Metal Door Ansi A250.8-03 Level 2 – Heavy Duty Commercial Doors, Hot Dipped Galvanized in Style E605, which is a half glass panel door in a frame appropriate for drywall frame. Half glass or an approved equal with insulated glass panels, exterior and interior applied muntin bars with spacer bars between the glass as shown on the drawings. To be painted white.

Provide LCN 1371 automatic closers, each leaf.

Surface mounted vertical rod each leaf panic hardware, Von Duprin 9827-F/9927-F Surface Mounted Vertical Rod Fire Device.

Lever style to be determined.

Provide Brass kick plates on both sides of each leaf.

Hinges to be Ives *5BB1SCHW 5 Knuckle, Ball Bearing, Swing Clear Heavy Weight Full Mortise Hinge 92 degree operation provide three hinges per door.*

Provide butts, lever latches, closers, stops and silencers as required for a complete and proper installation.

Exterior eave trim and soffits to be 1 x Primed and Painted Poplar, profiles to match existing. Exterior window and door casings where they occur to primed cedar or mahogany as shown on the drawings top match the existing conditions on the building. Windows may be pre-cased at Contractors discretion.

Finish to be determined.

Provide aluminum threshold.

Gypsum Wallboard

Provide gypsum moisture resistant wallboard with skim coat plaster, primed on walls and ceilings. Use USG gypsum wallboard in 48" widths. Level 5 finish (Skim coat).

Flooring

Existing Wood floor to be refinished.

Wall Surfaces – Interior Finishes:

Match existing. Vestibule to be GWB finish with wood base.

Ceiling – Provide poplar Bead board finish on cathedral ceiling. To be painted.

Painting

All interior surfaces shall be primed and have two finish coats applied. Ceilings to be flat latex, walls to have eggshell finish latex and wood trim to have semi - gloss enamel. Owner to specify paint colors, Provide Test swatch for Owners' or Designers' approval.

Exterior Trim to be primed and then painted with exterior grade flat finish latex enamel, color to match existing Community Center.

Electrical

All rough wiring to be standard gauge.

Provide all outlets shown on the drawings and as required by code and convenience.

Provide mounting block and wiring for ceiling mounted pendant inside vestibule, fixture to be determined.

Exterior recessed fixtures to be x or approved equal.

Surface mounted lights x

Provide Fire Alarm inside vestibule connected to buildings alarm system. Fire Alarms are to be hardwired with battery backup.

END OF SPECIFICATION