

GENERAL PROJECT REQUIREMENTS

0.0 GENERAL CONDITIONS

0.1 All procurement procedures (invitation to bid, instructions to bidders, bid form + supplements, pricing, bonds, insurance, etc.) shall be as specified by the owner.

0.1.1 Pricing shall include all materials, labor, equipment, permit fees, trash disposal fees, temporary facility / utility costs to be borne by the contractor to complete the work.

0.2 Except as permitted by the owner, the general conditions of the contract shall comply with AIA Document A201-2017 General Conditions of the Contract for Construction.

0.3 Except as permitted by the owner, the contract shall comply with AIA Document A101-2017 Standard Form of Agreement between Owner and Contractor.

0.4 Owner and contractor shall review and implement insurance requirements for each party (general liability / business automobile liability / workman's compensation & employee liability / builder's risk, etc.) prior to commencement of the work.

0.5 The general contractor is the primary project coordinator / administrator and is responsible for timely coordination of the work with coordination of construction with owner, contractor's subcontractors, and architect.

0.6 Work shall comply with applicable codes and ordinances. Contractor shall submit for permits required by authorities having jurisdiction.

0.7 Work shall comply with industry standards, manufacturer's installation instruction, applicable ASTM, OSHA and other standard. Contractor shall include all recommended installation accessories, flashings, sealants necessary for a complete and weatheright installation. Do not proceed with work until unsuitable conditions / substrates have been corrected.

0.8 In addition to specific product warranties, general contractor shall provide one-year warranty on construction, starting at the Date of Substantial Completion.

0.9 Contractor shall review field conditions prior to the work and report unsuitable conditions / discrepancies in the drawings to the owner and architect.

0.10 Contractor shall lay out the work prior to construction and review in the field with owner and architect.

1.0 GENERAL REQUIREMENTS

1.1 SUMMARY: project consists of typical tenant build-out for a medical office business occupancy, with imaging equipment rooms. Typical construction includes: rated and non-rated gypsum board over metal stud partitions, lay-in ceilings, hollow metal frames with solid wood doors, standard office finishes, with specialized construction at equipment rooms to comply with vendor specifications and construction requirements.

1.1.1 Work by owner: coordinate with owner for requirements (if any).

1.1.2 Work by others: Building Shell construction - Coordinate with owner for requirements (if any)

1.1.3 Use of Site: Coordinate with owner for designated parking and staging areas and other requirements for use of site.

1.1.4 SPECIAL COORDINATION: Owner-furnished and contractor-installed residential, clinical, and office equipment.

1.1.5 SPECIAL COORDINATION: Owner-furnished and vendor-installed specialty medical equipment

1.1.6 SPECIAL COORDINATION: Owner-furnished, vendor-designed/specified and vendor-installed MRI shielding.

1.1.7 SPECIAL COORDINATION: Lead shielding specified by physicist and installed by contractor.

1.1.8 SPECIAL COORDINATION: Design / Specification / Construction requirements provided by others.

1.2 PRICE AND PAYMENT PROCEDURES - APPLICATIONS FOR PAYMENT: except as permitted by the owner, comply with AIA forms G702 and G703

1.2.1 Release of liens shall be provided at each pay application

1.2.2 Final payment: submitted with project close-out documents upon completion of the work (punch list and final inspection item corrected / completed)

1.3 MODIFICATION PROCEDURES: except as permitted by owner, comply with AIA form G701 - change order, minor changes in the work without cost increase may be issued by any format acceptable to the owner and the architect, including Clarifications and Construction Change Directives

1.4 ADMINISTRATIVE REQUIREMENTS

1.4.1 Project Coordinator: general contractor, unless directed otherwise by the owner

1.4.2 Progress meetings (including conference call meetings): as scheduled by the project coordinator. On site meetings may require the procurement of donuts and coffee by the Project Coordinator.

1.4.3 Daily construction reports: as required by the owner.

1.4.4 Progress photographs: at key construction events and as required by the owner. Document concealed structural and utility information, installation of all components associated with the exterior envelope (sheathing, moisture barrier, siding, etc.)

1.4.5 Request for information (RFI): submit in writing via email - format as required by the owner and/or architect.

1.4.6 Project Coordinator shall keep log of construction communication including RFIs, Submittals, Construction Change Directives, etc. Provide copies to owner and architect upon request.

1.5 SUBMITTALS: provide submittals (product data, shop drawings, coordination drawings, samples, mock-ups, qualification statements, manufacturer's installation instructions, and warranties) as indicated and as follows:

1.5.1 Interior components (doors, frames hardware, finishes, fixtures, accessories)

1.5.2 Casework and millwork

1.5.3 Additional submittals as indicated in the specifications

1.5.4 Verify required submittals with architect and create a submittal schedule prior to the commencement of the work.

1.6 SUBMITTALS: RESPONSIBILITIES OF CONTRACTOR:

1.6.1 Timely transmittal of submittals to architect (coordinate with construction schedule / submittal schedule) to allow time for review, revisions and resubmittals.

1.6.2 Contractor shall review the submittals thoroughly to check for compliance with contract documents and mark-up corrections prior to sending to architect. Submittals without contractor's review and review stamp will be returned.

1.7 SUBMITTALS: RESPONSIBILITIES OF ARCHITECT AND ARCHITECTS CONSULTANTS:

1.7.1 Return submittals in a timely manner - Allow 2 weeks for submittal review.

1.7.2 Checking in only for general conformance with the contract documents. The contractor is responsible for accuracy of quantities and dimensions.

1.7.3 Material substitutions shall be approved prior to submittals (see article on Substitutions) and not through the submittal process.

1.8 PROJECT CLOSE-OUT SUBMITTALS: Except as permitted by the owner, provide the following:

1.8.1 As-built drawings marked to show changes in the work (maintain on set of drawings on site to record revisions to the work - these drawings can be scanned to provide the as-built drawings to the owner)

1.8.2 Operations and Maintenance Manual - equipment, fixtures, materials and finishes

1.8.3 Warranties and Bonds Manual - for all warranted products included in the work

1.9 DEMONSTRATION AND TRAINING: Provide training on all systems to building owner / tenant

1.10 PUNCH LIST AND FINAL INSPECTIONS: As scheduled by Project Coordinator

1.10.1 Contractor shall review the work and prepare a list of items in advance of the Final Inspection meeting. Architect, owner and contractor will walk-through the project and review the Contractor's Punch List. Contractor will issue final Punch List.

1.10.2 When notified by contractor, architect will conduct final inspection

1.10.3 Multiple punch list and final inspection meetings are not included in the contract price, so please do not schedule these meetings before the work is complete. Additional reviews will be charged as an additional service to the owner

1.11 QUALITY REQUIREMENTS:

1.11.1 Monitor quality control over suppliers, manufacturers, products, services, site conditions as well as workmanship, to produce work of specified quality. Comply with manufacturer's instructions, including each step in the sequence.

1.11.2 Have work performed by persons qualified to perform required and specified quality

1.11.3 Secure products in place with positive anchorage devices designed and specified to withstand structural vibration, physical distortion, and disfigurement.

1.11.4 Tolerances: Comply with manufacturer's tolerance specifications for fabrication and installation tolerance control if products to produce acceptable work. Do not permit tolerances to accumulate.

1.11.5 Defect assessment: Repair or replace work or portions of the Work not complying with specified requirements.

1.12 TEMPORARY FACILITIES AND CONDITIONS:

1.12.1 Provide all required temporary safety barriers required by governing authority and maintain means of egress during construction.

1.12.2 Less during construction for safety barriers.

1.12.3 Maintain in clean, unobstructed condition and secure the site during non-working hours

1.13 PROJECT REQUIREMENTS INDICATED ON THE DRAWINGS AND SPECIFICATIONS:

1.13.1 Provide products indicated on the drawings and specifications.

1.13.2 Substitutions requested shall be submitted to the architect for review during the bid / pricing period, prior to commencement of the work

1.13.3 Substitution requests may be considered during construction at the architect's discretion.

1.13.4 Contractor shall provide all data / information on the specified product and the substitution as needed for the architect's review. Contractor shall also describe how this substitution would impact other proposed work

1.14 EXECUTION REQUIREMENTS:

1.14.1 Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions. Clean substrate surfaces prior to applying next material or substance.

1.14.2 Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or mis-fabrication.

1.14.3 Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

1.14.4 In addition to compliance with regulatory requirements, conduct construction operations in compliance with NFPA 704, including recommendations in Appendix A

1.14.5 Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and to avoid waste due to necessary for replacement.

1.14.6 Make vertical elements plumb and horizontal elements level, unless otherwise indicated.

1.14.7 Progress Cleaning Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other areas not enclosing the space.

1.14.8 Protect installed work from damage by construction operations. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.

1.15 SPECIAL CODE REQUIRED TESTING: as required by governing agency and as required by structural engineer for key building elements (concrete, masonry, steel frame, etc)

2.0 SELECTIVE DEMOLITION OF BUILDING ELEMENTS FOR ALTERATION PURPOSES - NOT USED

MATERIAL SPECIFICATIONS

3.0 CAST-IN-PLACE CONCRETE

3.1 Concrete work: comply with American Concrete Institute (ACI) standards

3.1.1 ACI 117 - Specifications for Tolerances for Concrete Construction and Materials 2010

3.1.2 ACI 211.1 - Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete; 1991

3.1.3 ACI 211.2 - Standard Practice for Selecting Proportions for Structural Lightweight Concrete; 1996 (Reapproved 2004)

3.1.4 ACI 301 - Specifications for Structural Concrete; 2016

3.1.5 ACI 302.1R - Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete; 1991 (Reapproved 2009)

3.1.6 ACI 308R - Guide for measuring, mixing, transporting, and placing concrete, 2000

3.1.7 ACI 308R - Guide to Hot Weather Concrete; 2010

3.1.8 ACI 308R - Guide to Cold Weather Concrete; 2016

3.2 Steel reinforcing: comply with ASTM A 615/A 615M, grade 60, deformed

3.3 Steel mesh reinforcing: comply with ASTM A 185/A 185M, plain

3.4 Structural fiber reinforcement: comply with ASTM C 1116C 1116M

3.5 Admixtures: per concrete mix design requirements

3.6 Air entrainment admixture per ASTM C 260/C 260M (at exterior concrete)

3.7 Formwork: Comply with ACI 347R with tolerances per ACI 117

3.8 Accessory Materials:

3.8.1 Vapor Barrier: minimum 15 mil sheet material. Comply with ASTM E 1745, class A and ASTM E1643

3.8.2 Non-shrink cementitious grout: comply with ASTM C1070/C1070M.

3.8.3 Slab Isolation Joint Filler: 1/2 inch thick, height equal to slab thickness, with removable top section that will form 1/2 inch deep sealant pocket after removal.

3.8.4 Slab Contraction Joint Device: Preformed linear strip intended for pressing into wet concrete to provide straight route for shrinkage cracking.

3.9 Curing Materials: per concrete mix design requirements

3.9.1 Naturally Drying: Clear, water-based, liquid membrane-forming compound; complying with ASTM C309

3.9.2 Curing and Sealing Compound: Moisture Evaporation Reducing, Penetrating, Liquid for application to newly-placed concrete; capable of providing adequate bond for flooring adhesives, initially and over the long term; with sufficient moisture vapor impermeability to prevent deterioration of flooring adhesives due to moisture omission.

3.9.3 Coordinate with proposed floor finishes

3.10 Concrete Finishing: comply with ACI 302.1R and as follows:

3.10.1 Surfaces to Receive Thick Floor Coverings: "Wood float"

3.10.2 Surfaces to Receive Thin Floor Coverings: "Steel trowel"

3.10.3 Decorative Exposed Surfaces: Trowel as described in ACI 302.1R: use steel-reinforced plastic trowel blades instead of steel blades to avoid black burnish marks; decorative exposed surfaces include surfaces to be stained or dyed, pigmented concrete, surfaces to receive liquid hardeners, surfaces to receive dry-shake hardeners, surfaces to be polished, and all other exposed slab surfaces.

3.11 SPECIAL CONCRETE REQUIREMENTS AT SPECIALTY MEDICAL EQUIPMENT - REQUIREMENTS AND SPECIFICATIONS BY OTHERS:

3.11.1 REFERENCE SPECIALTY MEDICAL EQUIPMENT SCHEDULE

3.11.2 COMPLY WITH EQUIPMENT VENDORS FLOOR REQUIREMENTS WITH REGARDS TO FLATNESS / LEVELNESS, CONCRETE STRENGTH, AND RECESSED AREAS

3.12 Refer to structural drawings for addition requirements. In case of conflict, report to architect & follow structural drawings

3.13 Except as requested by the owner, independent testing for concrete shall be paid for by the owner. Contractor shall coordinate with owner and provide samples.

4.0 MASONRY - NOT USED

5.0 METALS - NOT USED

6.0 WOOD, PLASTICS AND COMPOSITES

6.1 MISC. FRAMING LUMBER AND BLOCKING: No. 2 Southern Pine

6.1.1 Wood in contact with concrete and/or masonry shall be pressure treated

6.2 SHEATHING / CONSTRUCTION PANELS: comply with Structural Plywood, 2008

6.3 CASEWORK: Custom Grade, plastic laminate clad, flush overlay. Comply with current edition of the AWI/AWMAQ Quality Standards

6.4 COUNTERTOPS: Custom Grade, material indicated on the drawings (plastic laminate, solid surface material, stone, etc.)

6.4.1 Use marine grade plywood or other moisture resistant material for counters

6.5 CASEWORK HARDWARE: comply with IMA A156.9 and ADA compliant hinges, full extension drawer slides, wire pulls) Provide keyed for owner's use

6.6 FINISH CASEWORK FINISHES: shall be as indicated on shop drawings submitted to the architect.

6.7 ADJUSTABLE SHELVING: shall be Made Metals clad wood shelving with heavy duty metal brackets and standards

7.0 JOINT PROTECTION - SEALANTS AND BACKER ROD:

7.1 Seal open joints whether indicated on the drawings or not

7.1.1 Provide sealant and backer rod (where required) as recommended by material manufacturer and sealant manufacturer as recommendation for application

7.1.2 Backer Rods: Use non-sag polyethylene sealant, unless otherwise indicated

7.1.3 Wall and Ceiling Joints in Non-Wet Areas: Acrylic Emulsion Latex: Water-based; ASTM C834, single component, non-staining, non-bleeding, non-sagging; not intended for exterior use. OR, Acrylic-Urethane Sealant: ASTM C920, Grade NS, Uses M and A; single component, particulate; not expected to withstand continuous water immersion or traffic.

7.1.3.1 Wall and Ceiling Joints in Wet Areas: Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component, not expected to withstand continuous water immersion or traffic.

7.1.3.2 Wall and Ceiling Joints in Wet Areas: Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component, not expected to withstand continuous water immersion or traffic.

7.1.3.3 Interior Wet Areas bath and plumbing fixtures: Mildew-Resistant Silicone Sealant: ASTM C920, Grade NS, Uses M and A; single component, mildew resistant; not expected to withstand continuous water immersion or traffic.

7.1.4 Accessories - as recommended by sealant manufacturer

7.1.4.1 Backer Rod: Cylindrical cellular foam rod with surface that sealant will not adhere to, compatible with specific sealant used, and recommended by backing and sealant manufacturers for specific application.

7.1.4.2 Masking Tape: Self-adhesive, nonabsorbent, non-staining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.

7.1.4.3 Joint Cleaner: Non-corrosive and non-staining type, type recommended by sealant manufacturer; compatible with joint forming materials.

7.1.4.4 Primers: Type recommended by sealant manufacturer to suit application; non-staining

7.1.5 Install sealants per sealant manufacturer's recommendations including all prep work. Do not install sealants until joints are ready to receive sealant and all unsuitable conditions have been corrected. Provide all recommended installation accessories

8.0 OPENINGS

8.1 HOLLOW METAL FRAMES: minimum 16 gauge and as recommended by the manufacturer for the application - commercial grade

5.1.1 Galvanized frames: interior frames in damp locations

5.1.2 Lead-lined frames: AS SPECIFIED BY OTHERS

8.2 WOOD DOORS: solid core wood doors in hollow metal frames

5.2.1 Wood grain plastic laminate clad doors, non-fire rated with 5 ply particle board solid core

5.2.2 Wood grain plastic laminate clad doors, fire rated with fire-retardant core

5.2.3 Wood grain plastic laminate clad wood doors, AS SPECIFIED BY OTHERS

8.3 HARDWARE: ADA compliant, commercial grade, fire-rated assemblies where indicated

5.3.1 Hardware Schedule shall be prepared by hardware consultant for review by architect and verified with owner

5.3.1.1 Refer to Door Schedule for hardware function (office, privacy, entry, passage, storage, etc.) and other requirements (dozers, door protection, keypad locks)

5.3.1.2 Refer to Door Schedule for location of electric strikes with buzzer tied to intercom. Coordinate with owner for system requirements. Provide required electrical rough-in.

9.0 FINISHES

9.1 GYPSUM BOARD ASSEMBLIES - GYPSUM BOARD, METAL STUD WALL FRAMING JOINT TREATMENT AND ACCESSORIES - REFERENCE STANDARDS:

9.1.1 AISI S100-12 - North American Specification for the Design of Cold-Formed Steel Structural Members; American Iron and Steel Institute; 2012

9.1.2 ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvalume) by the Hot-Dip Process; 2016.

9.1.3 ASTM C475/C475M - Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board; 2015.

9.1.4 ASTM C645 - Standard Specification for Nonstructural Steel Framing Members; 2014, with Editorial Revision (2015)

9.1.5 ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products; 2017.

9.1.6 ASTM C940 - Standard Specification for Application and Finishing of Gypsum Board; 2016b.

9.1.7 ASTM C954 - Standard Specification for Steel Drill Screws for the Application of Gypsum Panel Products or Metal Plaster Bases to Steel Studs From 0.033 in. (0.84 mm) to 0.112 in. (2.84 mm) in Thickness; 2015.

9.1.8 ASTM C1092 - Standard Specification for Steel Self-Piercing Tapping Screws for Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs; 2016.

9.1.9 ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.

9.1.10 GA-216 - Application and Finishing of Gypsum Panel Products; 2016.

9.2 GYPSUM BOARD ASSEMBLIES - GENERAL REQUIREMENTS

9.2.1 Provide completed assemblies complying with ASTM C940 and GA-216.

9.2.2 Fire Rated Assemblies: Provide completed assemblies. Comply with UL listed assemblies as indicated on the drawings

9.3 METAL STUD WALL FRAMING:

9.3.1 Non-loadbearing Framing System Components: ASTM C645; galvanized steel sheet, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/240 at 5 psf.

9.3.1.1 Studs: "C" shaped studs with formed webs with knurled faces.

9.3.1.2 Runners: U shaped, sized to match studs.

9.3.1.3 Wall furring: collared channels, flat channels and resilient channels

9.3.1.4 Ceiling hangers: type and size as specified in ASTM C754 for spacing required.

9.3.1.5 Shaft wall: H-studs or as indicated on referenced UL assembly

9.3.1.6 Partial height wall framing support: provide stud reinforcement and anchored connection to the floor (except if approved by the architect)

9.3.2 Framing components at lead-lined gypsum board: properties and design load per metal stud manufacturer to accommodate installation of lead-lined gypsum board AS SPECIFIED BY OTHERS - REFER TO PHYSICISTS REQUIREMENTS AND SPECIFICATIONS

9.3.3 Framing components at Specialized MRI shielding: AS SPECIFIED BY OTHERS - REFER TO VENDOR DRAWINGS AND SPECIFICATIONS

9.3.4 Follow manufacturer's installation guide

9.3.5 Where partitions do not extend to structure: Brace top of wall at 4'-0" o.c., at unsuspended end (both directions), at door joints and corners.

9.3.6 Partition Head to Structure Connections: Provide mechanical anchorage devices that accommodate deflection using slotted holes, screws and anti-friction bushings, preventing rotation of studs while maintaining structural performance of partition.

9.3.7 Structural Performance: Maintain lateral load resistance and vertical movement capacity required by applicable code, when evaluated in accordance with AISI S100-12.

9.3.8 Material: ASTM A653/A653M steel sheet, S8 Grade 50/540, with G90/Z180 hot dipped galvanized coating.

9.3.9 Provide components UL-listed for use in UL-listed fire-rated walls of partition joint systems indicated on drawings.

9.3.10 Install in accordance with ASTM C754 and manufacturer's instructions.

9.4 GYPSUM WALLBOARD:

9.4.1 Paper-faced gypsum panels as defined in ASTM C1396/C1396M, sizes to minimize joints in place; ends square cut. Paper-faced gypsum panels in place; ends square cut.

9.4.1.1 Application: Use for vertical surfaces and ceilings, unless otherwise indicated. Use 5/8" on walls, 1/2" on soffits.

9.4.1.2 Ceiling Board: Special sag resistant gypsum board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

9.4.1.3 Damp proof locations: use moisture resistant.

9.4.1.4 At Assemblies indicated with Fire-Rating: use type specified by indicated tested assembly; if no tested assembly is indicated, use Type X or Type X-2 gypsum board.

9.4.1.5 Installation: Comply with ASTM C1396/C1396M, GA-216, and manufacturer's instructions. Install to minimize but end joints, especially at highly visible loc.

9.4.1.6 Installation: Fire-Rated Construction: install gypsum board in strict compliance with requirements of assembly listing.

9.4.2 Backing board for all areas not receivable: ANSI Cement-Based Board: Non-gypsum-based; aggregated Portland cement gypsum board used in front and back surfaces complying with ANSI A118.9 or ASTM C1325. Cement board: 1/2", 1/2"

9.4.3 Extra-thin Softer Board: As defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.

9.4.4 Gypsum wallboard with fire-resistance: use levels defined in ASTM C940, as follows:

9.4.4.1 Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated

9.4.4.2 Level 4: Walls and ceilings to receive partial finish or wall coverings, unless otherwise indicated.

9.4.4.3 Level 3: Walls to receive textured wall finish.

9.4.4.4 Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.

9.4.4.5 Level 1: Wall areas above finished ceilings, whether or not accessible in the completed construction.

9.5 GYPSUM WALL BOARD ACCESSORIES

9.5.1 Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.

9.5.1.1 Tape: 2 inch (50 mm) wide, coated glass fiber tape for joints and corners.

9.5.1.2 Joint Compound: Drying type, vinyl-based, ready-mixed.

9.5.1.3 Finish gypsum board in accordance with levels defined in ASTM C940.

9.5.1.4 Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

9.5.2 Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs: Less than 0.033 inch (0.84 mm) in Thickness and Wood Members: ASTM C1002; self-drilling tapping screw, corrosion resistant.

9.5.3 Screws for Fastening of Gypsum Panel Products to Steel Members from 0.033 to 0.112 inch (0.84 to 2.84 mm) in Thickness: ASTM C604; steel drill screws, corrosion resistant.

9.5.4 Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

9.5.5 Beads, Joint Accessories, and Other Trim: ASTM C1047, galvanized steel or rolled zinc.

9.5.6 Acoustical Insulation: unfaced fiberglass insulation complying with ASTM C562, Rockwool Class II, Type C

9.5.7 Acoustic Sealant: Acrylic emulsion latex or water-based elastomeric sealant

9.6 GENERAL FINISH REQUIREMENTS:

9.6.1 See Finish Schedule on the drawings for product / color information. The specified product represents the performance standard required. Final finish selections as approved by Owner.

9.6.2 Comply with manufacturer's written installation instructions including examination of the substrate, preparation of the substrate (primers etc.) and installation of the finish product, material. Final manufacturer recommended installation materials and accessories for a complete installation.

9.6.3 Verify that the substrate is ready for the application of the finish product. Perform recommended moisture and other tests recommended by the manufacturer.

9.6.4 Do not proceed with installation until all unsuitable substrate conditions have been corrected. Proceeding with the installation constitutes acceptance of the substrate by the finish installer. No claims based on unsuitable substrate conditions will be accepted by the owner.

9.6.5 Accessory Products: Adhesives, Fasteners: Use products by finish manufacturer or recommended by finish manufacturer. Third party accessory products not permitted.

9.7 CEILING:

9.7.1 Lay-in ceilings: See Finish Schedule and General Finish Requirements

9.7.2 Grid shall be suspended from structure above - coordinate installation with seismic requirements. Ceiling fixtures shall be supported independent from ceiling grid

9.8 FLOORING & BASE

9.8.1 See Finish Schedule and General Finish Requirements

9.9 TEXTURED WALL PANELS (TWP)

9.9.1 See Finish Schedule and General Finish Requirements

9.9.2 Provide shop drawings & samples for final review and approval by owner and architect

9.10 PAINTING & COATINGS

9.10.1 Interior Painting: Commercial Grade, one prime coat and 2 finish coats

9.10.1.1 Verify sheen requirements with architect; including

9.10.1.2 Flat; typical ceiling paint

9.10.1.3 Eggshell; typical wall paint

9.10.1.4 Satin/Semi-gloss; wall paint at damp or utility locations

9.10.1.5 Semi-gloss; typical trim paint, hollow metal frames

9.10.2 Provide field applied mock-up of all colors for architect/owner/tenant review and approval

10.0 SPECIALTIES

10.1 INFORMATION SPECIALTIES:

10.1.1 Exterior Signage: by others

10.1.2 Interior Signage: wall plaques, ADA compliant; provided by the owner & installed by the contractor

10.1.3 Install per manufacturer's written instructions and approved shop drawings

10.2 INTERIOR SPECIALTIES:

10.2.1 Wall Protection: "Wall Guards" by Inpro; models as indicated on the drawings

10.2.2 Toilet, Bath Accessories: See Equipment Schedule on the drawings

10.2.2.1 See ADA sheets for requirements and mounting heights

10.2.2.2 Provide accessories will be provided by vendors

10.2.3 Install Interior Specialties per manufacturer's written instructions, approved shop drawings and per ADA; including all recommended installation accessories

FIRE PROTECTION SPECIALTIES (Fire Extinguishers, brackets, cabinets, etc.):

10.2.4 As indicated on the drawings. Final requirements and locations as approved by Fire Marshal or governing authority having jurisdiction; Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.

10.2.5 Fire Extinguishers: Multi-Purpose, Dry-Chemical Type: Steel Tank, pressurized, including hose and nozzle; 10-pound, ABC classification; UL, AB589C; unless otherwise indicated.

10.2.6 Fully recessed cabinets, non-fire rated: Formed primed steel sheet, 0.036 inch (0.9 mm) thick base metal.

10.2.7 Lettering: "FIRE EXTINGUISHER" decal, or vinyl self-adhering, pre-spaced black lettering in accordance with authorities having jurisdiction (AHJ).

11.0 EQUIPMENT

11.1 Unless indicated otherwise, equipment is owner-furnished and contractor-installed

11.2 RESIDENTIAL EQUIPMENT / APPLIANCES

11.2.1 See Equipment Schedule on the drawings

11.3 CLINICAL EQUIPMENT / APPLIANCES

11.3.1 See Equipment Schedule on the drawings

11.4 OFFICE EQUIPMENT

11.4.1 See Equipment Schedule on the drawings

11.5 GENERAL EQUIPMENT COORDINATION

11.5.1 Verify utility requirements and clearance requirements - Coordinate casework shop drawings as required

11.5.2 Verify utility requirements for installation of miscellaneous clinical equipment that will be wall mounted

11.5.3 Provide blocking in the wall as required to support all wall mounted equipment and accessories

11.6 SPECIALIZED MEDICAL EQUIPMENT - REQUIREMENTS & SPECIFICATIONS BY OTHERS

11.6.1 See Specialized Medical Equipment Schedule on the drawings

11.6.2 Specialized Medical Equipment is owner-furnished and vendor-installed

11.6.3 New equipment as indicated, unless otherwise indicated, relocated equipment as indicated.

11.6.4 Contractor shall coordinate with equipment vendor for delivery/installation schedule, concrete floor requirements, utility rough-in requirements, etc., with the owner and vendor

11.7 SPECIALIZED MRI SHIELDING - REQUIREMENTS & SPECIFICATIONS BY OTHERS

11.7.1 See Specialized Medical Equipment Schedule on the drawings

11.7.2 MRI shielding is owner-furnished, vendor-designed, and vendor installed. Framing for shielding is vendor-designed, vendor-specified and contractor-installed

12.0 FURNISHINGS

12.1 WINDOW TREATMENTS

12.1.1 Roller Shades, manual operation: Owner-furnished and contractor-installed

12.1.2 At all windows except at the Reception Area

13.0 SPECIAL CONSTRUCTION - NOT USED

14.0 CONVEYING EQUIPMENT - NOT USED

21.0 MECHANICAL SPECIFICATIONS - FIRE SUPPRESSION: refer to Fire Suppression drawings

22.0 MECHANICAL SPECIFICATIONS - PLUMBING: refer to Plumbing drawings

23.0 MECHANICAL SPECIFICATIONS - HVAC: refer to HVAC drawings

23.1 Provide certified Test and Balance Report confirming HVAC system conforms with design


26.0 ELECTRICAL - POWER AND LIGHTING: refer to Electrical drawings

27.0 DATA / COMMUNICATIONS: refer to Electrical drawings

27.1 Coordinate with the owner for data, cable, intercom and other data/communication systems

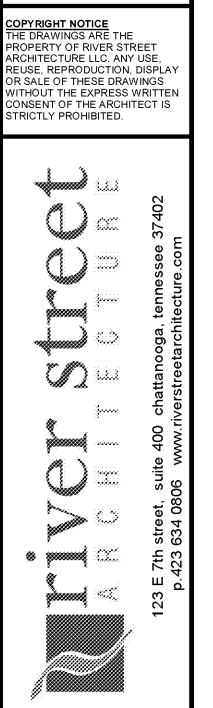
27.2 Coordinate conduit / rough-in / wiring with owner prior to gypsum board and ceiling install.

7/20/19 2:33:55 PM



EXPIRATION DATE:

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Renovation + Project
PRIMEIMAGING

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GENERAL SPECIFICATIONS
A0.1