

6. CLEANING
- A. Perform initial and on-going maintenance according to the latest edition of Armstrong Flooring Maintenance Recommendations and Procedures manual, F-8663.
7. PROTECTION
- A. Protect installed flooring as recommended by the flooring manufacturer against damage from rolling loads, other trades, or the placement of fixtures and furnishings. (See Finishing The Job in the latest edition of Armstrong Flooring Guaranteed Installation Systems manual, F-5061.)
- END OF SECTION

**SECTION 09 00 00 - PAINTING**

**PART 1 - GENERAL**

- It is the intent of this section to set minimum standards for the surface preparation and application of paint materials interior and exterior.
- In general it will be assumed that all building materials will be painted. Items specifically called out not to be painted and unfinished items will not be required to be painted unless otherwise noted.
- Provide primers and undercoat paint produced by the same manufacturer as the finish coat.
- Work required to be painted includes:
  - All wood, wood products and millwork
  - All ferrous metals including galvanized and shop
  - Primed materials
  - All drywall material except where not exposed to view.
  - All materials called out on the exterior and interior color schedules.
  - All roof accessories, vents, flashings, etc.
  - All portions of trash enclosures, equipment screens, guard posts, & bases.
  - All Portland Cement Stucco and accessories.
  - All gutters, downspouts, beams, etc.
  - All hollow metal doors and frames.
  - All access panels, electrical boxes, piping, and any Mechanical or Electrical item exposed to view.
  - All playground striping as shown on playground plans and details.
- Work not included:
  - Glass, rubber, plastic, stainless steel, copper, prefinished aluminum, brick, exterior concrete, and site work flatwork.
  - Parking striping and special coatings found in other Sections.
- All exposed surfaces of access doors, electrical panels, grilles and related flush mounted equipment and items in general shall be painted the same color as surrounding walls or surfaces.
- Paint shall not be applied over caulking or sealants unless specifically called out to be painted. Sealants and caulking shall be color coordinated with the finish colors surrounding it.
- Doors and door frames will be accent colors, different than the colors surrounding them.
- Primers and undercoats shall be tinted to match the final top coat. Each coat will be slightly darker than the preceding coat on three coat work.
- Milwork, woodwork, and wood products in contact with masonry or concrete shall be back primed before installation.
- Any member or item or material visible behind a grille, louver, diffuser, etc. shall be painted a neutral black before final attachment of trim.
- All exposed surfaces shall be inspected prior to any final painting for any defects or unacceptable substrata which cannot be corrected by the Contractor by procedures specified below. Once Painting Contractor commences painting the final coat, the responsibility of the final surface becomes his. It is the Painting Contractor's responsibility, through the General Contractor, to insure that the work of all previous Contractors is ready for painting and he will not proceed until all corrections are made to the satisfaction of the Painting Contractor.
- Paint materials shall not be applied to the exterior when the temperature is 40 degrees and falling or when frost or precipitation in any form is forecast within the next 24 hour period. Apply in strict accordance with manufacturer's instructions if the above criteria are in conflict with these directions.
- The surfaces to be painted shall be dust and contaminant free. The area shall be broom cleaned of all dust and debris. After painting operations begin with a given area, commercial vacuum cleaning shall be used.
- This Contractor shall provide sufficient temporary lighting for the surface being painted. Sufficient light shall be 50-60 foot-candles.
- This Contractor shall provide adequate ventilation to remove from the newly painted area, or during painting operations, all released moisture and toxic and volatile solvents from the building. Where volatile toxic or otherwise harmful vapors are present, the Contractor shall protect the workmen and adjacent areas from such agents. Fire and explosion precautions will be the responsibility of this contractor and will be honored by all personnel on the project.

**PART 2 - PRODUCTS**

- Material used must be exactly as specified for the various types of surfaces.
- Use materials only as specified on manufacturer's direction label on container.
- Materials such as linseed oil, shellac, turpentine, etc., must be pure, of highest quality and bear identifying label on container.
- As required by Public Law 91-695, and the Lead Base Poisoning Prevention Act and by Facilities Engineering and Construction Agency, paint containing more than .five (5) percent lead content shall not be used on surfaces accessible to children. Accessible surfaces include interior and exterior surfaces readily accessible to children up to seven (7) years of age, for all coats.
- Proprietary names used herein refer to the Glidden Company products unless otherwise specified. Equivalent products of Porter, Behr, Benjamin More, Dunn and Edwards, or Sherwin-Williams Company will be acceptable.
- Alternate colors to be coordinated with the Owner.
- It shall be understood that the number of coats called for is a minimum, and sufficient product shall be applied to cover the material and to produce a smooth, dense film of constant quality and hue.
- Exterior Finishes:
  - Metal unpainted -
    - Surface prep S-W 13.
    - One coat zinc-rich primer.
    - Two coats industrial enamel, alkyd gloss @ 2.0 DFT each coat.
  - Metal - galvanized -
    - Surface prep SSPC-SPI solvent clean
    - 2 coats DTM acrylic gloss coating @ 2.5 DFT each coat.
    - Note - no alkyd material shall be used on galvanized surfaces.
  - Exterior Siding and Wood Trim:
    - Surface prep S-W 23, back prime all exterior wood.
    - One coat A-100 Oil primer @ 2.3DFT.
    - Two coats A-100 Acrylic satin @ 1.3 DFT each coat.
  - Stucco, Concrete, and Concrete Block (where applicable):
    - Surface prep S-W 22
    - One Coat Loxon masonry coating @ 3.3 DFT.
    - 2 coats A-100 exterior latex satin @ 1.3 DFT each coat.
- Interior Finishes:
  - Gypsum Wallboard - Walls and Ceilings
    - Surface prep S-W 8
    - Provide medium texture on all drywall wall surfaces to receive paint. Do not texture wall scheduled to receive wall paper.
  - Walls - semigloss
    - 1 coat Preprime 200 Latex primer @ 1.6 DFT
    - 2 coats Promar 200 Latex semi-gloss @ 1.7 DFT
  - Walls - eggshell
    - 1 coat Preprime 200 Latex primer @ 1.6 DFT
    - 2 coats Promar 200 Latex egg-shell @ 1.6 DFT
  - Ceilings (smooth):
    - 1 coat Preprime 200 Latex primer @ 1.6 DFT
    - 2 coats Promar 200 Latex semi-gloss @ 1.7 DFT
  - Ceilings (textured) -
    - 1 coat Promar 200 Latex semi-gloss @ 1.7 DFT
  - Painted Wood Trim: Shall be sanded and must be smooth to the touch so as to prevent sanding, etc. marking.
    - Surface prep S-W 24
    - 1 coat Classic Latex primer @ 1.6 DFT
    - 2 coats Promar 200 interior alkyd gloss @ 1.6 DFT
  - Stained Interior Wood: Shall be sanded and must be smooth to the touch to prevent sanding, etc. marking.
    - Surface prep S-W 24
    - 2 coats Minwax Wood Finish Stain/Sealer -
    - 2 coats Minwax Fast-drying Polyurethane - Clear Stain @ 1.0 DFT
  - Metal - gloss alkyd finish
    - Surface prep S-W 13.
    - One coat Kem Kromik Universal Metal primer.
    - Two coats industrial enamel, alkyd gloss @ 2.0 DFT each coat.

**PART 3 - EXECUTION**

- Only skilled mechanics experienced in the field application of paint products shall be used.
- Generally application shall be by brush, roller, or spray. The application method will depend on the products used and the coverage and final appearance obtained. Obtain approval of the Architect before spraying non-typical surfaces.
- The Contractor shall schedule the application of paint to ensure adequate drying time is allowed between coats of paint. Not more than one coat shall be applied to one surface in one day.
- The Contractor shall not only protect his work at all times, but shall also protect all adjacent work, surfaces and materials by an impervious covering or other method insure against contamination. Upon completion of the work, remove all paint product spills, splatters, overspray and similar contaminants from all other surfaces including, but not limited to glass, prefinished materials, flooring, and ceiling materials.
- Remove and protect hardware, accessories, plates, fixtures, and similar items or provide ample masking and in place removable protection to insure against contamination. Upon completion carefully replace all removed items and remove all masking and contaminants from surfaces.
- All paint materials shall be applied with adequate illumination, evenly applied with adequate illumination, evenly applied and spread to produce a smooth surface without runs, sags, holidays, brush or roller marks, air bubbles, pin holes, or uneven coverage.
- Where spray painting is specified or approved by the Architect, overspray shall be removed immediately after application.
- Stain shall be applied in a uniform coat, then allowed to penetrate, then wiped off with a clean smooth rag.
- Metal accessories shall be generally spray painted, including doors, frames, grilles, louvers, etc.
- Where paint colors change in the same plane the base color shall be applied to the entire surface, then the remaining colors applied atop by masking or the base coat areas. In corners not in the same plane paint may be cut in by hand if the final juncture is neat and straight.
- Surfaces shall be clean, dry, free of dust and grease, and free of any material that may directly or indirectly affect the adhesion, surface, color or hue of the final coats of paint.
  - Painted wood shall be sandedpapered smooth and even and then tacked. Apply #4 cut shellac to all knots, pitch and resinous sapwood after prime coat has dried. Before applying final coat, fill all nail holes, cracks, or open joints with non-shrink, hard drying spackling compound and/or putty. Sand smooth and reprime before painting.
  - Drywall shall be filled around all depressions, minor irregularities, etc. with an approved patching compound and sanded to a feather edge, smooth surface. Sanding shall not raise the grain or nap of the paper covering. Raised joints in drywall will not be acceptable. If a joint can throw a shadow, correct the condition.
- All metal exposed on the roof shall be painted to match shingles.
- Seal tops, bottoms, and sides of all wood doors with a heavy coat of varnish or sealer immediately upon delivery.

**END OF SECTION**

**SECTION 10 40 00 - IDENTIFYING DEVICES**

**PART 1 - GENERAL**

- Construction Site Signs: Owners contractor shall install a temporary sign provided by the Owner at Owners sole cost and expense. Sign shall be placed in a highly visible location as approved by the Owner. Sign shall be in place prior to beginning of construction and shall remain in place until acceptance of building.
- Interior Door Signage: Owner shall provide at Owner's sole cost and Owner's contractor shall install interior door/room signage as indicated on drawings.
- Contractor to provide all traffic control devices required by fire authorities and the ADA.
- Standard Monument Sign: Owner shall purchase and Owner's contracted sign company shall install one double faced internally illuminated monument style sign to be placed in a visually prominent location as shown on the site plan. Landlord's General Contractor shall only be responsible for running exterior lighting to the sign and also the concrete and stone base. Landlord's contractor shall reserve the right to approve any monument signage. If a monument sign is located on a multi-Owner Pylon sign, then Owner shall bear the prorated cost of the multi-Owner pylon sign.
- Building Signage: Owner shall provide building numbers per the local building codes and (2) Building logo signs to be affixed to the building by Owner's signage contractor at the entrance and at a location to be selected by the Owner. Compliance: All signage for the facility will comply with local municipal ordinances and shall be permitted by Owner's sign contractor.
- Additional Signage: Additional signage required by Owner is to be provided at Owner's sole cost and expense.
- Signage Cost: Owner is responsible for paying all costs for signage, including but not limited to the following: permits, sign purchase and installation. Owner's sign contractor shall apply for and pay for any necessary sign permit(s) from local jurisdictional authority, as required.

**END OF SECTION**

**SECTION 10 52 00 - FIRE EXTINGUISHERS**

**PART 1 - GENERAL**

- Standard Fire Extinguishers: Multi-Purpose dry chemical, 5 pound multi purpose dry chemical 2-A, 10-BC, complete with wall mounting brackets by the Ansol Company or equal.
- Mounting height to be 5'4" above floor to top of unit. Number (minimum of four) and location as noted on the Plans, Contractor to coordinate number and locations with local Fire Authority.
- In corridor furnish semi-recessed fire extinguisher cabinet mounted 36" above finish floor to bottom of inside of cabinet. Location as noted on the plans. Cabinet shall be Larsen Model #AL2409-R or approved equal. Install per manufacturer's instructions.
- Kitchen Fire Extinguisher: To be type "K", twenty (20) pounds, by Ansol Company or equal. Coordinate size and location with local Fire Authority.
- Provide knock-box key holder at front door in accordance with fire authorities regulations.
- Provide adequate blocking in walls to mount extinguishers.
- Fire Extinguisher Cabinet to have full clear acrylic glazing door style with handle and a 3" Rolled Edge.

**END OF SECTION**

**SECTION 10 80 00 - TOILET AND BATH ACCESSORIES**

**PART 1 - GENERAL**

- Blocking: Provide adequate blocking in walls for all grab bars and other items as required.

**PART 2 - PRODUCTS**

- Mirrors: Twenty-four (24) inches wide by third-six (36) inches high located at each adult toilet/hung lavatory. Mirror shall have stainless steel channel frame of not less than 20-gauge with square corners, carefully mitered to mitre joints and mechanically interlocked. Provide No. 430 bright polished finish.
- Grab Bars: Sobrick B-6000 size and length per plan to be installed on all accessible toilets. Verify compliance with state and local codes. Contractor shall provide all hardware as required.
- Paper Towel Dispensers: As furnished by Owner and Owner's janitor's contractor shall install as shown on plans and at a minimum at each children's vanity, change table, or kitchen and one at each lavatory inside a toilet room.
- Toilet Paper Holders: As furnished by Owner and Owner's janitor's contractor shall install so that one is accessible from each toilet. Mounting heights as shown on the drawings.
- Mop Strips: As furnished by Owner and Owner's janitor's contractor shall install as shown on plans and at the required heights.
- All toilet room accessory products to be supplied and installed by Owner.

**PART 3 - EXECUTION**

- GC shall install all accessories neatly and securely. Use concealed fasteners whenever possible. Owner's installer shall provide doors, bolts, and other accessories securely in locations as shown or specified. Exposed mounting devices finish shall match accessory finish.

**END OF SECTION**

**SECTION 11 - EQUIPMENT**

**SECTION 11 40 00 - KITCHEN & LAUNDRY EQUIPMENT**

**PART 1 - GENERAL**

- Owner shall provide at Owner's sole cost and Owners vendor and installer shall install the equipment listed on sheet A1.2.
- Owners vendor and installer shall install in accordance with manufacturer's instructions. Securely anchor units to counters or cabinetry with concealed fasteners. Verify clearances are adequate for proper functioning, and that rough openings are completely concealed.
- Place freestanding equipment after all finishes are in place. Verify clearances are adequate for proper operation.
- Verify all power and utility connections and coordinate all trades prior to rough-in.
- Verify all accessory items have been provided.
- Remove all packing material and leave units clean, ready to operate.
- If required by Owner or Owners vendor and installer, the Contractor shall only be responsible for connecting the dishwasher, under counter refrigerators, washer machines, and dryers to the appropriate plumbing or electrical connections. Contractor will bill Owner directly and Owner shall pay Contractor directly for any incurred installation costs. Contractor is not responsible for providing, unloading, unpacking, or verifying damage for any kitchen or laundry equipment.

**END OF SECTION**

**DIVISION 12 - FURNISHINGS**

**SECTION 12 5100 - BLINDS**

**PART 1 - GENERAL**

- Owner shall provide blinds on all exterior windows. Blinds shall be 2" plastic-wood blinds, color as listed on finish schedule.
- Owner's vendor and installer shall install blinds in accordance with manufacturer's instructions. Cut-off all blind cords as short as possible to keep out of child's reach. Provide two cup hooks for each mini-blind mounted 5' AFF to wrap cord around.

**END OF SECTION**

**DIVISION 16 - ELECTRICAL**

**SECTION 16 72 00 - TELEPHONE COMMUNICATIONS**

**PART 1 - GENERAL**

- Telephones and Data:
  - Provide and install boxes, wire and backboard for a complete telephone and data system.
  - Wiring shall be four pair, 24 AWG cable with homeruns from all outlets to the backboard. Cable shall be continuous and may be attached to trusses. Cable shall not be attached to or laid on light fixtures, diffusers or the lay-in ceiling. Install cable at 90-degree angles to electrical conduits and wires.
  - Provide one 4x4x3/4" plywood backboard mounted at 36" AFF at location shown on drawings or as directed in the field. See drawings.
  - Install single gang boxes at heights indicated on drawings.
  - At outlet locations, pull cable down wall to box, coil 6' and store in box. At equipment room leave 20' excess cable coiled and hung from ceiling. Label both ends of each cable with a permanent marker or cable tag with the same number on each end.
  - Face plates and all final terminations will be by this contractor. All locations shall have a RJ11C or RJ14 jack - confirm compatibility with Owner's equipment.
  - Provide a service entrance conduit of the size as specified by the local telephone company. Coordinate tie in points with local telephone company engineer. Entrance cable shall be at least 12 pair. Terminate building end in room as indicated on the drawings. Conduit shall be against wall under plywood backboard and rise level to 12' AFF.
  - On lower left of backboard provide a #6 AWG ground wire tied to the building ground system. Provide ground bar connector and mount on plywood.
  - Provide a 15-amp/110 volt four plex outlet adjacent to the backboard.
  - Provide wire from box to outlet for all outlets shown on plans and for the following:
    - 1 Fire Alarm panel to backboard.
    - Wall hung phone in Kitchen.
    - Office desk phone.
    - Reception desk phone.

**END OF SECTION**

**SECTION 16 73 00 - INTERCOM**

**PART 1 - GENERAL**

- Intercom system installation shall comply with all governing codes and ordinances enforced by state and local agencies.
- Contractor shall provide a complete and fully functional intercom system. Verify all components with manufacturer prior to bid.
- All equipment shall be as listed on Sheet A-2.2. All parts shall be compatible with parts specified below.

**PART 2 - PRODUCTS**

- Wiring shall be as required by the system manufacturer, with homeruns from all outlets to the main control. Cable shall be continuous and may be attached to trusses. Cable shall not be attached to or laid on light fixtures, diffusers or the ceiling. Install cable at 90-degree angles to electrical conduits and wires.

**PART 3 - EXECUTION**

- Install system in strict accordance with manufacturer's instructions.
- Owner's project manager shall approve all locations and mounting heights prior to rough-in. Installer shall be responsible for coordinating with other trades for availability of alternate locations.
- Installer shall coordinate with General Contractor for any additional blocking or supports necessary to properly install the system.
- Installer shall include in the bid a one-hour training session for Owner's staff. Training shall be held at the project site with the system fully operational. Schedule training and time with Owner no less than 10 days prior to actual date.

**END OF SECTION**

**SECTION 16 79 00 - BURGLAR ALARM SYSTEM**

**PART 1 - GENERAL**

- Security system as provided by the Contractor.
- PART 2 - PRODUCTS**
- Main Security Panel shall be connected to a separate dedicated branch circuit, maximum 20 amperes. This circuit shall be labeled at the power panel as SECURITY.
  - Electrical Plan E-3 for device locations.
  - Provide magnetic door contacts, recessed mount, electrical configuration normally open, loop configuration closed, material ABS plastic, color white. Coordinate exact type of device with Owner's security vendor.
  - Provide motion detectors as shown on plan mounted at ceiling, above bulletin boards, equal to GE Precision Line PIR/RCR white. Coordinate exact type of device with Owner's security vendor.
  - Provide an allowance of \$300 for control panel.
  - Wiring shall be Shielded Multi-Conductor Riser Security Cable (NEC Type CLR3 Cable)

**PART 3 - EXECUTION**

- Any changes to the basic security system must be approved by P.S.F.C. prior to any change being made. Any additional costs that result from failing to follow this procedure will be the direct responsibility of the Owner and General Contractor.

**END OF SECTION**

**SECTION 16 80 00 - COMPUTER WIRING SYSTEM**

**PART 1 - GENERAL**

- Computer wiring and outlet boxes shall be provided by the Contractor.

**PART 2 - PRODUCTS**

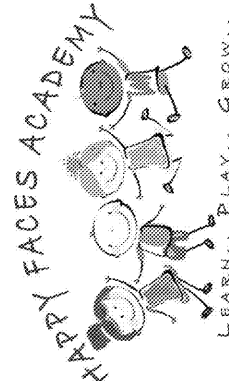
- The extent of work is shown on sheet Electrical drawing, Network Plan.
- Provide boxes as shown on plan, with conduit to attic containing CAT-5 wiring extended to Media Room with 6 ft. of slack on both ends.

**PART 3 - EXECUTION**

- Run all wiring in a neat and workmanlike manner, without blocking walkways or access to equipment.

**END OF SECTION**

JOB NUMBER:	19221
CHECKED BY:	Checker



PROJECT LOCATION:	
2865 WEBB ROAD MILTON, GA 30004	

REVISIONS		
NO	DATE:	DESCRIPTION:

SPECIFICATIONS
<b>A-0.6</b>
DATE 01/23/20