



## **Design/Construction Outline Specification**

### **Pelham, NH DPW Garage**

**Old Bridge Street, Pelham, NH**

**9,600SF Pre-Engineered Building**

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**These outline specifications were prepared by:**

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### **Overview:**

The Town of Pelham, NH is proposing to build a 9,600SF garage and office for the Department of Public Works on Old Bridge Street. The budget estimate and outline specification are based on preliminary design as prepared by Berard/Martel Architecture, Inc.

The intent of the following specifications and attached estimate budget is to establish a baseline to be a starting point for design and fund appropriation by the town. An appropriate contingency is included until such time as the final design and cost estimates have been finalized. The scope of work in each division includes all labor, equipment, and materials necessary to complete the work indicated by these specifications. All materials and methods shall be in accordance with recognized industry standards and practices, with applicable state and federal codes and in accordance with the manufacturers' recommended installation procedures. All materials and products used shall be new and suitable for the purpose intended. Where specific products are not named, those commonly available in the area and suitable for the purpose are intended and expected. Skilled craftsmen employed by the various construction trades shall do all labor in connection with this work. All materials specified are intended to be of good quality.

### **General Project Description of the Site and Building:**

The proposed building is a 9,600sf Pre-Engineered Building with 18' eave height. The exterior will be finished with a standard architectural metal panel with 4" vinyl faced insulation, Standing Seam Galvalum Metal Roof, Operable thermally broken window units at the office space, Pass doors to be Hollow metal doors and frames, office doors will be solid core birch in hollow metal frames, overhead doors to be 16x14 aluminum insulated, manually operated, Sewer and water to be tied to existing septic and well, enclosed wash bay where indicated, required site work



### **Section 01000 – General Conditions:**

The following plans will be prepared, as applicable, for approval by the Town:

Floor Plans	Plumbing Plan
Elevation Plans	Electrical Plan
Reflected Ceiling Plan	HVAC Plan
Details & Sections	Structural Design

The Architect will prepare the following schedules, as applicable, for approval by the Town:

Finish Schedule, floors, walls and ceilings  
Door Schedule, including all hardware  
Mechanical and Electrical Equipment Schedules.

The Building will be designed and build to the following codes as may be applicable:

International Building Code-2000  
New Hampshire State Energy Code  
Architectural Access Board Rules and Regulations

A Construction Manager will provide qualified supervision, labor, materials, and equipment to build according to the plans and schedule.

A Construction Manager will apply for and obtain the following permits or approvals:

Building Permit  
Certificate of Occupancy

A Construction Manager will furnish and install per the following specifications, sections 02 through 16

General Conditions also include Temporary Utilities (Trailer, Toilets, Storage, office trailer supplies, phone/fax, electrical and water) as well as Design Fees, Dumpsters and clean-up expense. Payment and performance bonds, Safety, rental equipment, project sign, project closeout expenses, final cleaning before Owner occupancy.

**General Notes:** Products specified herein shall be considered "or equal". An alternate material of equal quality may be specified at the discretion of the Architect, Construction Manager or the Owner.



### **Section 02000 – Site Work and Landscaping:**

**Scope of Work:** Furnish of labor, equipment, and materials required to perform the following operations:

**Base Building:** Erosion control as required, cut and fill operation, import of bankrun and process gravels, Excavate, backfill and compaction operations for the installation of the foundation, trenching for underground utilities, water, sewer connection to existing well and septic, grease/oil interceptor connected to floor drains utilized as a holding tank, gas service installation, curbing, 2" binder and 1" finish paving, Spread loam and seeding operation. Plantings allowance.

### **Section 03000 – Concrete**

**Scope of work:** Furnish of labor, equipment, and materials required to perform the following operations:

**Base Building:** Install bollards as required, grout of column base plates, foundation consisting of 8" walls 6' as required, column footings and pilasters, reinforcing, control and expansion joints, 6" thick slab on grade, required reinforcing, proper curing operation, control joints. All concrete to be 3000psi.

### **Section 05000 – Structural and Miscellaneous Steel Fabrications**

**Scope of Work:** Furnish labor, equipment, and materials required to install all structural steel, and miscellaneous steel fabrications as detailed herein for a complete and proper installation. The scope of work to include, but not be limited to:

**Base Building:** Structural steel columns, beams, bracing, and sidewall girders, purlins, anchor bolts, leveling plates, overhead door frames, steel reinforcing for HVAC equipment loads, as per pre-engineered company. Manufacturers acceptable are, Star Buildings, Varco-Pruden, Inland Buildings, and Butler.

### **Section 06100 – Rough Carpentry**

**Scope of Work:** Furnish all labor, equipment, and materials to complete and install all rough carpentry as detailed herein for a complete and proper installation. The scope of work to include, but not be limited to:



**Base Building:** Provide fire treated wood for perimeter liner panel in the open garage area from the top of the foundation to 10' AAF, Plywood backer panels for electrical phone entrance installation. Fire treated blocking for bathroom fixtures and accessories, cabinets and counters.

### **Section 062000 – Finish Carpentry**

**Scope of Work:** Furnish all labor, equipment, and materials required to complete and install all finish carpentry as detailed herein for a complete and proper installation. The scope of work to include, but not be limited to:

**Base Building:** Install an 8' bank of base and wall cabinets in kitchen area.

Provide wood, nails, screws, and other items, and perform finish carpentry for the construction as specified herein, and as needed for a complete and proper installation. Perform work in accordance with Architectural Woodwork Institute Quality Standards. Provide other materials not specifically described, but required for a complete and proper installation as selected by the Contractor subject to the approval of the Owner. Produce joints that are true, tight, and well fastened with all members assembled in accordance with Standard industry practices.

### **Section 07000 – Thermal and Moisture Protection**

**Scope of Work:** Furnish all labor, equipment, and materials required to complete and install all Materials under this section as detailed herein for a complete and proper installation. The scope of work to include, but not be limited to:

#### **Base Building:**

**Roofing:** Supply and Install a Standing Seam Galvalum Metal roof, standard manufacturer's panel and accessories

**Flashing and Sheet Metal:** Provide flashing and sheet metal required to prevent water penetration at all roof penetrations required for HVAC installation, bathroom fan venting, and any other utility penetrations required to make a complete installation.

**Caulking & Sealants:** Throughout the work, seal and caulk joints where shown on the Drawings and elsewhere as required to provide a positive barrier against passage of moisture and air.

**Metal panel Siding:** Supply and install a standard architectural exposed fastener metal siding panel. Standard Manufacturers colors



## **Section 08000 – Doors, Frames, Hardware, and Windows**

**Scope of Work:** Furnish all labor, equipment, and materials required to complete and install all doors, frames, and hardware as detailed on the plans for a complete and proper installation. The scope of work to include, but not be limited to:

### **Base Building:**

**Overhead Doors:** Supply and install 9 – 16'x14' Steel insulated overhead doors, with partial high-lift, 2 vision panels per each as manufactured by Overhead Door or equal

**Wood Doors:** Solid Core Flush, Stain Grade Birch doors in Hollow Metal frames with D26 finish locksets, ball bearing hinges, total of 7 for office space, 3 exterior Hollow Metal doors and frames.

Provide wood doors of the types, designs, and dimensions shown on the Door Schedule or on the Drawings.

Public doors shall be 6'8" in height.

Interior doors shall be 6'8" in height.

Install finish hardware in accordance with the manufacturer's instructions.

## **Section 09000 – Finishes**

**Scope of Work:** Provide gypsum drywall and accessories, flooring, Acoustical Ceilings and Paint finish, as specified herein, and as needed for a complete and proper installation. The scope of work to include, but not limited to:

**Gypsum board types:** All drywall will be 5/8" in thickness, maximum permissible length complying with the following:

Standard type: ASTM C36

Fire rated type: ASTM C36 fire resistive, UL rated

Moisture resistant type: ASTM C630

Gypsum sheathing board: ASTM C79

**Accessories** Acoustical insulation: ASTM C665, preformed mineral wool, friction type fit, unfaced.

Joint materials: ASTM C475, reinforcing tape, joint compound, adhesive and water.

Corner beads: Metal

Fasteners: ASTM C1002, type S12, hardened screws

Provide other materials not specifically described, but required for a complete and proper installation as selected by the Contractor subject to the approval of the Owner.



Install gypsum board in accordance with manufacturer's instructions.

Fasten gypsum board to furring or framing with nails or screws.

Place control joints consistent with lines of building spaces as directed.

Place corner beads at external corners. Place edge trim where gypsum board abuts dissimilar materials.

Tape, fill, and sand exposed joints, edges, and corners to a smooth surface ready to receive finish.

Taping, filling, and sanding are not required on surfaces behind adhesive applied to ceramic tile.

Use necessary care to prevent scattering gypsum wallboard scraps, plaster, dust, and to prevent tracking plaster materials onto floor surfaces.

At the completion of the installation, promptly pick up and remove from the working area all scrap, debris, and surplus material.

**Metal Stud Systems:** Provide metal studs and accessories as shown on the Existing building Drawings, as specified herein, and as needed for a complete and proper installation. All walls non bearing, perimeter walls will be 2 hour rated to roof deck, Office and conference room walls will be to 10'AFF.

### **Flooring**

**Vinyl Composition Tile (VCT):** VCT will be installed in the lunch room, office, open area, rest room, bathrooms, all walls will receive vinyl cove base.

### **Acoustical Ceilings**

Provide acoustical ceilings, as specified herein, and as needed for a complete and proper installation. The scope of work to include, but not be limited to:

#### **Grid System:**

Provide a complete system of supporting member, anchors, wall corners, light fixture adapters, and accessories as necessary for a complete installation.

#### **Manufacturers:**

Chicago Metallic

Product: Snap Grid 200

USG Interiors

Product: Donn AX

Acoustical ceiling panels, Office spaces

#### **Manufacturers:**

USG Interiors



## **Painting**

Paint and finish exposed surfaces using the combination of materials listed on the Painting Schedule, and as specified herein, and as needed for a complete and proper installation.

The Painting Schedule is based, in general, on the products of Sherwin Williams Paint Company or Benjamin Moore Paints.

**Preparation:** Verify that substrate conditions are ready to receive work. Correct minor defects and clean surfaces which effect work of this Section. Remove or mask electrical plates, hardware, light fixture trim, escutcheons, and fittings prior to preparing surfaces or finishing.

**Gypsum board surfaces:** Fill minor defects with latex compounds. Spot prime defects after repair.

**Concrete and concrete unit masonry surfaces scheduled to be painted:**

Remove foreign material.

**Uncoated metal surfaces:** Remove scale by wire brushing or sandblasting.

Prime paint after repairs

**Shop primed metal surfaces:** Sand and scrape to remove loose primer, rust, and other foreign materials Prime paint all bare steel surfaces.

**Interior wood scheduled to receive paint finish:** Wipe off grit and dust, seal knots, pitch streaks and sappy sections with sealer Apply products in accordance with the manufacturer's instructions. Where clear finishes are required, tint fillers to match wood  
Caulk all hollow metal doorframes to GWB.

### **Painting Schedule:**

**Interior wall paint on gypsum drywall:**

First coat: Tinted latex primer

Second coat: Flat or eggshell finish

**On ferrous metal:**

First coat: Latex primer

Second coat: Latex semi gloss





## **Section 10000 - Miscellaneous Specialties**

Provide and install toilet accessories and partitions as shown on the Drawings, as specified herein, and as needed for a complete and proper installation.

### **Toilet Accessories:**

Toilet accessories including toilet paper holders (B274), paper towel dispensers (B262), soap dispensers (B822), grab bars (B5806 - 42"), and mirrors.

Accessories shall conform to ADA requirements.

Manufacturer: Bobrick Washroom Equip. or approved equal.

Fire extinguishers per code requirements.

Reinforced Canvas type barrier for wash bay on a retractable rod

## **Section 15000 - Mechanical**

Supply and install a complete mechanical system per codes, standard practices, and specifications. The Mechanical, Plumbing, Gas Piping, HVAC, and Sprinkler Plans will be developed by the Design team in conference Construction Manager and subcontractors. The Construction Manager will submit manufacturer's cuts of all fixtures, hardware, and equipment associated with the Mechanical Systems.

### **Heating, Air Conditioning and Ventilation:**

- All gas piping with gas isolation valves per code.
- (1) 3 ton Split system with accessories for open office areas.
- Gas fired unit heaters (4) for the warehouse area
- All exhaust fans and roof curbs for general exhaust.
- All sheet metal medium pressure and low pressure duct distribution.
- All registers, grilles, diffusers and access doors.
- Concealed supply air duct insulation will be 1 1/2" foil faced.
- Certified air balancing with reports.
- All fire stopping
- Seismic requirements per code.
- Tagging and charting all valves and piping.
- HVAC Commissioning

### **Plumbing:**

The scope of the work to include, but not be limited to:

- All underground and above ground sanitary and venting.
- Backflow prevention for building domestic entrance.
- All domestic water distribution from existing main to all plumbing fixtures.
- Trap Primers for floor drains.
- All floor drains as required per code.
- All plumbing fixtures to meet occupancy code.
- Janitor closets (1).
- Flushometer valves on urinals and water closets.
- Domestic hot water heater will be gas fired with re-circulation line and pump.
- All required pipe and equipment insulation per code.
- All fire stopping.
- Seismic as required by code.
- Tagging and charting of all equipment and piping.
- Start-up tests and warranty.
- System Chlorination.
- Plumbing commissioning.

### **Section 16000 – Electrical (Tenant Fit-up)**

The Lessor will supply and install a complete electrical system per codes, Standard practices, and the tenant requirements as follows:

- 480/277volt, 600 amp main electrical service
- 208/120 volt transformer for receptacle and equipment power
- Power distribution for closed offices at 2 offices per circuit, receptacles per code
- Power wiring; boxes and disconnects for hard wired equipment
- Power wiring for building mechanical equipment
- Exterior building lighting per development standard
- Direct/indirect T-5 efficiency fluorescent lighting throughout
- Lighting 50 foot candles, three level switching at office areas
- Fiber optic 24 strand telephone and data building service
- Standard copper wire telephone distribution to each office (2), cubicles and work stations
- Master box fire alarm connection to municipal service
- Analogue addressable fire alarm system; metallic cable; heat sensors at ovens

### **End of Outline Specification**

