

Outline Specifications for  
**Blue Ridge Community College**  
**Flat Rock Building Renovation**

Project No. 3202-200950

February 05, 2021

**Division 1 – General Conditions**

1. **Scope of Work:** The project consists of a small-scale renovation (alteration level 2) of the two-story continuing education building, located at 625 College Drive, Flat Rock, NC. All work is non-structural. No new square footage is to be added to the existing building. The project scope includes renovations to the existing 2<sup>nd</sup> floor women's restroom as well as an LED lighting upgrade in a nearby classroom and unisex restroom. Prospective bidders shall attend a mandatory pre-bid conference in order to fully understand the scope of work.
2. **Agreement between Owner and Contractor:** The Agreement shall be in the form of AIA Document A201– 2017, General Conditions of the Contract for Construction.
3. **Bonds:** Performance & Labor and Material Payment Bonds shall be provided as an alternate in the amount of 100 percent of the Contract Amount.
4. **The General Contractor shall follow all COVID-19 recommendations as issued by the State of North Carolina.**
5. **Allowances:** The following allowances shall be included in the Work:
6. **Permits and fees:** Contractor shall procure and pay for all required fees and permits.
7. **Applications for Payment:** Applications for payment shall be made monthly by the Contractor, and presented on AIA Document G702, Application and Certification of Payment, 1992 ed. The period of the construction work covered by each application shall be up to the 25<sup>th</sup> of each month.

Blue Ridge Community College

Flat Rock Building Renovation

Outline Specification

February 05, 2021

Applications received by the Architect by the first of the following month shall be paid by the owner on or before the 21st of the following month.

8. Project Closeout: Within thirty days of Owner Occupancy, the Contractor shall submit project record documents, including copies of all maintenance manuals and product warranties.

### **Division 2 – Existing Conditions**

1. Selective Demolition: The Contractor shall remove existing construction as indicated on the documents or as required for installation of new work. The contractor shall exercise caution against damage to existing construction to remain during the removal of existing construction. Selective demolition includes:
  - a. Coring / cutting the existing slab for new plumbing fixtures on the 2<sup>nd</sup> floor.
  - b. Rework or existing MEP systems required for new work.
  - c. Selective finishes as indicated under the alternates.

### **Division 3 – N/A**

### **Division 4 – N/A**

### **Division 5 – Metals**

1. Cold Formed Metal Framing: Provide 3-5/8", 20 gage metal studs for interior non-load-bearing wall framing.

### **Division 6 – Wood**

Blue Ridge Community College

Flat Rock Building Renovation

Outline Specification

February 05, 2021

1. Rough Framing & Blocking: Fire treated wood blocking shall be nominal 2" thick, of dimensions required to support items attached on blocking. Blocking in contact with masonry or concrete shall be pressure treated SYP.
  
2. Architectural Woodwork:
  - a. Provide HPDL plastic laminate clad plywood veneer substrate vanity skirt where required.
  - b. Provide metal vanity support brackets where indicated.

#### **Division 7 – Thermal & Moisture Protection**

1. Sound Insulation: Batt insulation installed in interior walls shall be unfaced mineral fiber, 3 lbs/c.f. density, friction fit between studs.
  
2. Fire Stopping: Provide and install fire stopping sealants as required for sealing penetrations in rated wall construction, and intersections of walls and roof decking.

#### **Division 8 – Doors & Windows**

1. Steel Frames: Provide fully welded steel door frames for drywall construction, 16 gage, Curries or acceptable substitute. Provide fire-rated assemblies where required.
  
2. Wood Doors: Interior wood doors shall be pre-finished, pre-machined, five-ply or seven-ply birch veneer, 1-3/4" thick, wood stave core (match existing finish). Finish of doors should match 'suite' of spaces since there are multiple existing door finish types in the building. Provide fire rated doors where indicated. All non-rated doors can be reused from existing owner stockpile. GC shall be responsible for retrofitting and installing existing non-rated doors.

Blue Ridge Community College

Flat Rock Building Renovation

Outline Specification

February 05, 2021

3. Finish Hardware: Hardware shall be manufactured by the following providers; finish: brushed chrome:
  - a. Butts: Hagar, or equal
  - b. Yale 8800 Series x
  - c. Hinges: Hagar, or equal
  - d. Closers: Yale 4400 Series
  - e. Wall stops, silencers: Glynn Johnson, or equal
  - f. Rated to match door as indicated on drawings
  
4. Window Films: Provide 3M Dusted Crystal Glass Finish (7725SE-314), or equal.

#### **Division 9 – Finishes**

1. Gypsum Board Assemblies:
  - a. Interior metal studs shall be 3-5/8" thick, 20 ga., 1-1/4" flange, steel studs, Clark, Dietrich, or acceptable substitute.
  - b. Gypsum wallboard used on interior walls shall be 5/8" thick, Type X core, USG or acceptable substitute.
  - c. Provide and install paper faced metal bead and trim, paper joint tape, and drying type finishing compound.
  - d. Acoustical Sealant shall be similar to USG Acoustical Sealant. Apply at the base of all wall panels at the floor/wall intersection, and around penetrations in non-fire-rated wall construction.
  - e. Base primer for conventional gypsum wallboard surfaces shall be Sheetrock Brand First Coat, applied at a rate of 300 to 500 sq ft per gallon.
  
2. LVT and resilient Base: Provide Interface Level Set Natural Woodgrains Storm A00205. Owner has approximately 260 SF in stock. Provide unit costs for LVT installation, with a cost-plus markup for

additional LVT to complete the balance of installation. Provide continuous roll, Roppe 700 Series 6" black rubber base.

3. Paint: Provide the following:

- a. Restroom Walls: Sherwin Williams Promar 200 Latex (Color to match Men's RR).
- b. Metal Door Frames and all Hallway Observation Window Metal Frames: Sherwin Williams Pro Industrial DTM Acrylic (match existing).
- c. Corridor Walls: Sherwin Williams Promar 200 Latex Eggshell (match existing)
- d. Corridor and all Hard Ceilings: Sherwin Williams Promar 200 Latex eggshell (match existing)

4. Tile: *No tile required.*

**Division 10 – Specialties**

1. Toilet Compartments / Urinal Screens: Provide water resistant, solid-plastic (HDPE) toilet compartments. Panel material shall not be less than 1" thick. Compartment / screen shall be overhead braced, floor anchored. Acceptable manufacturers are Ampco Products, Inc., General Partitions Mfg. Corp., Sanymetal Products Co., or other manufacturer approved by the Owner. One color in each room as selected by Owner from manufacturer's full range of standard and premium colors. Urinal screens to be wall mounted with post support. Match existing recently renovated men's restroom.

a. Hardware

1. Hinges: Manufacturer's minimum 0.062-inch- thick stainless-steel paired, self-closing type that can be adjusted to hold doors open at any angle up to 90 degrees , allowing emergency access by lifting door. Mount with through-bolts.
2. Latch and Keeper: Manufacturer's heavy-duty surface-mounted cast-stainless-steel latch unit designed to resist damage due to slamming, with combination rubber-faced door strike and keeper, and with provision for emergency access. Provide units that comply with regulatory requirements for accessibility at compartments designated as accessible. Mount with through-bolts.
3. Coat Hook: Manufacturer's heavy-duty combination cast-stainless-steel hook and rubber-tipped bumper, sized to prevent in-swinging door from hitting compartment-mounted accessories. Mount with through-bolts.
4. Door Bumper: Manufacturer's heavy-duty rubber-tipped cast-stainless-steel bumper at out-swinging doors. Mount with through-bolts.

Blue Ridge Community College

Flat Rock Building Renovation

Outline Specification

February 05, 2021

5. Door Pull: Manufacturer's heavy-duty cast-stainless-steel pull at out-swinging doors that complies with regulatory requirements for accessibility. Provide units on both sides of doors at compartments designated as accessible. Mount with through-bolts.

**Division 11 – N/A**

**Division 12 – Furnishings**

1. Solid Surface Countertops: Provide Dupont Corian Arrowroot – thickness and backer material as indicated on drawings. PLAM skirt to match existing recently renovated men's restroom.

**Division 13 – Special Construction (Not Used)**

**Division 14 – Conveying Systems (Not Used)**

**Division 15A – Plumbing**

1. See plumbing drawings

**Division 15B – Mechanical**

1. See mechanical drawings

**Division 16 – Electrical**

1. See electrical drawings.
2. Emergency Exit Signs: Shall be aluminum photoluminescent exist signs (red) code approved UL 924.

**End of Outline Specifications**