
Renovations**Outline Specification****Division 1: General Requirements:**

- 1.1 All construction work will be managed and administrated by General Contractor. A pre-construction meeting will take place before any construction work can be started.
- 1.2 Weekly sub-contractor meetings and owner architect meetings will be held throughout the project.
- 1.3 The sub-contractors will be responsible for all tests, inspections, permits, and other quality control measures related to their work.
- 1.4 A temporary field office will be set up on site for the project duration.
- 1.5 All safety barriers and requirements for OSHA compliance during construction are mandatory.
- 1.6 The area of construction is to be secured at all times.
- 1.7 General Contractor will provide project supervision and project management for the duration of the project, including procurement and subcontractor administration.
- 1.8 The general contractor will be responsible for setting up and maintaining toilet facilities during the construction process.
- 1.9 General Contractor will update the construction schedule and review with the owner every two weeks.
- 1.10 Architect will coordinate with the owner to identify punch-list items as the project comes to substantial completion.
- 1.11 Operations and maintenance manuals, as-built documents, and electronic copies of the documents will be provided to the owner at the completion of the project.
- 1.12 General Contractor will perform a thorough final cleaning of the site after completion.

Division 2: Site Construction: Scope TBD once Drawings are available

- 2.1 A new accessible concrete ramp will be installed with a 5" thick concrete slab of 3500 psi concrete. New steel handrails will be installed on each side of the ramp per ADA and MAAB guidelines.
- 2.2 The new concrete entry area will be constructed as indicated on the plans. The surface will slope away from the building. The concrete will be broom finished and scored.
- 2.3 Compact gravel will be used for the parking areas and driveway.

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- 2.4 Site lighting at the parking area and building entry will be installed per the plans.
- 2.5 Finish grading and seeding is included as part of the scope of work.

Division 3: Concrete:

- 3.1 All concrete work is to be accordance with the design documents and ACI standards. Concrete shall have a compressive strength of 3500 psi within 7 days and a slump of 4, +/-1.
- 3.2 The new handicapped access ramp and sidewalk will be constructed of concrete and receive a broom finish. All concrete work is to be sloped to provide drainage away from the building. All vertical concrete elements will be of exposed concrete.
- 3.3 All concrete formwork will adhere to ACI standards and to best building practices.
- 3.4 Reinforced concrete footings will be installed below the frost line in accordance with the Massachusetts State Building Code.
- 3.5 Slab thickness for exterior sidewalks and ramps is 5". Sidewalks will be constructed on top of a 4" compacted base.

Division 4: Masonry: N/A**Division 5: Metals:**

- 5.1 Miscellaneous metals will be included but not be limited to steel angles, lintels, handrails, and guardrails. Steel will be galvanized or primed at the factory.

Division 6: Wood and Plastics:

- 6.1 Rough carpentry work will include all blocking needed to secure door frames and interior surface mounted items, such as grab bars, cabinets, and countertops, etc...
- 6.2 Roof blocking will be pressure treated wood.
- 6.3 Counter tops will be laminate as selected by the architect.
- 6.4 Window trim, door trim, window sills, and other miscellaneous running trim will meet the design criteria for the building. Window and door trim to be 3 1/2" and wood base to be 4".
- 6.5 Each of the closets in the rooms shall be outfitted with a clothes rod and a shelf above it. The shelf shall be of scratch resistant plastic laminate.

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- 6.6 New exterior stair to receive TimberTech or equal treads and landing. Railings are to be vinyl by RDI - Titan series or equal.
- 6.6 Interior stair treads to be oak with painted poplar risers. New newell post to be by Crown Heritage – Transformer system – Style to match existing. Refinish existing stair wall wood panels and railings. All Railing to be ADA compliant.
- 6.7 All floor to receive new 7/8” tongue and groove Advantech sub floor.

Division 7: Thermal and Moisture Protection:

- 7.1 All below grade construction adjacent to the existing building will be waterproofed and sealed. All expansion joints and other points of separation shall be filled with the appropriate sealant compound.
- 7.2 All penetrations through roof surfaces will be flashed and sealed against water leaks.
- 7.3 Sound attenuation batts will be installed in all stud cavities.
- Provide alternate for insulating exterior walls with spray foam Icynene insulation.
- 7.4 A silicone base sealant will be used on all exterior surfaces requiring sealant.
- 7.5 A paintable caulk will be used at interior locations that require caulk (low VOC caulking is required).
- 7.6 EPDM or other approved waterproofing material will be installed under all bathrooms and sloped to floor drain.
- 7.7 The face layer of gypsum board in all bathrooms will be moisture resistant gypsum board.
- 7.8 All hot & cold water and heating lines will be insulated per code standards.
- 7.9 New roofing shingles to be 30 year Architectural by GAF or approved equal.
Color - TBD

Division 8: Doors and Windows:

- 8.1 All interior doors will be solid core Masonite doors with solid jambs. Doors to be double bored with passage lever sets (Schlage or equal), satin nickel finish and dead bolts. Hardware to meet ADA guidelines as required. Doors to receive 3 1/2” casings in a Safford profile.
- 8.2 All exterior doors to be 9 light Therma-tru fiberglass doors model number S262 or equal.

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- 8.3 Door stops (floor or wall mounted) are part of the hardware package.
- 8.4 Access panels will be provided as required.
- 8.5 The new exterior windows will be vinyl Silverline by Anderson or equal with gyp bd returns, 3 ½" trim and wood sill bullnosed with apron below.
- 8.6 Exterior vinyl siding to be CertainTeed Main Street double 4", color TBD. Corner bards to be 6" foam filled.

Division 9: Finishes:

- 9.1 All interior partition walls will be comprised with 1 layers of 1/2" gypsum board on each stud face. The stud cavity will be fully insulated with sound attenuation batts.
- 9.2 Vinyl composite tile flooring is to be installed in all areas per finish schedule. A continuous, 4" high rubber base (cove) will be installed per finish schedule.
- 9.3 4" x 4" ceramic floor tiles with a non-skid finish will be installed in all bathrooms. Base cove tiles plus one 4" tile will be installed at all floor / wall joints.
- 9.4 Interior gypsum board walls will be painted using a three coat system. Eggshell finish for all walls, flat finish for the ceilings and epoxy paint in all bathrooms.
- 9.5 Various miscellaneous items to be painted shall include but not be limited to door frames, molding, hand rails, window frames, radiators and piping, chair rails, etc.
- 9.6 Suspended ceiling to be Armstrong Prelude 15/16" exposed tee system or approved or equal.

Division 10: Specialties:

- 10.1 Toilet accessory items, such as toilet paper dispensers, towel bars, grab bars, shower rods; robe hooks and mirrors will be provided in each bathroom and toilet room.
- 10.2 Building signage for ADA accessibility and code requirements will be provided.
- 10.3 Semi-recessed fire extinguisher cabinets will be provided by the Contractor and located per direction of the Lowell Fire Department

Division 11: Equipment:

- 11.1 The residential kitchen equipment will include the following with an allowance of:
- Refrigerator - \$1,500
 - Electric Stove - \$900

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- Dishwasher - \$1,000
- Microwave / Hood combo - \$500
- Garbage Disposal - \$250

11.2 The Laundry room equipment will include the following with a allowance of:

- Two Washers - \$600 each
- Two Dryers - \$600 each

Division 12: Furnishings:

12.1 The estimate will include an allowance for all window treatments in the project.

- Bedroom to receive vinyl blinds

Division 13: Special Construction / Fire Protection:

13.1 Smoke detectors are to be installed in each room in accordance with Life Safety Code and local fire department regulations. The detectors will be hard wired and connected to the existing electrical network.

13.2 Fire alarm horns, strobes and pull stations will be connected into the existing fire alarm system and meet ADA guidelines for installation heights and decibel ratings.

Division 14: Conveying systems: N/A**Division 15: Mechanical (HVAC and Plumbing):**

15.1 PVC PEX tubing can be used in place of copper.

15.2 All bathroom fixtures will be new Kohler or equal and include water closets, lavs and tubs (ADA where indicated).

15.3 All hot water and heating lines are to be insulated.

15.4 Provided two 50 Gal GE 50M12TAH hot water heaters or approved equal. Provide alternate pricing for two 50 gallon GE Spring Hybrid Water Heaters.

15.5 Kitchen sink to be single bowl S.S. American Standard or approved equal.

Division 16: Electrical:

16.1 All existing electrical wiring in the area of the scope of work is to be removed and properly disposed of (recycled if possible). The entire area will be rewired and upgraded.

16.2 All wiring is to be concealed.