

ITEM 599.0610XX12 M REHABILITATE BUILDING INTERIOR

DESCRIPTION

The work shall consist of selective demolition and installation of replacement materials at the Lift Bridge Control Towers.

The demolition work shall consist of gutting the interior furnishings, ceiling, floor and wall finishes and coverings to expose the building frame for remedial work.

The installation work shall consist of insulation, vapor retarder, blocking, subfloor, ceilings, gypsum board, paneling, flooring, window and door casings and sills, cabinets, hardware, floor access door, ladder, painting, toilet partitions and accessories.

MATERIALS

1. Insulation
Glass fiber batt insulation with metalized polyester facing for exterior wall, ceiling and floor construction to meet or exceed the requirements of ASTM C665, having an R11 value for walls and floor and an R30 value for the ceiling of the operator's room.
2. Lumber
Douglas fir, S4S, 19 percent maximum moisture content.
3. Subfloor
APA rated sheathing, 19 mm panel thickness.
4. Gypsum Board
16mm thick, maximum permissible length; moisture resistant gypsum board for paneling backer.
5. Gypsum Board Accessories
Reinforcing tape, joint compound, adhesive, water and fasteners per GA 216 (Recommended Specifications for Application and Finishing of Gypsum Board).
6. Paneling
Tongue and groove knotty pine edge and center bead, 102mm wide, by 6mm thick by 2.44 m long.
7. Vinyl Reinforced Tile
FS-SS- T -312 - Type IV, Composition; 305 mm x 305 mm x 3 mm gage. Color: beige
8. Reducers
Vinyl or rubber, brown, 25 mm wide (minimum) x 3mm thick.
9. Vapor Barrier
6 mil poly.
10. Adhesive
Waterproof cement as recommended by the manufacturer of the tile.

ITEM 599.0610XX12 M REHABILITATE BUILDING INTERIOR

11. Wood Casings and Sills
Southern yellow pine 19 mm x 89 mm.
12. Cabinets
Shop drawings shall be submitted to the Engineer for review and approval. Fabricate as shown to AWI Custom Quality Standard, ANSI A135.4 Basic Hardboard; HPMA (Hardwood Plywood Manufacturer's Association) HP; and BHMA (Builders Hardware Manufacturer's Association) A156.9 - Cabinet Hardware.
13. Plastic Laminate Top
Nevamar, Laminart, Formica or equal.
14. Floor Access Door
Frame shall be 6mm extruded aluminum with built-in neoprene cushion and with strap anchors bolted to exterior. Door leaf shall be 6mm aluminum smooth plate reinforced with aluminum stiffeners as required. Cast steel hinges shall be bolted to underside and pivot on torsion bars that counterbalance the door for easy operation. The door shall open to 90 degrees and lock automatically in that position. A vinyl grip handle shall be provided to release the cover for closing. Doors shall be built to withstand a live load of 7.18 kN per square meter, and equipped with a snap lock and removable handle. Aluminum shall be mill finish, with bituminous coating to be applied to exterior of frame by the manufacturer. Hardware shall be zinc plated and chromate sealed. Installation shall be in accordance with the manufacturer's instructions. Manufacturer shall guarantee against defects in material or workmanship for a period of five years. Door shall be ready to receive 3mm VCT and shall be Bilco Type T, DUR-RED Type SCT or Babcock Davis Type FTA.
15. Ladder
Aluminum shapes shall conform to respective ASTM Specifications B-211, B-221, and B-241. Aluminum temper design for bearing bars shall be 6063- T6.
16. Ceiling
Wood paneling over gypsum board.
17. Finish (interior wood)
First coat F.S. TT-S-00190C sanding sealer second and third coats F.S. TT-V-85C low sheen oil varnish.
18. Paint (interior metal)
Primer (unprimed surfaces only) lead and chromate free meeting or exceeding F.S. TT-P-636D and TT-P-615D. Two finish coats: meeting or exceeding Fed. Spec. TT-P-37D Con- Lux, Devor, or Sherwin Williams.
19. Paint (Gypsum Board)
Primer meeting or exceeding Fed. Spec. TT-P-250C, Type I. Two finish coats of Luster- Plex 2000 Series by Con-lux or approved equal. Each coat shall be a minimum 15 mils dry-film thickness.
20. Insect Screen
Dark bronze anodized finish aluminum frame with black vinyl insect screen for all existing windows.

ITEM 599.0610XX12 M REHABILITATE BUILDING INTERIOR

21. Toilet Partitions

Manufacturer: Provide metal toilet partitions as manufactured by one of the following: Global Steel Products Corp., General Partitions Mfg. Corp., Sanymetal, or equal.

Sheet Steel: ASTM A591M, Class C, galvanized-bonderized of following minimum thicknesses:

Pilasters (Unbraced): 18 gage

Panels and Screens: 20 gage

Doors: 22 gage

Concealed Reinforcement for Anchorages: 12 gage

Concealed Reinforcement for Tapping: 14 gage

Core Material: Manufacturer's standard sound-deadening, honeycomb, impregnated Kraft paper core.
For wall-supported "V" shaped units, use manufacturer's standard sound-deadening core material bonded to inner face of panel sheets.

Pilaster Shoes: AISI Type 302/304, 20-gage stainless steel, 75 mm high, finish to match hardware. Furnish shoes as each pilaster.

Stirrup Brackets: Manufacturer's standard, heavy-duty operating hardware and accessories, non-ferrous cast alloy with satin chrome finish.

Anchorages and Fasteners: Manufacturer's standard theft-proof exposed fasteners, finished to match hardware.

Fabrication: Pressure laminate face sheets to core, edges sealed with continuous locking strip of lapped and formed edges. Miter and weld corners with welds ground smooth.
Furnish units with cut-outs, drilled holes, and internal reinforcement to receive partition mounted hardware and accessories.

Doors and Panels: Not less than 25 mm thick units, size shown.

22. Toilet Accessories

Materials: Unless otherwise specified, provide all items in Type 302 or 304 alloy stainless steel with either polished or satin finish. Match finish of all accessories in any one area or room.

Design: Design is based on use of products manufactured by the Bobrick Company and catalog numbers of that manufacturer are given as indication of the quality and style required. Equal products by Bradley or American Specialties will be acceptable.

ITEM 599.0610XX12 M REHABILITATE BUILDING INTERIOR

CONSTRUCTION DETAILS

All work shall comply with the Uniform Building Code of New York State and its referenced standards.

1. Demolition

Gut entire interior of existing materials as shown on the contract plans and as directed by the Engineer. See specification for removal and disposal of Asbestos Containing Materials. Before proceeding with fabrication and installation of new items, field measure all existing conditions. Install all new items of work plumb and level.

2. Insulation

Install all insulation over cleaned and dry substrate. Install with factory applied vapor retarder membrane facing warm side of building spaces. Lap ends and side flanges of membrane over framing members. Staple or nail facing flanges in place at maximum 150 mm on center. Tape seal butt ends, lapped flanges, and tears or cuts in membrane. Coordinate work with installation of electrical items of work.

3. Framing and Sheathing

Install joints, sills, and headers as shown and as directed by the Engineer to close existing floor opening to frame out new openings and to replace damaged sill and joint members. Set members level and plumb, in correct position. Place horizontal members flat, crown side up. Secure sheathing to framing members with ends over firm bearing and staggered.

4. Gypsum Board

Perform work in the accepted best practice of the trade, by skilled workmen under experienced supervision. Install gypsum board true, plumb, level, secured, smooth, and free of blemishes, ready to receive paint, or other finishing materials.

Apply all wallboard first to ceilings and then to walls with the separate boards in moderate contact but not forced into place. At internal corners, the cut edges of the boards shall be concealed by the overlapping covered edges of the abutting boards. Stagger the board so that the corners of any four boards do not meet at a common point except in vertical comers. To minimize end joints, use maximum practical lengths. Neatly fit ends or edges where they abut. Finish per GA 216 - Recommended Specifications for the Application and Finishing of Gypsum Board.

5. Wood Paneling

Allow 72 hours before installation for the paneling to adjust to the environment of the space where it is to be installed. Install T&G paneling using panel adhesive recommended by the paneling manufacturer.

6. VCT Flooring

Existing resilient tile and mastic to be completely removed in accordance with the appropriate specification for Removal and Disposal of Asbestos Containing Materials. All surfaces shall be clean, free of grease, dust and foreign particles to insure complete adhesion. Install vinyl reinforced tile flooring and rubber base in accordance with the manufacturer's printed installation instructions and as specified

ITEM 599.0610XX12 M REHABILITATE BUILDING INTERIOR

herein. Color of tile to be approved by the Engineer. Use only skilled, experienced and qualified workmen. Install the flooring from center marks established with principal walls; layout the tile field to avoid use of cut units less than 75 mm wide at perimeters.

7. Door and Window Casings

Install door and window casings to provide complete cover over joints between frames and wall finish. Extend window sills as required to meet new wall finish plane.

8. Cabinets

To the greatest extent possible, fabricate all Custom quality cabinet work in the shop. All cabinets shall be constructed to fit the particular room configuration and shall be free standing. Verify all dimensions after wall finishes and Control console have been installed in each of the sites.

9. Floor Access Door

Install floor access door per the manufacturer's written instructions; securing door frame to joints and headers in the orientation shown on the contract plans. Install cover flush with sheathing to facilitate floor tile installation.

10. Ladder

Provide aluminum ladders fabricated from 38 mm IPS, Schedule 40 aluminum pipe uprights and 25mm solid round aluminum rod rungs, mortised and welded to uprights and spaced 305 mm on center as indicated on the contract plans. Conform to OSHA Regulation 1910.27. Install ladder to meet OSHA clearance requirements. Secure ladder at top and bottom of each side rail.

11. Ceiling

See Part 5 – Wood Paneling.

12. Painting

Verify that substrate conditions are ready to receive work as instructed by the paint manufacturer.

(a) Gypsum Board Surfaces: Fill minor defects with filler compound. Spot prime defects and repairs.

(b) Shop Primed Steel Surfaces: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces.

(c) Interior Wood Items Scheduled to Receive Transparent Finish (Ingersoll): Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats.

(d) Interior Wood Items Scheduled to Receive Paint (Washington): One prime coat and two finish coats of paint. Back prime trim. Prime all cut ends.

ITEM 599.0610XX12 M REHABILITATE BUILDING INTERIOR

(e) Application: Apply products in accordance with manufacturer's instructions.

Do not apply finishes to surfaces that are not dry,

Apply each coat to uniform finish.

Apply each coat of paint slightly darker than preceding coat unless otherwise approved.

Sand wood lightly between coats to achieve required finish.

Vacuum clean surfaces free of loose particles. Use tack cloth just prior to applying next coat.

Allow applied coat to dry before next coat is applied.

Where clear finishes are required, tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.

Prime concealed surfaces of interior woodwork with primer paint.

13. Toilet Partitions and Accessories

Wall-Mounted Screens: Attach with heavy-duty, concealed anchoring devices, including wall channels, wall plates and studs as recommended by manufacturer.

Cleaning and Final Adjustments: Perform final adjustments to leveling devices, door hardware, and other operating parts. Clean exposed surfaces and touch up minor finish imperfections using materials and methods recommended by partition manufacturer.

Replace damaged units which cannot be satisfactory field repaired, as directed by Engineer.

Adjust toilet accessories for proper operation and verify that mechanism function smoothly. Replace damaged or defective items.

Clean and polish all exposed surfaces after removing temporary labels and protective coatings.

14. Cleaning

Collect waste material and remove daily from site.

Protect all work until final acceptance.

15. Acceptance

A completed, painted or otherwise finished building interior, inspected and approved by the Engineer, will be the basis of acceptance.

ITEM 599.0610XX12 M REHABILITATE BUILDING INTERIOR

METHOD OF MEASUREMENT

The work for this item will be measured as a lump sum unit of work for each Lift Bridge Control Tower.

BASIS OF PAYMENT

The lump sum price bid per control tower shall include the cost of all labor, materials, and equipment required to complete the work of this item.

Payment will be made under:

- Item 599.06100104 M Rehabilitate Building Interior – Ingersoll Street Control Tower
- Item 599.06100204 M Rehabilitate Building Interior – Washington Street Control Tower