

Barrington Public Library
Rec. Renovation - Outline Specifications
September 26, 2023



Division 01 – General Requirements

1. Provide project management, supervision, estimating and scheduling during the preconstruction and construction phases.
2. Provide performance & payment bonds.
3. Provide space on site for a project office.
4. Provide temporary power, water, toilets, etc.
5. Provide coordination of daily and final clean up.
6. Dumpsters – construction waste management, divert 90% minimum from disposal (landfill).
7. Provide temporary fencing as required during construction.

Division 02 – Existing Conditions

1. Project includes interior renovations to an existing building. Existing conditions have been documented on a preliminary basis suitable for planning purposes only.
2. Drawings indicate items that are clearly visible during a walk-through or indicated on previous drawings provided by owner. Destructive investigations have not been completed at this time.

Division 03 – Concrete

1. Concrete at steel pan stairs
2. Concrete work is limited to interior slab infills required for any underslab infrastructure work.

Division 04 – Masonry

1. None

Division 05 – Metals

1. Steel columns and beam to support new folding panel partition
2. Steel beam and edge angles at new floor opening for stair
3. New steel framed stair with guardrails and handrails

Division 06a – Rough Carpentry

1. Provide solid wood blocking, furring, and nailers as required.

Division 06b – Finish Carpentry

1. Interior wood species for clear finishes: birch or maple
2. Interior wood species for painted finish: Poplar
3. Casework to include:
 - a. Admin desk: Solid wood front paneling with marmoleum counter and hardwood bullnose edge
 - b. Admin work island: Plastic laminate cabinets with marmoleum top and hardwood bullnose edge
4. Modify lower level cabinetry/counter as required for new steel column

Division 07 – Thermal and Moisture Protection

1. Existing roof believed to be standard PEMB insulation system with scrim facing. Include allowance to address any deficiencies in this system.
2. Exterior wall is believed to be FG batt, include allowance for addressing any deficiencies in this system.
3. Provide caulking and sealants as required.
4. Provide fire stopping as required.
5. Provide expansion control as required.

Division 08 – Doors & Windows

1. Interior frames to be fully welded hollow metal construction.
2. Interior doors to be 1 ¾” solid core flush wood (birch or maple) doors.
3. Salvaging doors and frames for re-use is acceptable and noted on the drawings.
4. Door hardware to be grade 1 commercial – Sargent 10-line bored locks or eq.
5. All existing doors to receive new hardware.
6. Provide low power operator at vestibule doors.

Division 09 – Finishes

1. Carpet tile based on mohawk Lichen collection.
2. Walk-off carpet tile based on Mats inc
3. Rubber treads and risers at new stair
3. Provide one prime coat and two finish coats at gypsum board – Benjamin Moore scuff X
4. Provide Low VOC/ No VOC adhesives.
5. ACT is based on Armstrong Dune tegular tile, 2x2, with 9/16” grid.

Division 10 – Specialties

1. Assume 3 fire extinguishers in semi recessed cabinets.
2. Provide interior signage

Division 11 – Equipment

Division 12 – Furnishings provided by owner / installed by supplier

Division 13 – Special Construction

Division 14 – Conveying Equipment

Division 22 – Plumbing

1. Existing to remain.

Division 23 – Heating Ventilating and Air Conditioning

1. Provide new air-source heat pump system in each space on the upper floor.
2. Provide 2 ERV's for ventilation air on the upper floor.
3. Provide a new building Management system with integrated graphics for owner/facilities remote access. Connect to lower floor systems wherever practical.

Division 26 – Electrical

1. Existing electrical service to remain.
2. Electrical work limited to upper floor and lower-level work area only and includes
 - a. general power
 - b. lighting with integrated daylight sensors; provide ceiling mounted occupancy sensors where required by code.
 - c. fire alarm system – replace existing panel and devices as req.
 - d. emergency lighting
 - e. Power for door controls and access control system
 - f. Data cabling and testing
3. TV connections in each meeting room, TV provided by owner.

Division 31 – Earthwork

Division 32 - Exterior Improvements

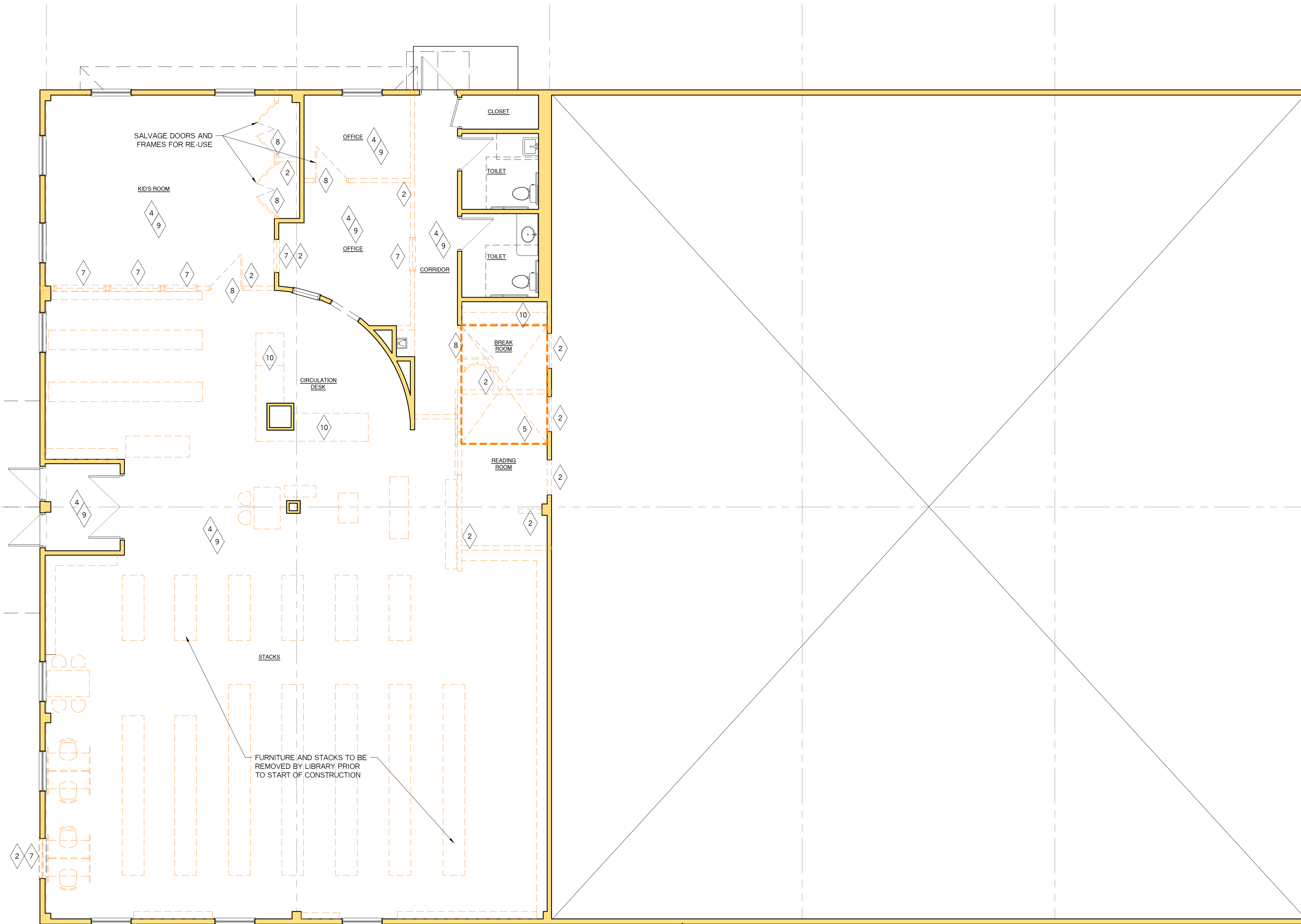
1. Existing site to remain, repair any damaged landscaping as part of the renovation project.
2. Provide seeding and mulching as required.

GENERAL DEMOLITION NOTES

1. OWNER WILL OCCUPY THE BUILDING FOR THE DURATION OF THE PROJECT; CONTRACTOR SHALL PHASE AND SEPARATE THE WORK TO MEET OWNERS OPERATIONAL AND SAFETY REQUIREMENTS.
2. CONTRACTOR SHALL PROVIDE MEANS TO MAINTAIN NEGATIVE PRESSURE IN OCCUPIED BUILDING @ ALL TIMES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO ANY DEMOLITION OR CONSTRUCTION. ANY DISCREPANCIES RELATING TO THE DWG'S SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
4. THE CONTRACTOR SHALL BE AWARE OF SELECTIVE DEMOLITION @ ALL SECTIONS OF WORK, REVIEWING ALL NEW & RENOVATION DETAILS TO DETERMINE WHAT IS TO BE REMOVED OR TO REMAIN & WILL BE RESPONSIBLE FOR REPLACEMENT IN- KIND ALL WORK INADVERTENTLY REMOVED.
5. THE CONTRACTOR SHALL REMOVE ITEMS TO BE DEMOLISHED AS INDICATED ON THE DWG'S W/ CARE BEING TAKEN NOT TO DAMAGE ADJACENT WALLS, CEILINGS, FLOORS, FINISHES, CASEWORK OR MILLWORK SCHEDULED TO REMAIN. THE WORK AREA WILL BE LEFT CLEAN & READY TO RECEIVE NEW WORK.
6. CONTRACTOR SHALL COORDINATE DEMOLITION REQUIREMENTS WITH THAT OF NEW WORK AND EQUIPMENT TO ENSURE NEW EQUIPMENT CAN BE MOVED INTO INTENDED FINAL POSITION. ITEM NOT SPECIFICALLY INDICATED ON THE DEMOLITION DRAWINGS, BUT REQUIRED FOR INSTALLATION OF NEW WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING, RECYCLING & LEGALLY DISPOSING OF ALL MATERIALS.
8. PATCH & REPAIR ALL EXISTING-TO-REMAIN WALLS, FLOORING, & CEILINGS DAMAGED DURING DEMOLITION OR REMOVAL OF EXISTING CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR OTHER AREAS OF PATCHING, REPAIR & INFILL.
9. PROVIDE ROUGH OPENINGS AS REQ'D FOR NEW MECHANICAL, ELECTRICAL, OR PLUMBING - COORDINATE W/ M, E, & P DWG'S.
10. SEE MECHANICAL, PLUMBING & ELECTRICAL DWG'S FOR ADDITIONAL DEMO INFORMATION.
11. EXISTING EQUIPMENT DESIGNATED TO BE RE-USED SHALL BE CAREFULLY REMOVED, ADEQUATELY STORED, & RE-INSTALLED ACCORDING TO DWG'S. COORDINATE ANY TEMPORARY CAPPING OF WATER & UTILITY LINES AS REQ'D.

DEMOLITION PLAN KEY NOTES:

- 1 SAW CUT & REMOVE CONCRETE SLAB, EXCAVATE AS REQUIRED FOR NEW WORK. COORDINATE W/ RESPECTIVE DRAWINGS FOR INTENDED FINISHED RESULT.
- 2 REMOVE STUD WALL ASSEMBLY, OR PORTION THEREOF.
- 3 REMOVE MASONRY OR CONCRETE WALL ASSEMBLY, OR PORTION THEREOF.
- 4 REMOVE FLOOR FINISH, PAD, TRANSITION STRIPS & MASTIC DOWN TO FINISHED SURFACE. LEAVE SURFACE SMOOTH, CLEAN & READY TO RECEIVE NEW FINISH.
- 5 REMOVE FLOOR FRAMING/STRUCTURE IN AREA INDICATED; COORDINATE WITH STRUCTURAL DRAWINGS
- 6 .
- 7 REMOVE WINDOW ASSEMBLY BACK TO ROUGH OPENING
- 8 REMOVE DOOR AND FRAME ASSEMBLY BACK TO ROUGH OPENING
- 9 REMOVE CEILING FINISH AND ASSOCIATED FRAMING SYSTEM (IF HUNG CEILING TYPE); REMOVE ALL ASSOCIATED LIGHTING, DIFFUSERS AND DEVICES.
- 10 REMOVE CASEWORK, CABINETS, OR TRIM
- 11 REMOVE ALL TOILET ACCESSORIES AND PARTITIONS
- 12 REMOVE PLUMBING FIXTURES, SHUT OFF, DISCONNECT AND CAP ALL ASSOCIATED PIPING
- 13 REMOVE MECHANICAL EQUIPMENT, SHUT OFF, DISCONNECT AND CAP ALL ASSOCIATED PIPING, DUCTWORK, ETC.
- 14 REMOVE ELECTRICAL FIXTURES, SHUT OFF, DISCONNECT AND CAP ALL ASSOCIATED WIRING
- 15 REMOVE ROOFING MATERIAL AND UNDERLAYMENT(S) BACK TO SUBSTRATE; REMOVE ALL ASSOCIATED FLASHINGS



Upper Level Demolition Plan
 $\frac{3}{16}'' = 1'-0''$

OPTION 2B

BARRINGTON RECREATIONAL CENTER
 SEPTEMBER 26, 2023

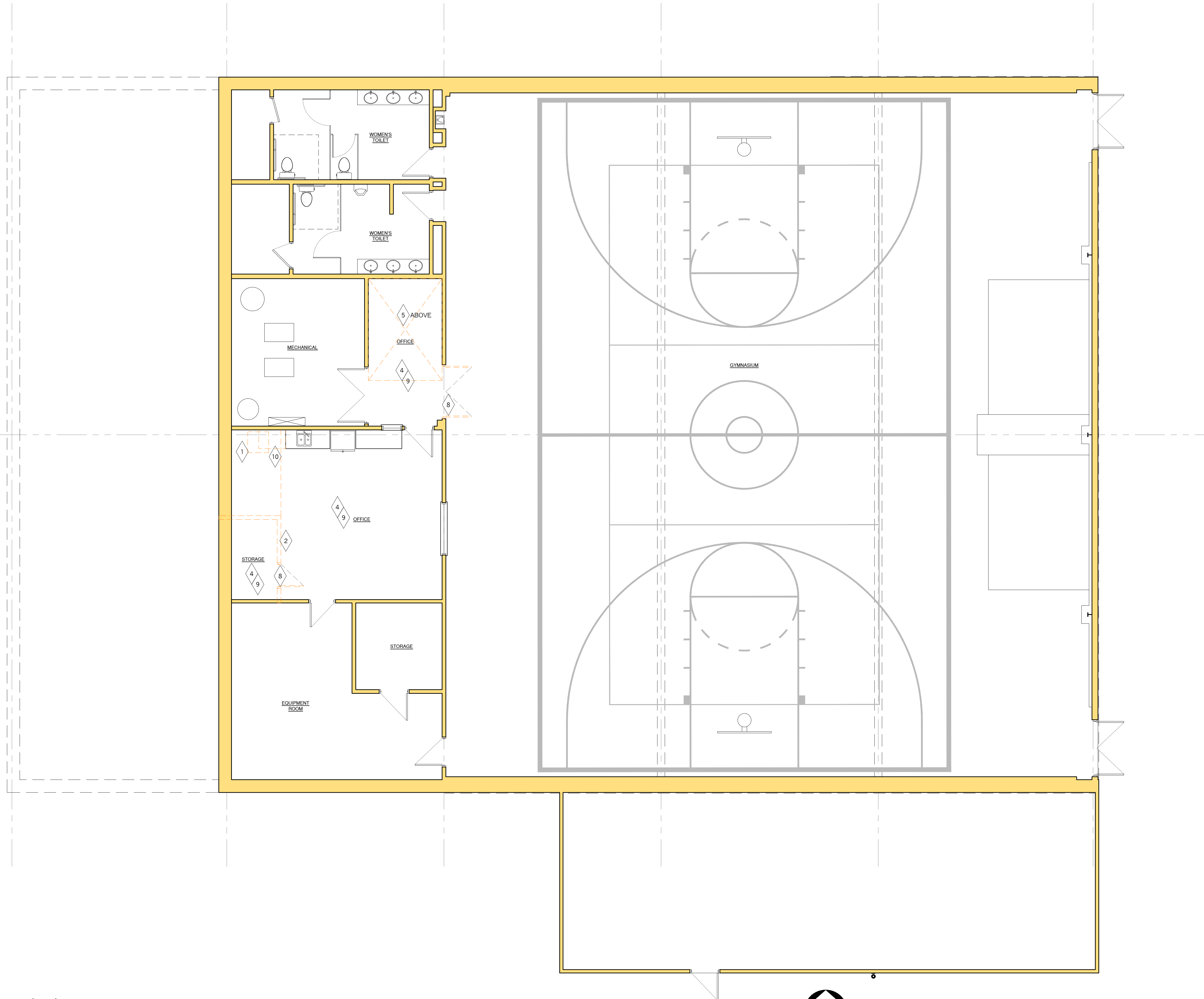


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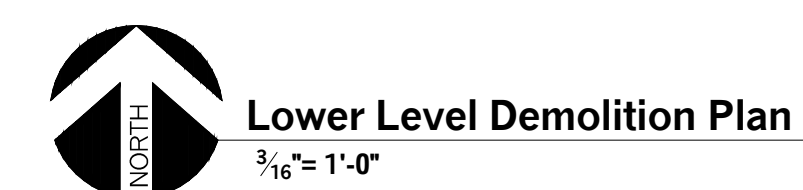
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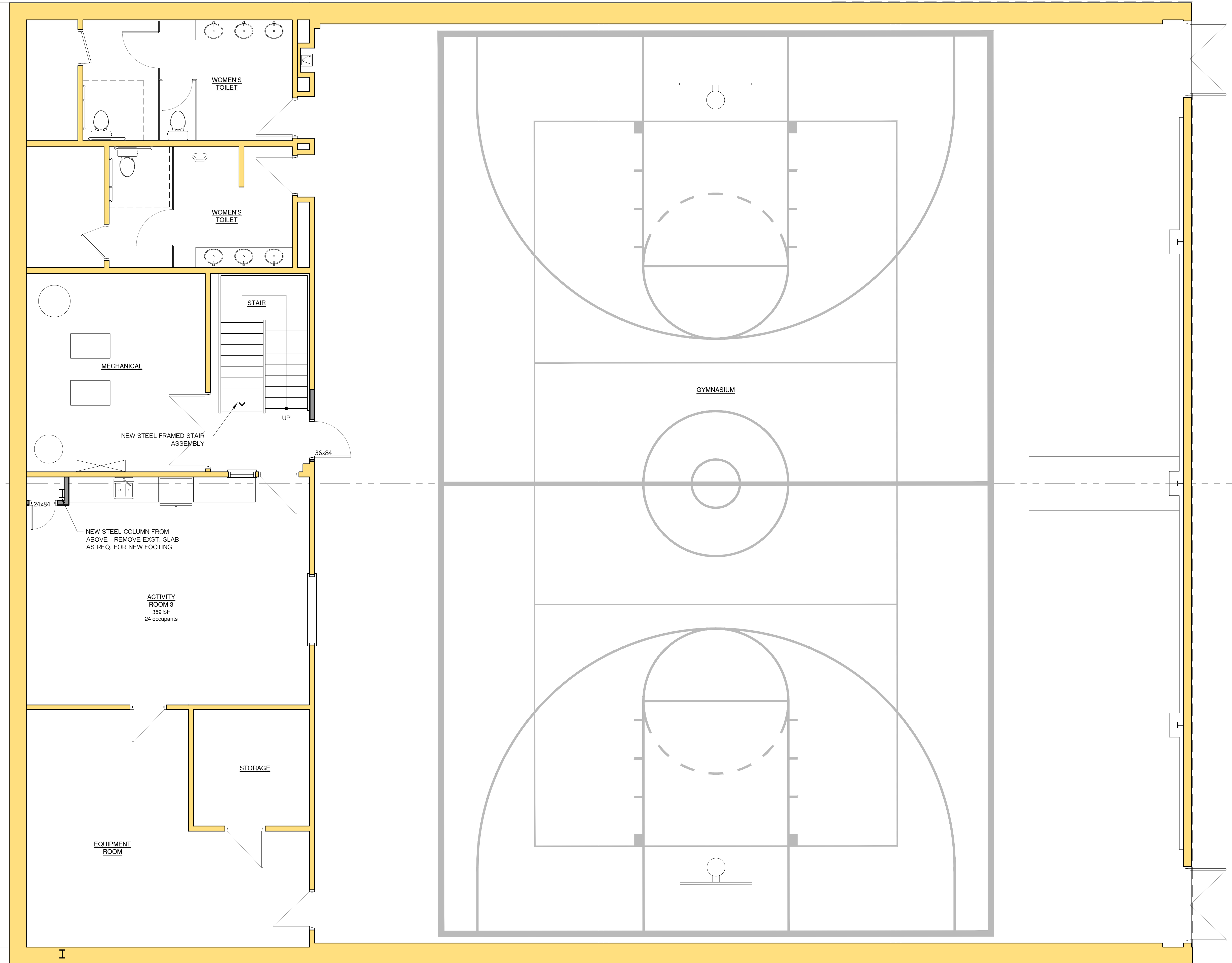
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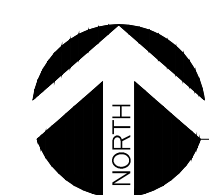
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Proposed Lower Level Plan
 1/4" = 1'-0"

