

Summary Sheet

EJP Estimating Deerfield Senior Housing

Date:	29-May-24	Type of Estimate:	SD Estimate
Est. No.	52924	Architect:	Austin Design Coop.
Project:	Deerfield Senior Housing	Plans Dated:	5/3/2024
City:	Deerfield, MA	Estimate Prepared By:	EJP

Div. No.	Division	Labor	Material	Other	Total	Remarks
10000	General Requirements	412,640	476,700	0	889,340	-
31000	Sitework/Demolition	393,140	593,315	0	986,455	-
30000	Concrete	157,000	219,800	0	376,800	-
40000	Masonry	22,500	27,000	0	49,500	-
50000	Metals	16,890	78,000	0	94,890	-
60000	Wood & Plastics	750,640	1,177,170	0	1,927,810	-
70000	Thermal & Moist. Protection	145,440	418,530	0	563,970	-
80000	Openings	26,000	514,400	0	540,400	-
90000	Finishes	547,900	725,100	0	1,273,000	-
10000	Specialties	92,050	189,900	0	281,950	-
11000	Equipment	48,000	320,000	0	368,000	-
12000	Furnishings	71,080	508,200	0	579,280	-
13000	Special Construction	24,000	4,800	0	28,800	-
14000	Conveying Systems	51,000	165,000	0	216,000	-
22000	Plumbing	480,000	576,000	0	1,056,000	-
21000	Fire Supression	134,400	192,000	0	326,400	-
23000	HVAC	560,000	800,000	0	1,360,000	-
26000	Electrical	535,200	914,000	0	1,449,200	-
Totals		4,467,880	7,899,915	0	12,367,795	0
	Overhead & Profit x 12 %				1,484,135	0
	Contingencies x 3%				371,034	0
	Performance/Payment Bonds				426,689	
Total					14,649,653	0
	Bldg. Size (SF):	31,882	SF. Cost:	459.50		0.00
	Units	32	Unit Cost	457,802		
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No: 52924		Deerfield Senior Housing								Page 3	
Proj: Deeerfield Senior Housing											
Date: 29-May-24											
Div. 31000 Site/Demolition											
Sec #	Description	Qty.	Unit	Lab.	Mat.	Equip.	Labor	Material	Equip	Total	
	Lead Abatement	1	ls	0.0	0.0	0.0	0	0	0	0	
	Asbestos Abatement	1	ls	0.0	0.0	0.0	0	0	0	0	
	Construction entrances	1	ea	1,500.0	2,000.0	0.0	1,500	2,000	0	3,500	
	Remove House & garage	1	ls	25,000.0	0.0	0.0	25,000	0	0	25,000	
	Site protections	1	ls	5,000.0	5,000.0	0.0	5,000	5,000	0	10,000	
	ErosionSed/ Controls	1,300	lf	7.0	12.0	0.0	9,100	15,600	0	24,700	
	Exist. Pav't removals	4,800	sy	10.0	9.0	0.0	48,000	43,200	0	91,200	
	Removals at church	1	ls	3,000.0	2,000.0	0.0	3,000	2,000	0	5,000	
	Sidewalk removals	1	ls	3,000.0	1,500.0	0.0	3,000	1,500	0	4,500	
	Excavations/backfills	4,200	cy	10.0	9.0	0.0	42,000	37,800	0	79,800	
	Structural fill	2,100	cy	9.0	17.0	0.0	18,900	35,700	0	54,600	
		0		0.0	0.0	0.0	0	0	0	0	
	Gravel drip strip	85	cy	50.0	35.0	0.0	4,250	2,975	0	7,225	
	Electric Service Distrib.	370	lf	50.0	80.0	0.0	18,500	29,600	0	48,100	
	Water distribution syst	260	lf	35.0	85.0	0.0	9,100	22,100	0	31,200	
	Sanitary sewer sytem	200	lf	45.0	85.0	0.0	9,000	17,000	0	26,000	
	Storm Drainage system	2,050	lf	45.0	85.0	0.0	92,250	174,250	0	266,500	
	Infiltration area	1,400	cy	12.0	25.0	0.0	16,800	35,000	0	51,800	
	Infiltration Basins	1,300	cy	15.0	35.0	0.0	19,500	45,500	0	65,000	
	Asphalt Paving/curbs	1,600	sy	20.0	45.0	0.0	32,000	72,000	0	104,000	
	Conc. Curbing	120	lf	12.0	22.0	0.0	1,440	2,640	0	4,080	
	Line Painting	600	lf	1.5	1.5	0.0	900	900	0	1,800	
	Bituminous walks	150	cy	20.0	45.0	0.0	3,000	6,750	0	9,750	
	Concrete walks	13	cy	200.0	350.0	0.0	2,600	4,550	0	7,150	
	HVAC conc. Pads	5	cy	200.0	350.0	0.0	1,000	1,750	0	2,750	
	Transformer pads	10	cy	200.0	350.0	0.0	2,000	3,500	0	5,500	
		0		0.0	0.0	0.0	0	0	0	0	
		0		0.0	0.0	0.0	0	0	0	0	
		0		0.0	0.0	0.0	0	0	0	0	
		0		0.0	0.0	0.0	0	0	0	0	
	ADA Parking signs	2	ea	300.0	350.0	0.0	600	700	0	1,300	
	Lawns	2,000	sy	2.5	3.0	0.0	5,000	6,000	0	11,000	
	Landscape plantings	1	ls	1,500.0	4,000.0	0.0	1,500	4,000	0	5,500	
	Site improvements	1	ls	0.0	0.0	0.0	0	0	0	0	
	Fencing	300	lf	15.0	30.0	0.0	4,500	9,000	0	13,500	
	Misc.	1	ls	2,500.0	2,500.0	0.0	2,500	2,500	0	5,000	
	Dumster Enclosures	80	lf	15.0	35.0	0.0	1,200	2,800	0	4,000	
		0		0.0	0.0	0.0	0	0	0	0	
		0		0.0	0.0	0.0	0	0	0	0	
		0		0.0	0.0	0.0	0	0	0	0	
	Misc. handwork	1	ls	10,000.0	7,000.0	0.0	10,000	7,000	0	17,000	
		0		0.0	0.0	0.0	0	0	0	0	
		0		0.0	0.0	0.0	0	0	0	0	
		0		0.0	0.0	0.0	0	0	0	0	
Totals							393,140	593,315	0	986,455	

No.	52924	Deerfield Senior Housing							Page 6
Project:	Deerfield Senior Housing								
Date:	29-May-24								

Section	Description	Quantity	Unit	Lab.	Mat.	Equip	Labor	Material	Equip.	Total
DIV. 70000 THERMAL & MOISTURE PROTECTION										
	Waterproof/Damp.	5,200	sf	2.00	3.00		10,400	15,600	0	26,000
	Insulation	98,200	sf	0.20	1.15		19,640	112,930	0	132,570
		0		0.00	0.00		0	0	0	0
	Asph Singles/Flash	19,000	sf	4.00	12.50		76,000	237,500	0	313,500
	Vapor barrier	15,000	sf	0.20	0.70		3,000	10,500	0	13,500
		0		0.00	0.00		0	0	0	0
	Roof Specialties	0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
	Firestopping	15,000	sf	2.00	2.00		30,000	30,000	0	60,000
	Joint Sealants	1	ls	6,400.00	12,000.00		6,400	12,000	0	18,400
							0	0	0	0
							0	0	0	0
Total							145,440	418,530	0	563,970

DIV. 80000 DOORS & WINDOWS										
	HM Drs/Fms/Hdw	320	ea	0.00	1,250.00		0	400,000	0	400,000
	Exterior Drs/Fms/Hdw	8	ea	250.00	1,500.00		2,000	12,000	0	14,000
	Bi-Fold Comp.Doors	32	ea	150.00	350.00		4,800	11,200	0	16,000
	Windows	88	ea	150.00	900.00		13,200	79,200	0	92,400
	Glass & Glazing	0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
	Access Doors/Panels	40	ea	150.00	300.00		6,000	12,000	0	18,000
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							26,000	514,400	0	540,400

							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0

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Project:	Deerfield Senior Housing									
Date:	29-May-24									
Div. 90000 FINISHES										
Section	Description	Quantity	Unit	Lab.	Mat.	Equip.	Labor	Material	Equip.	Total
Gypsum Drywall										
	Gypsum Drywall	138,000	sf	1.75	2.50		241,500	345,000	0	586,500
	Drywall Ceilings	36,000	sf	1.75	2.75		63,000	99,000	0	162,000
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							304,500	444,000	0	748,500
Plastering										
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0
Tile										
	Ceramic Tile	8,300	sf	4.00	6.00		33,200	49,800	0	83,000
							0	0	0	0
							0	0	0	0
Total							33,200	49,800	0	83,000
Acoustical										
		0		3.00	3.50		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0
Resilient Tile										
	LVT	30,000	sf	2.50	6.00		75,000	180,000	0	255,000
		0		0.00	0.00		0	0	0	0
							0	0	0	0
Total							75,000	180,000	0	255,000
Carpet										
	Carpet	0	sy	0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0
Special Flooring										
	Wood Flooring	0	sf	0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0
Painting & Wallcovering										
	Exterior painting	24,000	sf	1.00	0.40		24,000	9,600	0	33,600
	Interior painting	139,000	sf	0.80	0.30		111,200	41,700	0	152,900
		0		0.00	0.00		0	0	0	0
							0	0	0	0
Total							135,200	51,300	0	186,500
Totals							547,900	725,100	0	1,273,000

No.	Deerfield Senior Housing									Page 8
Project:	Deerfield Senior Housing									
Date:	29-May-24									
Section	Description	Quantity	Unit	Lab.	Mat.	Equip.	Labor	Material	Equip.	Total
DIV.10000 SPECIALTIES										
	Toilet/Bath Accessories	32	ea	1,200.00	2,600.00		38,400	83,200	0	121,600
	Louvers and Vents	32	ea	800.00	1,200.00		25,600	38,400	0	64,000
	HP access signage	1	ls	2,000.00	3,000.00		2,000	3,000	0	5,000
	Signage	1	ls	3,000.00	5,000.00		3,000	5,000	0	8,000
	FE Cabs/Accessories	15	ea	150.00	500.00		2,250	7,500	0	9,750
	Mail boxes	32	ea	250.00	450.00		8,000	14,400	0	22,400
	Wardrobe/Closet Spec.	32	ea	400.00	1,200.00		12,800	38,400	0	51,200
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							92,050	189,900	0	281,950
DIV. 11000 EQUIPMENT										
	Kitchen Appliances	32	ea	1,500.00	10,000.00		48,000	320,000	0	368,000
	Ranges	0	ea	0.00	0.00		0	0	0	0
	Range Hoods	0	ea	0.00	0.00		0	0	0	0
	Refrigerators	0	ea	0.00	0.00		0	0	0	0
	Wall ovens	0	ea	0.00	0.00		0	0	0	0
	Dishwashers	0	ea	0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
Total							48,000	320,000	0	368,000
DIV. 12000 FURNISHINGS										
	Window shades	88	ea	35.00	150.00		3,080	13,200	0	16,280
	Kitchen Cabs/Ctrtps	32	ea	2,000.00	15,000.00		64,000	480,000	0	544,000
	Washers/dryers	10	ea	400.00	1,500.00		4,000	15,000	0	19,000
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							71,080	508,200	0	579,280

No.	52924	Deerfield Senior Housing							Page 10	
Project	Deerfield Senior Housing									
Date:	29-May-24									
Section	Description	Qty.	Unit		Lab/Mat	Equip	Lab/Mat	Eq	Total	
DIV. 22000 PLUMBING										
	Plumbing Systems	32	ea	15,000.00	18,000.00		480,000	576,000	0	1,056,000
	Waste piping	1	ls	0.00	0.00		0	0	0	0
	Vent piping	1	ls				0	0	0	0
	Hot/cold water pipe	1	ls				0	0	0	0
	Water heaters	1	ls				0	0	0	0
	Fixtures	1	ls				0	0	0	0
							0	0	0	0
Total							480,000	576,000	0	1,056,000
DIV. 21000 FIRE SUPRESSION										
	Fire Supression	32	ea	4,200.00	6,000.00		134,400	192,000	0	326,400
		0		0.00	0.00		0	0	0	0
							0	0	0	0
Total							134,400	192,000	0	326,400
DIV. 23000 HVAC										
	HVAC	32	ea	17,500.00	25,000.00		560,000	800,000	0	1,360,000
	Mini-split systems	1	ls	0.00	0.00		0	0	0	0
	Ducted systems	1	ls				0	0	0	0
	ERV Units etc.	1	ls				0	0	0	0
	Dryer ducting	1	ls				0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							560,000	800,000	0	1,360,000
DIV.26000 ELECTRICAL										
	Electrical	32	ea	16,500.00	28,000.00		528,000	896,000	0	1,424,000
	Telecommunications	1	ls	0.00	0.00		0	0	0	0
	Fire Alarms	1	ls	0.00	0.00		0	0	0	0
	Security systems	1	ls	0.00	0.00		0	0	0	0
	Electric service	1	ls	0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
	Pole Mtd Pkg lights	6	ea	1,200.00	3,000.00		7,200	18,000	0	25,200
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							535,200	914,000	0	1,449,200

OUTLINE SPECIFICATIONS

Project: Deerfield Senior Housing Feasibility Study
North Main Street
Deerfield, MA

Owner
Awarding Authority:

Architect: Austin Design Cooperative Inc.
167 Main Street
Brattleboro, VT 05301
413 624 9669
Contact: Thomas C. Chalmers, tom@austin.design

Civil
Engineer: Berkshire Design Group
4 Allen Place
Northampton, MA 01340

Landscape
Architect: Berkshire Design Group
4 Allen Place
Northampton, MA 01340

Mechanical,
Plumbing, &
Electrical Engineer:

Structural
Engineer:

Solar
Engineer:

Passive House
Consultant

SD March 29, 2024

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Tighe & Bond Narrative attached below

Amherst Community Apartments

Amherst, MA

SCHEMATIC DESIGN NARRATIVE

Austin Design Inc.

November 2020

SECTION 01 11 00
Summary of Work

PART 1 GENERAL

1.1 Related Documents

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 Summary

- A. Section includes a summary description of the work, definitions, work by owner if any, and contract time.

1.3 Project Description

- A. The proposed development is 32 units of housing on a 2.1-acre lot located at 83-85 N. Main St in South Deerfield, Ma. Prior to construction, an existing single-family residence will need to be demolished and removed, along with an existing asphalt parking lot once associated with the adjacent church.

The project consists of a new three-story building that is approximately 31,882 GSF, and the addition of a new, accessible entry to an existing church currently being used by the local historical society. The church also receives new asphalt roofing. Total new asphalt roofing on project is approximately 18,000sf.

The three-story building will be wood framed, sided with vertical and horizontal siding. Integrated covered porches, event space/lobby atrium, and an elevator will be included.

- B. Unit Break Down:

Floor Level	Unit Type	Net Area Each (sf)	Total Units
First Floor	Typical 1-Bdrm Unit	634	10
	Office & Meeting Rm	634	1
	Laundry & Kitchen	634	1
	Subtotal Basement		12
Second Floor	Typical 1-Bdrm Unit	634	12
	Typical 2-Bdrm Unit	1112	1
	Subtotal First Floor		13
Third Floor	Typical 1-Bdrm Unit	634	8
	Typical 2-Bdrm Unit	1112	1
	Subtotal Second Floor		9
	Total Project		34

- C. Universal Design and Accessible Features

- Site layout and features provide an accessible route from the street to parking and all building entrances. Accessible parking spaces are located adjacent to the main building entrance. New parking lot includes approximately 12,300sf of new asphalt including parking paint lines, entry curb cut and associated curbs and accessible transition ramps.
- Vertical access to all floors is achieved by on-grade entrances and a 3-stop elevator with travel distance of approx. 20'. All units are visitable with MAAB Group 1 floor and door clearances, kitchens, baths; 2 units are MAAB Group 2A fully accessible, and 1 unit is visual and hearing impaired.

D. Construction Features

- Site work includes excavation, filling and grading, stormwater utilities, water and sewer and electric utilities, driveway and walk paving, retaining walls, fencing, and planting.
- Construction is slab on grade and frost wall foundation, wood exterior and interior framing, open web floor trusses, and truss and dimensional lumber roof framing. Roofing is asphalt shingles, solar ready, siding is HardiePlank clapboards above a stone base. Interiors include resilient flooring, drywall finishes, kitchens and baths.
- Spaces include 32 units of housing, a management office with meeting room, a shared laundry and kitchen, a large atrium lobby area for events and gatherings, and 5 shared covered porches.
- High levels of insulation and air barrier systems provide enhanced energy efficiency and sustainability throughout with a goal to reach Passive House performance levels.
- MEP work includes sanitary sewer, water service and distribution, ventilation (ERV) and a VRF heating and cooling system with ductless split indoor conditioning units. Hot water will be heated with electric heat pump water heaters.
- The building will be fully sprinklered in accordance with NFPA 13 and will include fire alarm and emergency lighting systems.

SECTION 02 41 00
Demolition

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.
- B. Reference is made to Exhibits as follows:

1.02. DESCRIPTION OF WORK

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Existing House: Demolition and removal of existing house in entirety, including structure, foundations and adjacent paving, water sewer and electric utility removal and capping.
 - 2. Existing ~19,000sf Asphalt parking lot and drive: Demolition and removal of paving in entirety, including immediate subsoil that may present any associated contamination that may inhibit the proposed project.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 02 41 13 - SITE DEMOLITION & CLEARING:
 - a. Demolition and clearing of site materials and elements.
 - 2. Section 07 40 00 – ROOFING AND FLASHING:
 - a. Removal of roofing and flashing materials. Disposal of such materials shall be then done under this Section 024100 - DEMOLITION.
 - 3. Section 22 00 00 - PLUMBING:
 - a. Disconnecting, capping and removal of existing mechanical services in areas where demolition and removal work is required.
 - 4. Section 23 00 00 - HVAC:
 - a. Disconnecting, capping and removal of existing mechanical services in areas where demolition and removal work is required.
 - 5. Section 26 00 00 - ELECTRICAL WORK:
 - a. Disconnecting, capping and removal of existing electrical services in areas where demolition and removal work is required.
 - 6. Section 31 20 00 - EARTHWORK:
 - a. Excavation and removal of earth, asphalt and concrete paving, foundations and footings.

Section 03 30 00
Cast In Place Concrete

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Reinforced concrete footings, foundations, and slabs for new building.
 2. Concrete pads and slabs.
 3. Coordination with and cutting and patching of mechanical and electrical penetrations through cast-in-place concrete.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
1. Section 25 00 01 MISCELLANEOUS METALS
 - a. Sleeves, anchors, inserts, plates, and similar items for embedment in concrete.
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 04 20 00 MASONRY
 2. Section 07 10 00 WATERPROOFING AND DAMPPROOFING
 3. Section 07 21 00 THERMAL INSULATION
 4. Division 22 00 00 PLUMBING
 5. Division 26 00 00 ELECTRICAL
 6. Section 31 20 00 EARTHWORK
 7. 9. Section 33 40 00 STORM DRAINAGE UTILITIES

SECTION 04 20 00

Masonry

PART 1 GENERAL REQUIREMENTS

1.02. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.02. DESCRIPTION OF WORK

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. 8x8x16 CMU, 3-stop elevator
 - 2. CMU Finish TBD
 - 3. All masonry reinforcing including vertical and horizontal reinforcing, brick and stone ties, pins and other anchors.
 - 4. All shoring required in carrying out new work.
- C. Alternates: Not Applicable
- D. Install Items Furnished Under Other Sections:
 - 1. Section 14 20 00 HYDRAULIC ELEVATORS
 - a. Elevator hoist beam.
 - b. Rail attachments inserts.
 - c. Sills and sill angles as required.
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 03 30 00 CAST IN PLACE CONCRETE.
 - a. Foundations and footings.
- G. Protection of adjacent materials, finishes and equipment including roof areas
- H. Furnish and remove all scaffolding and hoists required to complete the job.
- A. Proper disposal of all demolished materials not to be reused.

SECTION 05 50 00
Miscellaneous Metals

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK: work includes but is not limited to the following:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Furnish miscellaneous steel including steel channels, tubes, leveling plates, shelf angles and loose lintels for installation under other Sections.
 2. All anchors, bolts and inserts required for attaching the above items.
 3. Furnish and install interior guardrails and handrails including all brackets and anchors. Coordinate with Concrete, Masonry and carpentry trades.
 4. Shop applied metal coatings for metal railings.
 5. Shop priming and protection of all other ferrous metal work.
 6. All other metalwork items shown on drawings, required by the specifications or otherwise necessary to complete the work and not specifically called for under other sections of the specifications.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not applicable
- E. Furnish Items to Other Sections:
1. Section 03 30 00 CAST-IN-PLACE CONCRETE:
 - a. Sleeves, anchors, inserts, plates and similar items.
 2. Section 04 20 00 MASONRY:
 - a. Lintels, miscellaneous metal and iron sleeves, anchors, inserts and plates to be built into masonry walls.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 05 10 00 STRUCTURAL METAL FRAMING
 2. Section 14 20 00 ELECTRIC TRACTION ELEVATORS
 3. Section 06 10 00 ROUGH CARPENTRY

SECTION 06 10 00
Rough Carpentry

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Wood Framing:
 - a. Wood stud walls: 2x6 and 2x4
 - b. Roof Framing:
 - (1) Roof trusses
 - (2) 2x wood rafters
 - c. Floor joists:
 - (1) Floor trusses
 - (2) 2x wood joists
 - d. Strapping 1x3 wood
 - e. Laminated veneer lumber beams and headers.
 - f. Parallel strand lumber.
 - g. Deck and porch framing: 2x PT joists and built-up beams
 2. Framing for wood stairs and landings.
 3. Shear wall panels
 4. Interior soffit framing.
 5. Various wood blockings, edgings, nailers, curbs, cants, grounds, furring, sheathing, framing members including wood preservative, as required for receipt of various finishes and surfacing materials, not described herein above.
 - a. Blocking for mounting of all accessories, cabinets, railings, etc.
 6. Rough installation hardware, including bolts, screws, spikes, nails, clips, hangers and connection assemblies, as needed for installation of the rough carpentry work.
 7. Furnish install and remove removable barricades at all hoistway openings, in compliance with OSHA 29 CFR 1926.502 in addition to any local code requirements
 8. Furnish install and remove Lifeline attachments capable of withstanding 5000 lb. load in accordance with OSHA 29 CFR 1926.502. Provide a minimum of 2 at the top, front of each hoistway.
 9. Coordinate work of this Section with the work of the various trades responsible for applying finish materials and other items to rough carpentry work. Furnish and install furring, blocking, and shims, and other usual items of normal rough carpentry work as required by the various trades for the proper completion of the project
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections:
1. Section 06 10 00 ROUGH CARPENTRY
 2. Division 23 HVAC
 - a. Build in items including Louvers and vents.
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 03 30 00 CAST IN PLACE CONCRETE
 2. Section 04 20 00 MASONRY
 3. Section 06 16 00 SHEATHING

4. Section 06 17 53 SHOP-FABRICATED WOOD TRUSSES
5. Section 06 20 00 FINISH CARPENTRY
6. Section 07 30 00 ASPHALT ROOFING AND FLASHING
7. Section 07 84 00 FIRESTOPPING
8. Section 08 11 00 HOLLOW METAL DOORS AND FRAMES
9. Section 08 14 00 WOOD AND COMPOSITE DOORS AND FRAMES
10. Section 08 53 00 WINDOWS

SECTION 06 16 00
Sheathing

PART 1 GENERAL REQUIREMENTS

1.03. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.04. DESCRIPTION OF WORK:

- G. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- H. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Wall sheathing: 1/2" CDX plywood
 2. Fire rated sheathing.
 3. Roof sheathing. 5/8" CDX plywood
 4. Subflooring. 3/4 T & G plywood
 5. Underlayment.
 6. Sheathing joint and penetration treatment.
- I. Alternates: Not Applicable.
- J. Install Items Furnished Under Other Sections: Not Applicable.
- K. Furnish Items to Other Sections: Not Applicable.
- L. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 03 30 00 CAST IN PLACE CONCRETE
 2. Section 04 20 00 MASONRY
 3. Section 06 10 00 ROUGH CARPENTRY
 4. Section 06 17 53 SHOP-FABRICATED WOOD TRUSSES
 5. Section 06 20 00 FINISH CARPENTRY
 6. Section 07 30 00 ASPHALT ROOFING AND FLASHING
 7. Section 07 84 00 FIRESTOPPING
 8. Section 08 11 00 HOLLOW METAL DOORS AND FRAMES
 9. Section 08 14 00 WOOD AND COMPOSITE DOORS AND FRAMES
 10. Section 08 53 00 WINDOWS
 11. Section 09 65 00 RESILIENT FLOORING

SECTION 06 17 53
Shop Fabricated Wood Trusses

PART 1 GENERAL REQUIREMENTS

1.05. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.06. DESCRIPTION OF WORK:

- M. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- N. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
- 1) Wood roof trusses.
 - 2) Wood floor trusses.
 - 3) Wood truss bracing.
- O. Alternates: Not Applicable.
- P. Install Items Furnished Under Other Sections: Not Applicable.
- Q. Furnish Items to Other Sections: Not Applicable.
- R. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 04 20 00 MASONRY
 2. Section 06 10 00 ROUGH CARPENTRY
 3. Section 06 16 00 SHEATHING
 4. Section 07 30 00 ASPHALT ROOFING AND FLASHING

SECTION 06 20 00
Finish Carpentry

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including general and supplementary conditions and other division 1 specification sections, apply to this section.

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Exterior Siding:
 - a. HardiePlank clapboard siding.
 - b. HardiePlank vertical panel siding
 2. Exterior trim, fascias: Boral, MiraTEC or EQ.
 3. Exterior soffit: Boral or EQ.
 4. Interior wood trim, including casing, stools, aprons, baseboard, chair rail at corridors and other miscellaneous woodwork as shown on drawings.
 5. Closet and other built-in shelving.
 6. Interior soffits from wood and metal fabrication, as detailed on drawings
 7. Installation of miscellaneous material and products specified herein.
 8. Cutting and patching and installation of access panels, as required for work of other trades.
 9. Installation of access panels
 10. Fabrication and installation of custom access panels.
 11. Fasteners.
 12. All other finish carpentry, casework and millwork indicated or required to complete the work of the contract.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections:
1. Section 08 11 00 HOLLOW METAL DOORS AND FRAMES
 - a. Interior and exterior doors, frames and transoms
 2. Section 08 14 00 WOOD AND COMPOSITE DOORS AND FRAMES
 - a. Interior and exterior doors, frames and transoms
 3. Section 08 71 00 HARDWARE
 - a. Door hardware.
 4. Section 10 00 00 MISCELLANEOUS SPECIALTIES
 - a. Interior signage.
 - b. Fire extinguishers.
 - c. Toilet accessories
 - d. Signage
 - e. Mail boxes
 - f. Louvers
 5. Section 12 35 00 CASEWORK AND COUNTERTOPS
 - a. Casework and countertops
- E. Furnish Items to Other Sections: Not Applicable
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 04 20 0 MASONRY
 - a. Stone veneer.
 2. Section 06 10 00 ROUGH CARPENTRY

- 3. Section 06 16 00 SHEATHING
- 4. Section 06 17 53 SHOP-FABRICATED WOOD TRUSSES
- 5. Section 09 90 00 PAINTING
- 6. Section 10 26 00 Wall Protection Coverings
- 7. Section 11 31 00 APPLIANCES
- 8. Division 22 PLUMBING
 - a. Installation of one piece lav/counter.

SECTION 07 10 00**WATERPROOFING AND DAMPPROOFING****PART 1 - GENERAL**

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including general and supplementary conditions and other division 1 specification sections, apply to this section.

1.02. DESCRIPTION OF WORK:

- B. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- C. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Foundation dampproofing
- D. Alternates: Not Applicable.
- E. Install Items Furnished Under Other Sections: Not Applicable.
- F. Furnish Items to Other Sections: Not Applicable.
- G. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 03 30 00 CAST-IN-PLACE CONCRETE
 - 2. Section 07 27 00 AIR BARRIERS
 - 3. Section 07 92 00 JOINT SEALANTS
 - 4. Section 33 40 00 STORM DRAINAGE UTILITIES

SECTION 07 21 00
Thermal Insulation

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including general and supplementary conditions and other division 1 specification sections, apply to this section.

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Dense pack cellulose at exterior wall cavities.
 2. Loose fill cellulose at roofs and ceilings.
 3. Rigid board insulation under slab and at foundation.
 4. Rigid board insulation at exterior walls over sheathing.
 5. Closed cell foam at walls and ceilings as indicated.
 6. Mineral wool batt acoustic insulation as indicated on drawings.
 6. Spray foam insulation at window and door jambs, envelope penetrations and where required for air sealing.
 7. Coordinate with AirTight for inspection and testing of insulation materials and installation.
 8. Coordinate with AirTight for two air door test of each unit and the public space over the course of the construction period..
- C. Alternates: See Alternate A.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
- | | | |
|----|------------------|------------------------------|
| 1. | Section 06 10 00 | ROUGH CARPENTRY |
| 2. | Section 06 16 00 | SHEATHING |
| 3. | Section 06 17 53 | SHOP-FABRICATED WOOD TRUSSES |
| 4. | Section 07 27 00 | AIR BARRIERS |

SECTION 07 26 00

Vapor Barriers

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including general and supplementary conditions and other division 1 specification sections, apply to this section

1.02. DESCRIPTION OF WORK:

- H. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- I. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Vapor barriers under floor slabs and mud slabs.
- J. Alternates: Not Applicable.
- K. Install Items Furnished Under Other Sections: Not Applicable.
- L. Furnish Items to Other Sections: Not Applicable.
- M. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 03 30 00 CAST IN PLACE CONCRETE
 - 2. Section 06 10 00 ROUGH CARPENTRY
 - 3. Section 07 21 00 THERMAL INSULATION
 - 4. Section 07 27 00 AIR BARRIERS

SECTION 07 27 00

Air Barriers

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Complete Work as shown on the Drawings and specified herein to bridge gaps and seal the building envelope against air leakage and water intrusion.
 - 1. Air and weather barrier is to be achieved thru use of AdvanTech Zip System tape and accessories at plywood joints and all penetrations; and application of housewrap, tape and accessories over plywood prior to rigid insulation installation.
 - 2. Sealing of the walls at foundations.
 - 3. Sealing of the walls at top plate and truss / rafter connection .
 - 4. Sealing at openings and penetrations of window and door frames.
 - 5. Sealing at piping, conduit, duct and similar penetrations.
 - 6. All other air leakage pathways in the building envelope.
 - 7. Provide and install seam tape.
 - 8. Provide and install tape flashings.
 - 9. Provide and install fasteners.
 - 10. Coordinate with AirTight for inspection and testing of air barrier materials and installation.
 - 11. Coordinate with AirTight for two air door test of each unit and the public space over the course of the construction period..
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:

1.	Section 06 10 00	ROUGH CARPENTRY
9.	Section 06 16 00	SHEATHING
10.	Section 06 17 53	SHOP-FABRICATED WOOD TRUSSES
2.	Section 07 21 00	THERMAL INSULATION
3.	Section 08 11 00	HOLLOW METAL DOORS AND FRAMES
4.	Section 08 14 00	WOOD AND COMPOSITE DOORS AND FRAMES
1.	Section 08 53 00	WINDOWS

SECTION 07 30 00
Asphalt Roofing and Flashing

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Asphalt Roofing
 2. Sheet metal flashings including
 - a. Aluminum drip edge flashing.
 - b. Aluminum step flashings.
 - c. Aluminum counter flashings.
 - d. Lead flashing where indicated or called for.
 3. Adhesive membrane flashings.
 4. Plumbing vent flashings
 5. Furnish all Accessories required for complete installation including reglets, fasteners, molded pipe seals, other miscellaneous flashings.
 6. Furnish and maintain mechanical hoisting equipment, operating personnel and required rigging to perform the work of this section.
- C. Alternates: Not applicable.
- D. Install Items Furnished Under Other Sections:
1. Section 23 30 00 METAL DUCTWORK AND ACCESSORIES
 - a. Vent caps and terminations
- E. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 06 10 00 ROUGH CARPENTRY
 2. Section 06 16 00 SHEATHING
 3. Section 06 17 53 SHOP-FABRICATED WOOD TRUSSES

SECTION 07 84 00
Firestopping

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Furnish and install draftstopping, fireblocking, and/or firestopping where required at penetrations in fire rated assemblies. Only tested firestop systems shall be used in specific locations as follows:
 - a. Penetrations for the passage of duct, cable, cable tray, conduit, piping, electrical busways and raceways through fire-rated vertical barriers (walls and partitions), horizontal barriers (floor/ceiling assemblies), and vertical service shaft walls and partitions.
 - b. Safing slot gaps between edge of floor slabs and curtain walls.
 - c. Openings between structurally separate sections of wall or floors.
 - d. Gaps between the top of walls and ceilings or roof assemblies.
 - e. Expansion joints in walls and floors.
 - f. Openings and penetrations in fire-rated partitions or walls containing fire doors.
 - g. Openings around structural members which penetrate floors or walls.
- C. Install Items Furnished Under Other Sections:
- D. Furnish Items to Other Sections: Not Applicable.
- E. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 03 30 00 CAST-IN-PLACE CONCRETE
 2. Section 06 10 00 ROUGH CARPENTRY
 3. Section 06 16 00 SHEATHING
 4. Section 06 17 53 SHOP-FABRICATED WOOD TRUSSES
 5. Section 07 92 00 JOINT SEALANTS
 6. Section 04 20 00 MASONRY
 7. Section 09 20 00 GYPSUM BOARD
 8. Section 21 00 00 FIRE PROTECTION
 9. Division 22 00 00 PLUMBING
 10. Division 23 00 00 HVAC
 11. Division 26 00 00 ELECTRICAL

SECTION 07 92 00

Joint Sealants

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. The scope of work without limiting the generality thereof consists of the following:
 - 1. All interior caulking where indicated including sealant and backing.
 - 2. Perimeter caulking of all new doors and windows, thresholds, louvers, countertops and other items occurring at openings in exterior walls.
 - 3. Prepare sealant substrate surfaces.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 04 20 00 MASONRY
 - 2. Section 07 10 00 WATERPROOFING AND DAMPPROOFING
 - 3. Section 07 84 00 FIRESTOPPING
 - 4. Section 08 11 00 HOLLOW METAL DOORS AND FRAMES
 - 5. Section 08 14 00 WOOD AND COMPOSITE DOORS AND FRAMES
 - 6. Section 08 53 00 VINYL WINDOWS
 - 7. Section 08 81 00 GLASS AND GLAZING
 - 8. Section 09 20 00 GYPSUM BOARD
 - 9. Section 09 30 00 CERAMIC TILE
 - 10. Section 09 90 00 PAINTING
 - 11. Section 10 26 00 WALL PROTECTION COVERINGS
 - 12. Section 12 35 00 CASEWORK AND COUNTERTOPS

SECTION 08 11 00
Hollow Metal Doors and Frames

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including general and supplementary conditions and other division 1 specification sections, apply to this section

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Flush metal exterior and interior doors, complete with internal reinforcing, hardware cut-outs, and factory installed glazing where indicated.
 - a. Hollow Metal exterior doors as indicated on door schedule.
 2. Pressed steel frames for new doors and fixed glazed transoms, sidelights and borrowed lights as shown on drawings, complete with internal reinforcing hardware cut-outs and frame anchorage items.
 - a. Hollow Metal thermally broken frames at exterior doors as indicated on door schedule.
 - b. Hollow Metal frames at rated interior doors as indicated on door schedule.
 3. Metal glazing beads, loosely screwed to doors and frames for removal and permanent installation during glazing operations under Section 088100 Glass and Glazing .
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections Not Applicable.
- E. Furnish Items to Other Sections:
1. Section 06 20 00 FINISH CARPENTRY
 - a. Installation of doors, frames and sidelights
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 06 10 00 ROUGH CARPENTRY
 2. Section 08 14 00 WOOD AND COMPOSITE DOORS AND FRAMES
 3. Section 08 71 00 HARDWARE
 4. Section 08 81 00 GLASS AND GLAZING
 - a. Glazing of doors and sidelights
 5. Section 09 90 00 PAINTING

SECTION 08 14 00
Wood and Composite Doors and Frames

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Aluminum clad wood rail and stile glazed patio and entrance doors, frames and transoms, outswing and fixed as indicated on door schedule:
 2. Metal Entry Doors.
 3. Molded composite doors as indicated on door schedule.
 4. Solid core flush wood doors for installation in new frames, complete with hardware cut-outs, transfer grilles and glazing stops as indicated on the drawings.
 - a. Doors are to be factory finished.
 - b. Doors are to be factory glazed.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections:
1. Section 06 20 00 FINISH CARPENTRY
 - a. Installation of doors, frames and transoms.
 - b. Installation of grilles and louvers.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 06 10 00 ROUGH CARPENTRY
 2. Section 08 11 00 HOLLOW METAL DOORS AND FRAMES
 3. Section 08 53 00 WINDOWS
 4. Section 08 71 00 HARDWARE
 5. Section 08 81 00 GLASS AND GLAZING

SECTION 08 33 00

Windows

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK:

- G. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- H. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. New uPVC windows:
 - 2. Operation: Tilt-Turn, Casement, Awning and Fixed.
 - 3. Energy performance: U of 0.176
- I. Alternates: Not Applicable.
- J. Install Items Furnished Under Other Sections: Not Applicable.
- K. Furnish Items to Other Sections:
 - 1. Section 06 20 00 FINISH CARPENTRY
 - a. Installation of windows.
- L. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 06 10 00 ROUGH CARPENTRY
 - 2. Section 08 11 00 HOLLOW METAL DOORS AND FRAMES
 - 3. Section 08 14 00 Wood and Composite Doors and Frames
 - 4. Section 08 53 00 WINDOWS
 - 5. Section 08 71 00 HARDWARE
 - 6. Section 08 81 00 GLASS AND GLAZING

SECTION 08 71 00 GENERAL
Door Hardware

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Furnish and deliver to the Contractor, F.O.B. the job site, all finish door hardware as specified and scheduled.
 2. Furnish all required schedules and templates.
 3. Hardware supplier shall determine condition and material of frames and doors for application of hardware.
 4. The General contractor shall be responsible for the quantity of hardware hereinafter specified to complete the job.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections:
1. Section 06 20 00 FINISH CARPENTRY
 - a. Installation of doors and hardware.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 06 10 00 ROUGH CARPENTRY
 2. Section 08 11 00 HOLLOW METAL DOORS AND FRAMES
 3. Section 08 14 00 WOOD AND COMPOSITE DOORS AND FRAMES
 4. Section 08 41 13 ENTRANCES AND STOREFRONTS
 5. Section 08 81 00 GLASS AND GLAZING
 6. Division 09 for touchup, finishing or refinishing of existing openings modified by this section.
 7. Division 26 "Electrical" for connections to electrical power system and for low-voltage wiring.
 - a. Division 27 "Communication access control system and fire alarm system" for coordination with other components of electronic access control system and fire alarm system.

SECTION 08 81 00
Glass and Glazing

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Glazing of interior and exterior hollow metal doors, transoms, sidelights and borrowed lights.
 2. Glazing of miscellaneous doors windows and frames not indicated as "pre-glazed".
 3. Removal from site and legal disposal of all removed materials, debris, packaging, banding and all other surplus materials and equipment.
 4. Sealing of all joints within each glazing assembly.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
- | | | |
|----|------------------|-----------------------------------|
| 1. | Section 06 20 00 | FINISH CARPENTRY |
| 2. | Section 07 92 00 | JOINT SEALANTS |
| 3. | Section 08 11 00 | HOLLOW METAL DOORS AND FRAMES |
| 4. | Section 08 14 00 | WOOD AND COMPOSITE DOORS & FRAMES |
| | | a. Factory glazed wood doors. |
| 5. | Section 08 51 00 | COMPOSITE WINDOWS |
| | | a. Factory glazed windows |

SECTION 09 20 00
Gypsum Board and Plaster

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Gypsum Board at walls and ceilings over wood framing including rated and un-rated in thicknesses indicated on drawings.
 2. Moisture resistant, non paper drywall at kitchen walls, bathrooms and where indicated on drawings.
 3. Cement board on walls behind shower units.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 06 10 00 ROUGH CARPENTRY
 2. Section 06 20 00 FINISH CARPENTRY
 3. Section 07 84 00 FIRESTOPPING
 4. Section 07 92 00 JOINT SEALANTS
 5. Section 09 90 00 PAINTING
 6. Section 10 26 00 WALL PROTECTION COVERINGS

SECTION 09 30 00

Ceramic Tile

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Porcelain ceramic tile at entry vestibules.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections: Not applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 06 10 00 ROUGH CARPENTRY
 - 2. Section 06 20 00 FINISH CARPENTRY
 - 3. Section 07 92 00 JOINT SEALANTS
 - 4. Section 09 20 00 GYPSUM BOARD
 - 5. Section 09 68 00 CARPETING
 - 6. Section 22 00 00 PLUMBING

SECTION 095113

Acoustic Ceiling Panels

PART 1 GENERAL REQUIREMENTS

1.01 GENERAL PROVISIONS

- A. Attention is directed to the CONTRACT AND GENERAL CONDITIONS and all Sections within DIVISION 01 - GENERAL REQUIREMENTS which are hereby made a part of this Section of the Specifications.

1.02 DESCRIPTION OF WORK

- A. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Acoustical ceiling tiles and panels rated and unrated.
 - 2. Suspension systems, grid systems and ceiling hangers, rated and un rated.
 - 3. Acoustical sealant at edge moldings at acoustical ceilings.
- B. Alternates: Not Applicable.
- C. Items To Be Installed Only: Install the following items as furnished by the designated Sections:
- D. Items To Be Furnished Only: Not Applicable.
- E. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 09 20 00 - GYPSUM BOARD AND PLASTER for gypsum board ceilings and soffits.
 - 2. Section 26 00 00 - ELECTRICAL for light fixture and alarm system components located in ceilings.

SECTION 09 65 00
Resilient Flooring

PART 1 GENERAL REQUIREMENTS

1.03. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.04. DESCRIPTION OF WORK

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Vinyl sheet goods in baths and as indicated on Finish Schedule.
 2. VCT at corridors, halls and service areas including elevator cab and as indicated on Finish Schedule.
 3. Vinyl luxury tile plank within units and public areas as indicated on Finish Schedule.
 4. Vinyl Base and as indicated on Finish Schedule.
 5. Glue down acoustic membrane over subfloor.
 6. Vinyl stair treads, risers and stringers.
 - a. Color contrast on treads and risers
 7. Entry Walk-off Floor Mat
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections: Not Applicable.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
- | | | |
|----|------------------|------------------------------|
| 5. | Section 06 10 00 | ROUGH CARPENTRY |
| 6. | Section 06 16 00 | SHEATHING |
| 7. | Section 06 17 53 | SHOP-FABRICATED WOOD TRUSSES |
| 8. | Section 062000 | FINISH CARPENTRY |
| 9. | Section 14 20 00 | HYDRAULIC ELEVATORS |

SECTION 09 90 00

Painting

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the contract, including general and supplementary conditions and other division 1 specification sections, apply to this section
- B. Reference is made to Exhibits as follows:
 - 1. EXHIBIT

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein.
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Preparation of all interior and exterior surfaces to receive paint.
 - 2. Preparation of surfaces involving hazardous materials such as lead: of all hazardous materials, see hazardous material report referenced as Exhibit C for lead and asbestos, including lead paint from trim to remain that is within heights capable of coming into human contact.
 - 3. Painting of all new work except as noted.
 - 4. Exterior Painting:
 - a. Fascia, trim and Soffits: prime and 2 finish coats.
 - b. Exterior doors and frames: prime and 2 finish coats.
 - c. Siding is pre-finished.
 - d. Windows are prefinished.
 - e. Entrance and patio doors are prefinished
 - 5. Interior Painting:
 - a. Drywall walls and ceiling: prime and 2 finish coats.
 - b. Interior wood and composite doors, frames, base and wood trim:
 - a. Unprimed wood: Prime and 2 finish coats.
 - b. Factory primed wood: 2 finish coats.
 - c. Interior hollow metal doors and frames: prime and 2 finish coats.
- B. Alternates: Not Applicable.
- C. Install Items Furnished Under Other Sections: Not Applicable.
- D. Furnish Items to Other Sections: Not Applicable.
- E. Related Work: The following items are not included in this Section and will be performed under the designated Sections:

1. Section 06 20 00	FINISH CARPENTRY
2. Section 07 92 00	JOINT SEALANTS
3. Section 08 11 00	HOLLOW METAL DOORS AND FRAMES
4. Section 08 14 00	WOOD AND COMPOSITE DOORS AND FRAMES
5. Section 08 53 13	VINYL WINDOWS
6. Section 09 20 00	GYPSON BOARD
7. Section 10 26 00	WALL PROTECTION COVERINGS

SECTION 10 00 00
Miscellaneous Specialties

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Toilet accessories, medicine cabinets, grab bars, toilet paper dispensers, coat hooks, towel bars, padded shower seats.
 - 2. Fire extinguishers
 - 3. Rangehood fire suppressor canister
 - 4. Mail boxes Access Panels
 - 5. Louvers and vents.
 - 6. Display Cases.
 - 7. Signage
 - 8. Rated and unrated ceiling access hatches.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections:
 - 1. Section 06 20 00 FINISH CARPENTRY
 - a. Installation of the work of this section.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 061000 ROUGH CARPENTRY
 - a. Blocking for accessories and signage

SECTION 11 31 00

Appliances

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including supply and installation of appliances as follows:
 - 1. Standard Group 1 Units: (30 each)
 - a. Range/Oven
 - b. Range exhaust hood - recirculating
 - c. Refrigerator
 - d. Dishwasher
 - 2. Accessible Units: (2 each)
 - a. Wall oven
 - b. Cooktop
 - c. Range exhaust hood - recirculating
 - d. Refrigerator
 - 3. Common Room:
 - a. Refrigerator
 - 4. Common Laundry:
 - a. Front loading and front loading stackable washers and dryers.
 - 5. All appliances to be Energy Star rated
- C. Alternates: n/a.
- D. Install items furnished under other sections: not applicable.
- E. Furnish items to other sections: n/a.
- F. Related work: the following items are not included in this section and will be performed under the designated Sections:
 - 1. Section 06 20 00 FINISH CARPENTRY
 - 2. Section 12 35 00 CASEWORK AND COUNTERTOPS
 - 3. Division 22 00 00 PLUMBING
 - 4. Division 23 00 00 HVAC
 - 5. Division 26 00 00 ELECTRICAL

SECTION 12 35 00
Cabinets And Countertops

PART 2 GENERAL

1.03. RELATED DOCUMENTS

- B. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.04. DESCRIPTION OF WORK:

- G. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- H. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Wood kitchen cabinetry
 - 2. Plastic laminate kitchens countertops.
 - 3. Bathroom lav support brackets and P-Lam panels.
- I. Alternates:
 - 1. Alternate 4: Add roll-out shelves to base cabinets at all non-accessible or adaptable units.
- J. Install Items Furnished Under Other Sections: Not Applicable.
- K. Furnish Items to Other Sections:
 - 1. Section 06 20 00 FINISH CARPENTRY
 - a. Installation of the work of this section.
- L. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 06 10 00 ROUGH CARPENTRY
 - a. Blocking for cabinets
 - 2. Section 11 31 00 APPLIANCES
 - 3. Division 22 PLUMBING
 - 4. Division 26 ELECTRICAL
- M. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
 - 1. Section 061000 ROUGH CARPENTRY
 - a. Blocking for cabinets
 - 2. Section 062000 FINISH CARPENTRY

SECTION 14 21 00
Electric Traction Elevators

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section

1.02. DESCRIPTION OF WORK:

- A. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- B. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
1. Provide one, 3-stop, Travel of 20'(VIF), 3,500 lb. electrical traction elevator system subject to compliance with the design and performance requirements of this specification, including non-proprietary controls and technology including:
 - a. The work required under this section consists of all labor, materials and services required for the complete installation (including operational verification) of all the equipment required for the elevator(s) as herein specified.
 - b. All work shall be performed in a first class, safe and workmanlike manner.
 - c. In all cases where a device or part of the equipment is herein referred to in the singular, it is intended that such reference shall apply to as many of such devices or parts as are required to make complete installation.
 - d. Materials and accessories as required to complete the elevator installation, including pit ladder and sills and angles at openings.
 2. Elevator manufacturer:
 - a. Design based upon Otis Elevator's Gen2™ machine room-less elevator system.
- C. Alternates: Not Applicable.
- D. Install Items Furnished Under Other Sections: Not Applicable.
- E. Furnish Items to Other Sections: Furnish the following items for installation under other sections.
1. Section 04 20 00 MASONRY
 - a. Elevator hoist beam.
 - b. Rail attachments inserts.
- F. Related Work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 06 10 00 ROUGH CARPENTRY
 - a. Lifeline attachments cable at hoistways.
 - b. Removable barricades at hoistway openings.
 - c. Installation of hoistway vent.

2. Section 06 10 00 FINISH CARPENTRY
 - a. Access doors as required.
3. Section 09 65 00 RESILIENT FLOORING
 - a. Installation elevator cab flooring.
4. Division 23 00 00 HVAC
 - a. Supply and installation of machine room vent to hoistway.
5. Section 26 00 00 ELECTRICAL
 - a. Temporary lighting, including temporary lighting in hoistway for machine space with switch located in hoistway on the strike jamb side of top landing door.
 - b. Permanent lighting for elevator pit and machine room.
 - c. Fire alarm coordination
 - d. Telephone coordination
 - a. Power to elevator and machine room.

SECTION 31 10 00
Site Demolition & Clearing

PART 1 GENERAL REQUIREMENTS

PART 1 - GENERAL

1.1 SUPPLEMENTARY GENERAL CONDITIONS

- A. Attention is directed to the requirements of the printed form of Contract and to General Requirements of which this section is hereby made a part.

1.2 DESCRIPTION

- A. Work by General Contractor

Demolition, clearing and grubbing required for this work includes, but is not necessarily limited to removal and disposal, removal and delivery to the Owner, or removal and reuse of the following:

1. Existing house and associated garage on site+
- 2.
3. Bituminous pavement
4. Trees, shrubs, vegetation
5. Debris and rubble within project
6. Concrete pavement
7. Fencing
8. Other items as noted on the drawings

SECTION 31 20 00
Earthwork

PART 1 GENERAL REQUIREMENTS

1.01. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section
- B. Reference is made to Exhibits as follows:
 - 1. EXHIBIT

1.02. DESCRIPTION OF WORK:

- B. The full set of contract documents affects this section and such effects shall be accommodated in the execution of the work specified herein
- C. Work Included: Provide labor, materials and equipment necessary to complete the work of this Section, including but not limited to the following:
 - 1. Installation of Erosion Control Barrier as shown and detailed on drawings prior to start of any work.
 - 2. Protection of all subgrade surfaces prior to start of work including septic system utilities.
 - 3. Contact DIGSAFE prior to commencing work and confirm locations of all underground utilities.
 - 4. Excavation and Backfill:
 - a. General excavation to lines and grades indicated.
 - b. Excavation and backfill of utilities.
 - c. Excavation and backfill for removal of all walks, pads and footings.
 - d. Excavation and backfill for all new foundations and slabs-on-grade.
 - e. Excavation and site grading to create grades and walk slopes indicated on drawings.
 - f. Excavation and backfill for storm water drainage systems.
 - g. Excavation for walks and pads.
 - 5. Trenching and backfilling for all new and relocated site utilities and footings and appurtenances.
 - 6. All new controlled structural fill at building addition at both interior and exterior, and including all rough grading.
 - 7. Furnish, place and compact base course gravel for roadway, parking and sidewalk areas as required.
 - 8. Furnish and place loam over excavated and disturbed areas.
 - 9. Excavation and disposal of excess or unsuitable material. Excavation shall include removal and satisfactory disposal of all unclassified material encountered throughout the site.
 - 10. Removal, hauling and stockpiling of suitable excavated materials for subsequent use in the work.
 - 11. All rehandling, hauling and placing of stockpiled materials for use in refilling, filling, backfilling, grading and other such operations.
 - 12. Pumping and dewatering of excavation as may be required.
 - 13. Finish grade all earthwork surfaces to conform to the grades set on the drawings or as specified herein.
 - 14. Coordination with soils and fill testing as specified, including the installation of three monitoring platforms as outlined in the geotechnical reports referenced above.
- D. Alternates: Alternate 1 and 2: Adjust excavation and fill as required for changes in curbing and sidewalk material.
- E. Furnish Items to Other Sections: Not Applicable.

- F. Items To Be Furnished Only: Not Applicable.
- G. Related work: The following items are not included in this Section and will be performed under the designated Sections:
1. Section 03 30 00 CAST IN PLACE CONCRETE
 2. Section 07 10 00 WATERPROOFING AND DAMPPROOFING
 3. Section 07 21 00 THERMAL INSULATION
 4. Section 31 10 00 SITE CLEARING
 5. Section 32 20 00 ASPHALT PAVING
 6. Section 32 90 00 PLANTING
 7. Section 33 10 00 WATER UTILITIES
 8. Section 33 23 30 SEWER UTILITIES
 9. Section 33 40 00 STORM DRAINAGE UTILITIES
 10. Section 33 56 00 UNDERGROUND PROPANE STORAGE

SECTION 31 25 00
Erosion and Sedimentation Controls

PART 1 - GENERAL

1.1 CONTRACT PROVISIONS INCORPORATED BY REFERENCE

The General Provisions of the Contract, including the General and Supplementary Conditions and Division 1, apply to the work specified in this Section.

1.2 ITEMS REQUIRED BUT NOT SPECIFIED

If an item or material of this trade is indicated in the Drawings but not specifically listed in this Section, provide such item or material at a standard of quality equal to the standard established for the balance of the Work specified, in accordance with the Architect's interpretation.

1.3 EXECUTION, CORRELATION AND INTENT

In case of an inconsistency between Drawings and Specifications, or within either Document not clarified by addendum, the better quality or greater quantity of Work shall be provided, in accordance with the Architect's interpretation.

1.4 DESCRIPTION OF WORK

- A. Provide all equipment and materials, and do all work necessary to construct a complete erosion and sediment control program for minimizing erosion and sediment control provisions detailed on the Drawings and specified herein are the minimum requirements for an erosion control program. The Contractor shall provide additional erosion sediment control materials and methods as required to effect the erosion and siltation control principles specified herein.
- B. Erosion control and maintenance program, shall include, but not be limited to, installation and maintenance of silt fences, hay bale check dams, and installation schedules of erosion control structures.
- C. The Contractor shall be responsible for the design and performance of the erosion control measures throughout the project
- D. The Contractor shall comply with the Stormwater Pollution and Prevention Plan (SWPPP), Order of Conditions and work associated with the same.
- E. Related work specified elsewhere

Site Demolition & Clearing.....	Section 02 41 13
Excavation and Fill.....	Section 31 23 00
Conservation Commission Order of Conditions	DEP File

SECTION 32 12 16
Bituminous Concrete Pavement

PART 1 - GENERAL

1.1 SUPPLEMENTARY GENERAL CONDITIONS

Attention is directed to the requirements of the printed form of Contract and to Division 1, General Requirements, of which this section is hereby made a part.

1.2 DESCRIPTION

A. Work by General Contractor

Bituminous concrete pavement and granite curbing required for this work is indicated on the drawings and includes, but is not necessarily limited to:

- 1. Parking lot and roadway pavement
- 2. Walkway pavement
- 3. Line painting
- 4. Patterned crosswalks
- 5. Precast concrete curbing

B. Related Work Described Elsewhere

Excavating, Filling & Grading.....Section 31 23 00
 Site Improvements and AmenitiesSection 32 30 00

SECTION 32 13 13
Concrete Paving

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section specifies cast-in place concrete, including formwork, reinforcement, concrete materials, mixture design, placement procedures, and finishes, for the following:
 - 1. Retaining Wall Footings.
 - 2. Retaining walls.
 - 3. Slabs-on-grade.
 - 4. Patios – stamped concrete
- B. Related Sections include the following:
 - 1. Section 31.00.00 “Earthwork” for drainage fill under slabs-on-grade.

SECTION 32 30 00
Site Improvements and Amenities

PART 1 – GENERAL

1.1 SUPPLEMENTARY GENERAL CONDITIONS

Attention is called to the requirements of the printed Form of Contract and to Division 1 - General Requirements, of which this section is hereby made a part.

1.2 SECTION INCLUDES

A. Furnish all labor, materials, equipment and perform all operations necessary for completion of the work of this section as shown on the Drawings, as herein specified and as evidently required to properly complete the following items:

1. Fencing
2. Bicycle rack
3. Benches
4. All other items specified on plans.

1.3 RELATED WORK DESCRIBED ELSEWHERE

- A. Cast-in-Place Concrete Section 32 13 13
- B. Bituminous Concrete Paving Section 32 12 16

SECTION 32 92 00
Lawns and Grasses

PART 1 - GENERAL

1.1 SUPPLEMENTARY GENERAL CONDITIONS

Attention is directed to the requirements of the printed form of Contract and to Division 1, General Requirements, of which this section is hereby made a part.

1.2 SECTION INCLUDES

A. Items required for this Work is indicated on the Drawings and, in general, includes seeding and soil preparation for seeding throughout the Work. Work to include wetland buffer restoration seeding as outlined on the plans and the Order of Conditions.

1.3 RELATED WORK DESCRIBED ELSEWHERE

A. Excavation and Fill.....Section 31 23 00

SECTION 32 93 00
Exterior Plants

PART 1 - GENERAL

1.1 SUPPLEMENTARY GENERAL CONDITIONS

Attention is called to the requirements of the printed Form of Contract and to Division 1 - General Requirements, of which this section is hereby made a part.

1.2 ITEMS REQUIRED BUT NOT SPECIFIED

A. If an item or material of this trade is indicated in the Drawings but not specifically listed in this Section, provide such item or material at a standard of quality equal to the standard established for the balance of the Work specified, in accordance with the Architect's interpretation.

SECTION 32 12 00
Water Distribution System

PART 1 - GENERAL

1.1 CONTRACT PROVISIONS INCORPORATED BY REFERENCE

The General Provisions of the Contract, including the General and Supplementary Conditions and Division 1, apply to the work specified in this Section.

1.2 ITEMS REQUIRED BUT NOT SPECIFIED

If an item or material of this trade is indicated in the Drawings but not specifically listed in this Section, provide such item or material at a standard of quality equal to the standard established for the balance of the Work specified, in accordance with the Engineer's interpretation.

1.3 EXECUTION, CORRELATION AND INTENT

In case of an inconsistency between Drawings and Specifications, or within either Document not clarified by addendum, the better quality or greater quantity of Work shall be provided, in accordance with the Engineer's interpretation.

1.4 DESCRIPTION

A. Work under this Section of the Specifications shall consist of providing all labor, materials and equipment necessary and required to install all of the water distribution and service facilities in accordance with Contract Documents. This work shall include but not be limited to:

1. Installation of water distribution system consisting of excavation, piping, valves and boxes, hydrants, pipe fittings, thrustblocks, manholes, vaults and all necessary and required accessory items and operations including sheeting, bracing, pumping and coordination with interior plumbing and electrical contractors.
2. Connection of building water service lines to the water distribution system.
3. Testing and disinfection.
4. Installation of water lines within Easements, including connections to existing water supply facilities.
5. Work performed under the Water Distribution System Scope of Services shall be limited to work outside of, and up to a point of ten (10) feet outside of the building(s) foundation wall as shown on the Drawings. Work inside the building and connection to new water service piping installed under this section shall be included under the scope of services described in the various sections of Division 15 PLUMBING and FIRE PROTECTION of these Specifications.

- 6. The Contractor shall pay for all costs and fees related to connecting water system to existing services and shall file all applications, details, and drawings, required by the local authority having jurisdiction.

B. Related Work Described Elsewhere

Excavation and Fill	Section 31 23 00
Bituminous Concrete Paving.....	Section
32 12 16 Fire Protection	
.....	Division 21
Plumbing.....	Division 22
Fire Alarm.....	Division 21

SECTION 33 31 00
Sanitary Sewer

PART 1 - GENERAL

1.1 CONTRACT PROVISIONS INCORPORATED BY REFERENCE

The General Provisions of the Contract, including the General and Supplementary Conditions and Division 1, apply to the work specified in this Section.

1.2 ITEMS REQUIRED BUT NOT SPECIFIED

If an item or material of this trade is indicated in the Drawings but not specifically listed in this Section, provide such item or material at a standard of quality equal to the standard established for the balance of the Work specified, in accordance with the Engineer's interpretation.

1.3 EXECUTION, CORRELATION AND INTENT

In case of an inconsistency between Drawings and Specifications, or within either Document not clarified by addendum, the better quality or greater quantity of Work shall be provided, in accordance with the Engineer's interpretation.

1.4 DESCRIPTION

A. Work under this Section of the Specifications shall consist of providing all labor, materials and equipment necessary and required to install exterior sanitary sewer system beginning at a point 10 feet outside of building foundation wall, in accordance with the Contract Documents. This work shall include but not be limited to:

1. Installation of sanitary sewers consisting of manholes, grease trap, drop connections, pump station, pipe, and all necessary and required accessory items and operations.
2. Pay costs and fees related to connecting sanitary sewerage system to existing services. File applications, details, and drawings required by the local authority having jurisdiction.
3. Alteration, reconstruction and/or relocation of existing sanitary sewer facilities as required.
4. Connection of building sanitary sewer service lines to the site sanitary system.

- 5. Installation of sanitary sewer facilities with the Public R.O.W. and/or easements, including connections to existing sanitary sewer facilities.

B. Related Work Described Elsewhere

Excavation and Fill.....	Section 31 23 00
Cast-in-Place Concrete.....	Section 32 13 13

SECTION 33 41 00
Storm Drainage

PART 1 - GENERAL

1.1 CONTRACT PROVISIONS INCORPORATED BY REFERENCE

The General Provisions of the Contract, including the General and Supplementary Conditions and Division 1, apply to the work specified in this Section.

1.2 ITEMS REQUIRED BUT NOT SPECIFIED

If an item or material of this trade is indicated in the Drawings but not specifically listed in this Section, provide such item or material at a standard of quality equal to the standard established for the balance of the Work specified, in accordance with the Architect's interpretation.

1.3 EXECUTION, CORRELATION AND INTENT

In case of an inconsistency between Drawings and Specifications, or within either Document not clarified by addendum, the better quality or greater quantity of Work shall be provided, in accordance with the Architect's interpretation.

1.4 DESCRIPTION

A. The storm drainage system required for this work is indicated on the drawings and includes, but is not necessarily limited to:

- storm drainage pipe and field subdrains
- yard drains, storm drains and interconnecting lateral lines
- required fittings and bends
- storm water treatment chamber
- testing

B. Related Work Described Elsewhere

Site Demolition & Clearing.....	Section 02 41 13
Excavating, Filling & Grading	Section 31 23 00
Erosion and Sediment control	Section 31 25 00
Sanitary Sewerage System	Section 33 31 00
Bituminous Concrete	Section 32 12 16

Deerfield Senior Housing Feasibility Study

SITE COSTING SET

May 3, 2024
85 N Main St, South Deerfield, MA 01373

DRAWING INDEX



Cover	LC 000
Existing Conditions Plan	LC 100
Site Demolition & Erosion Control Plan	LC 101
Site Layout & Materials Plan	LC 111
Site Utilities Plan	LC 131
Site Survey	A1.10
New 1st Floor Plan	A1.51
New 2nd Floor Plan	A1.52
New 3rd Floor Plan	A1.53
New Roof Plan	A1.54
Church Plans & Elevations	A1.55
Church Elevations	A1.55
New Exterior Elevations	A2.10
New Exterior elevations & Perspectives	A2.11
New Perspectives	A2.20



DEERFIELD SENIOR HOUSING

Deerfield, MA

SD



DRAWING INDEX

	COVER
A1.10	SITE SURVEY
A1.51	NEW 1ST FLOOR PLAN
A1.52	NEW 2ND FLOOR PLAN
A1.53	NEW 3RD FLOOR PLAN
A1.54	NEW ROOF PLAN
A1.55	CHURCH PLANS & ELEVATIONS
A1.55	CHURCH ELEVATIONS
A2.10	NEW EXTERIOR ELEVATIONS
A2.11	NEW EXTERIOR ELEVATIONS & PERSPECTIVES
A2.20	NEW PERSPECTIVES

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1 Site Plan
Scale: 1" = 30'-0"



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SITE SURVEY

A1.10

1st fl 10 singles 12111 gsf



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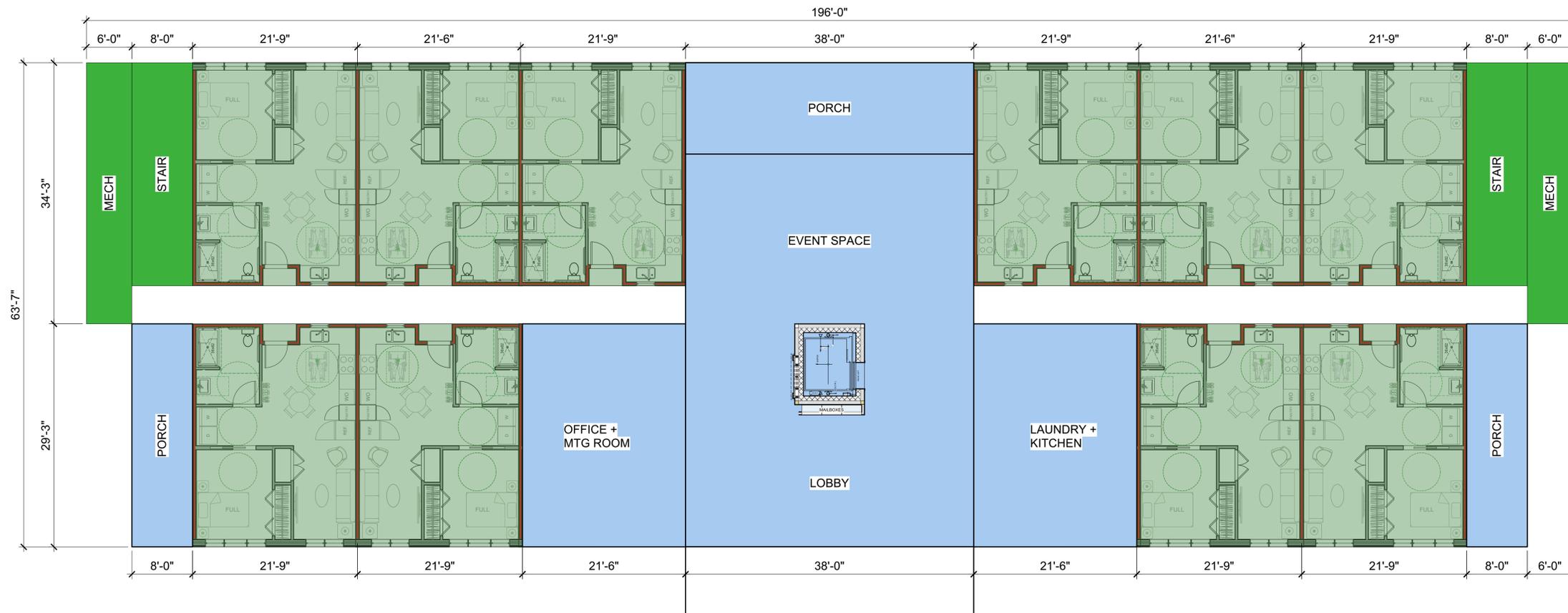


STAMP

NEW PLAN

A1.51

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1 1st Floor
Scale: 1/8" = 1'-0"

2nd fl
 12 singles
 1 double
 10998 gsf



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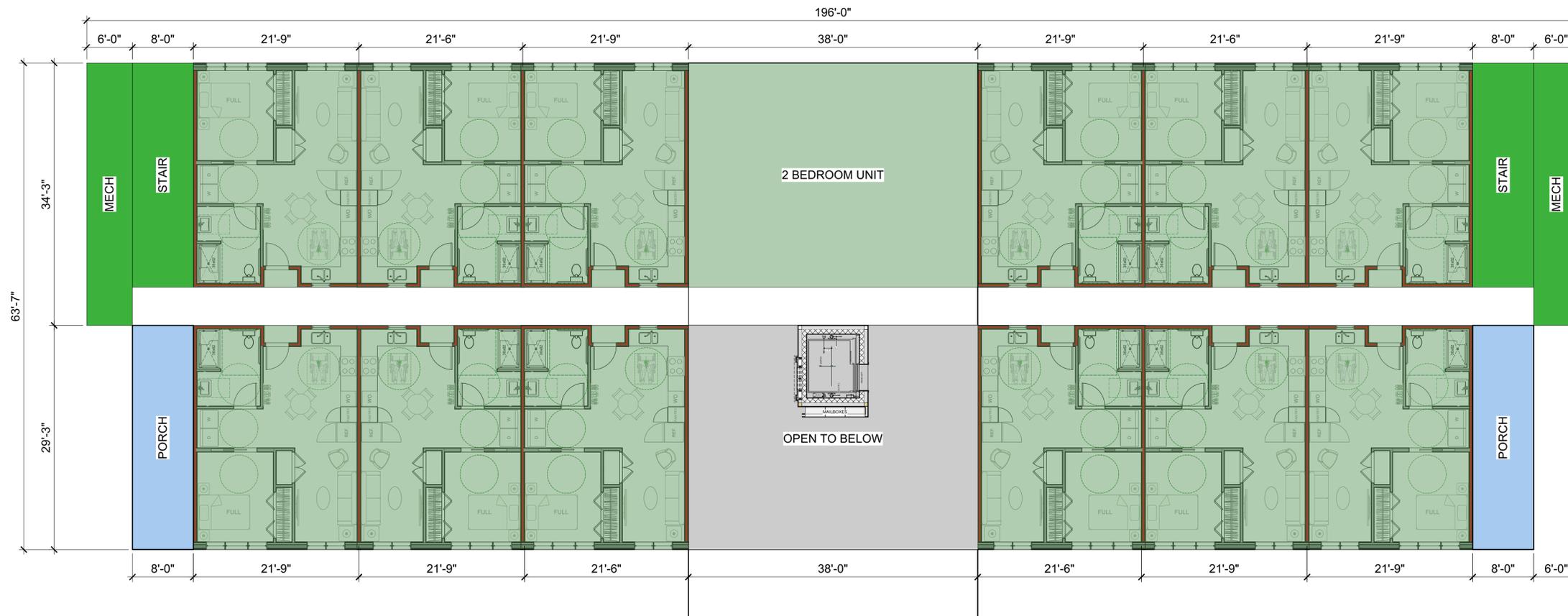
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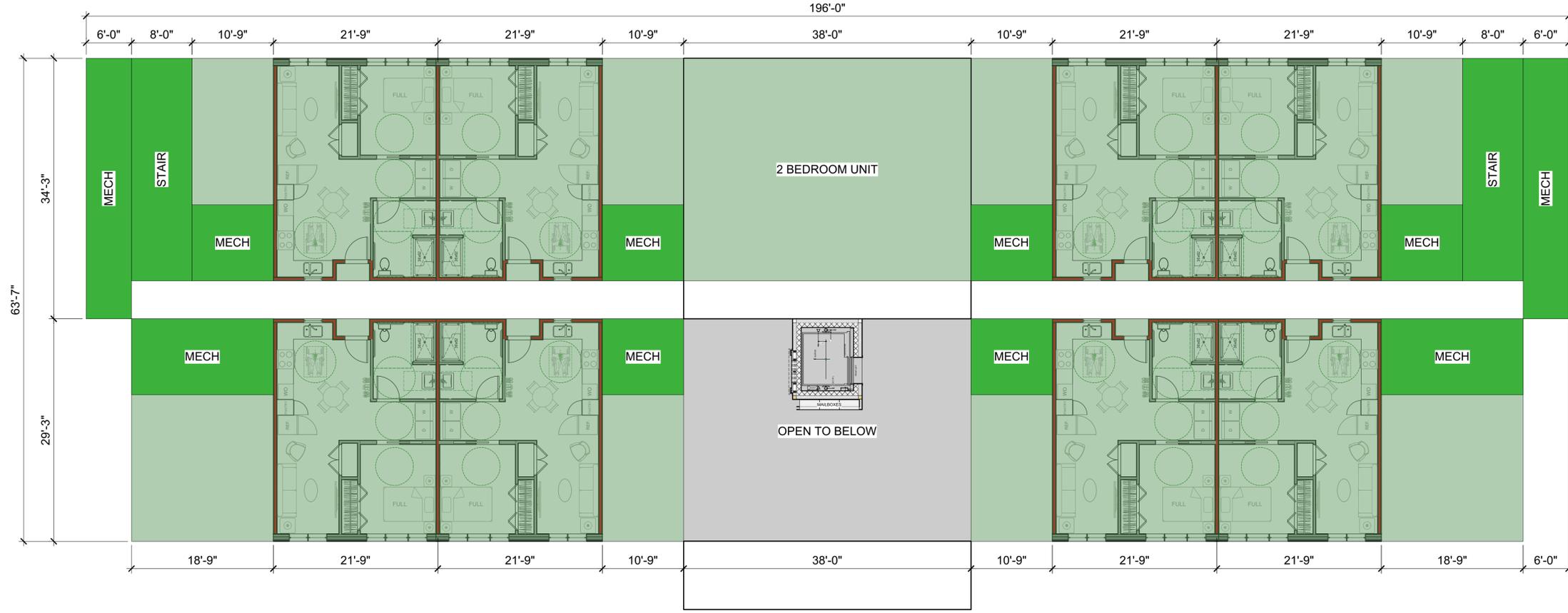
NEW PLAN

A1.52



1 2nd Floor
 Scale: 1/8" = 1'-0"

3rd fl
 8 singles
 1 double
 8773 gsf



1 3rd Floor
 Scale: 1/8" = 1'-0"



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NEW PLAN
A1.53



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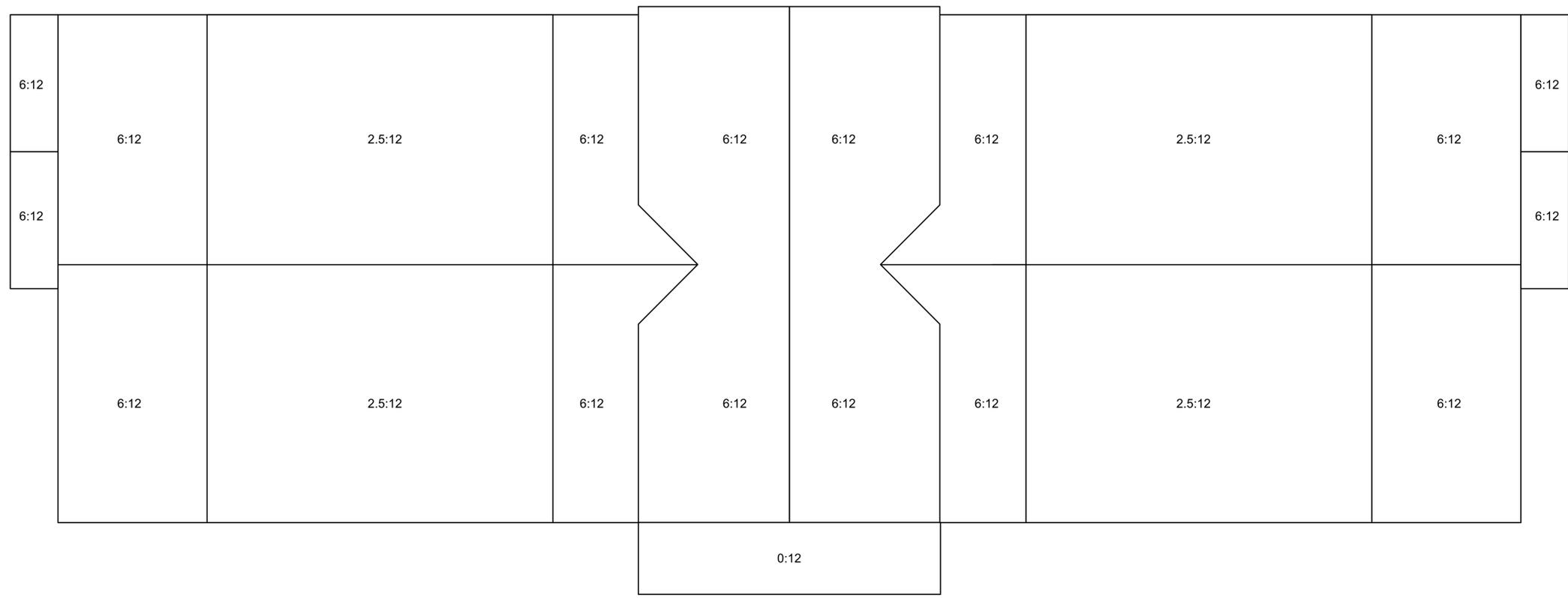
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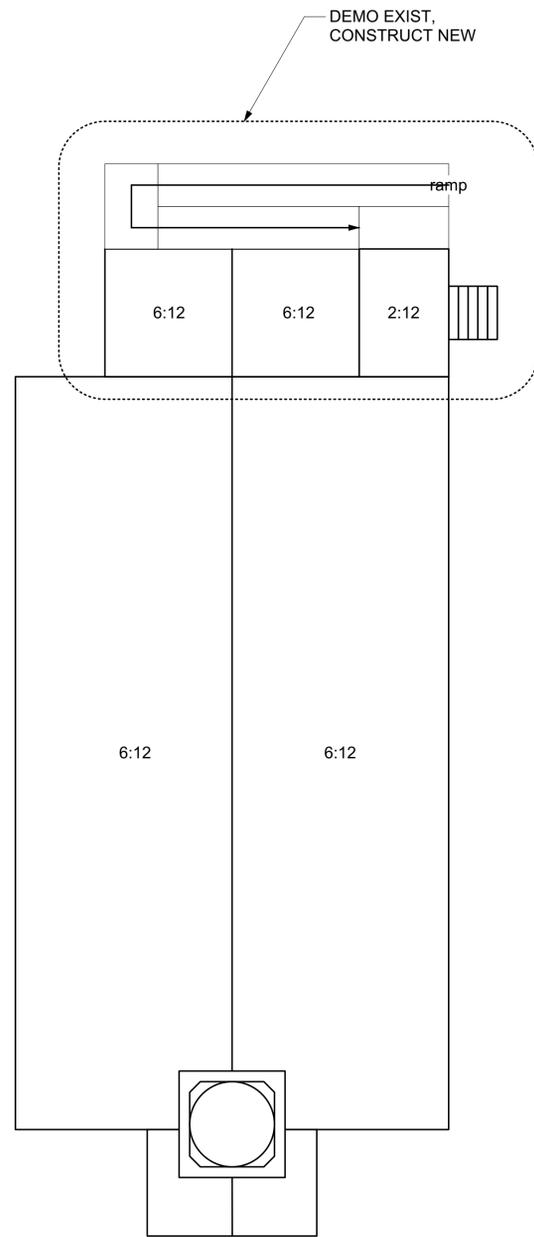
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NEW PLAN

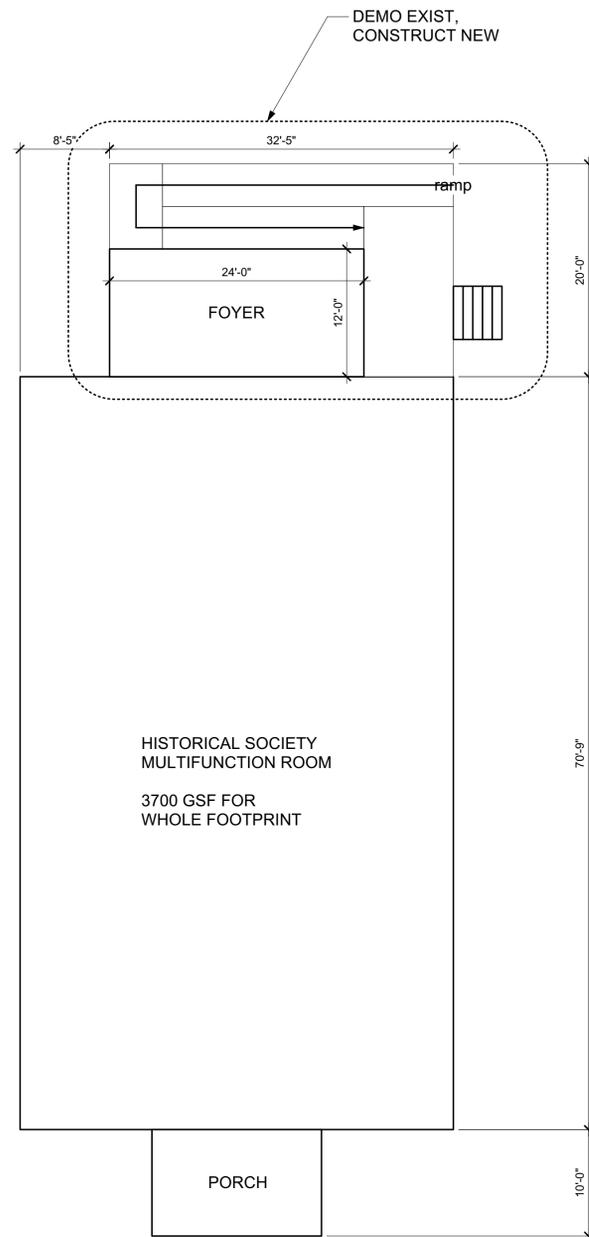
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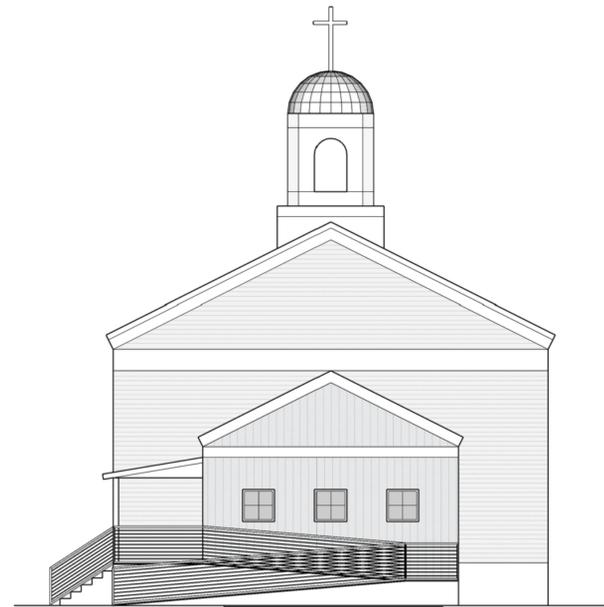
1 Roof Plan
Scale: 1/8" = 1'-0"



4 **Roof Plan**
Scale: 1/8" = 1'-0"



3 **1st Floor Plan**
Scale: 1/8" = 1'-0"



2 **Church West Elevation**
Scale: 1/8" = 1'-0"



1 **Church East Elevation**
Scale: 1/8" = 1'-0"



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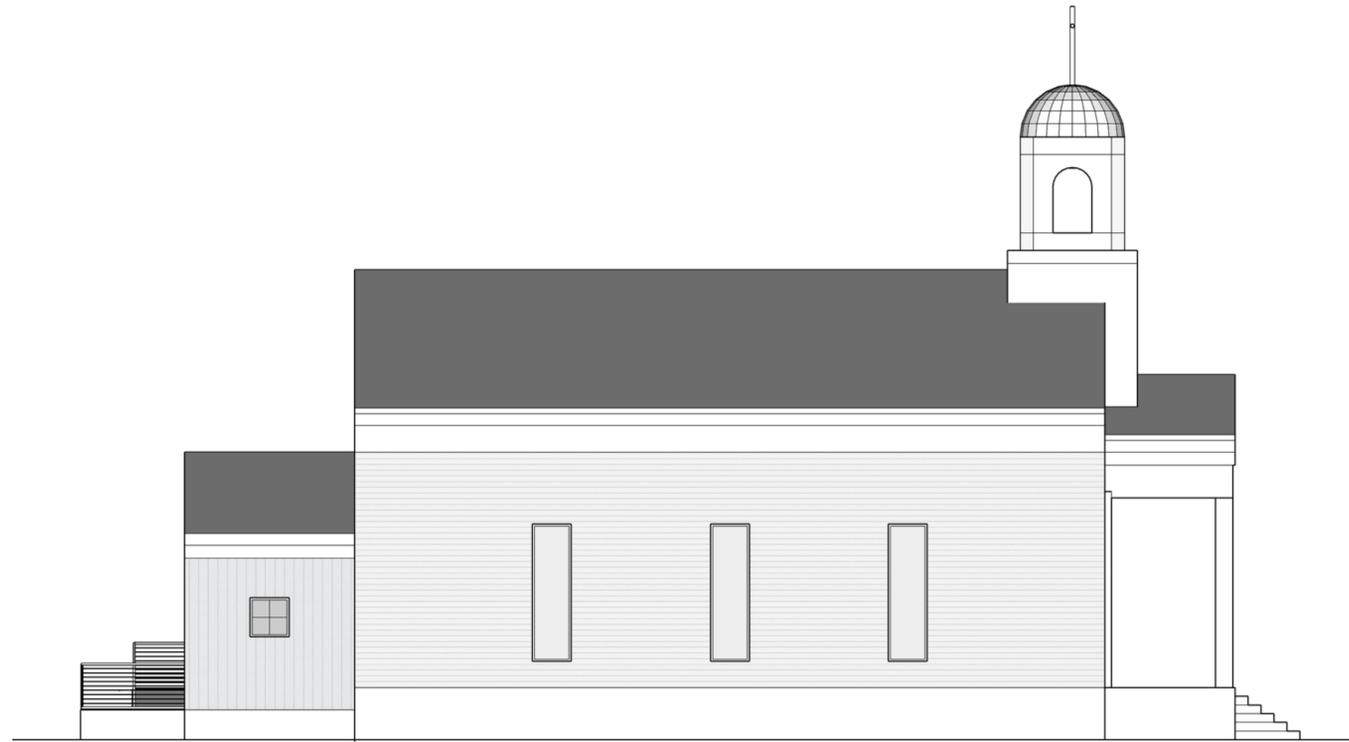
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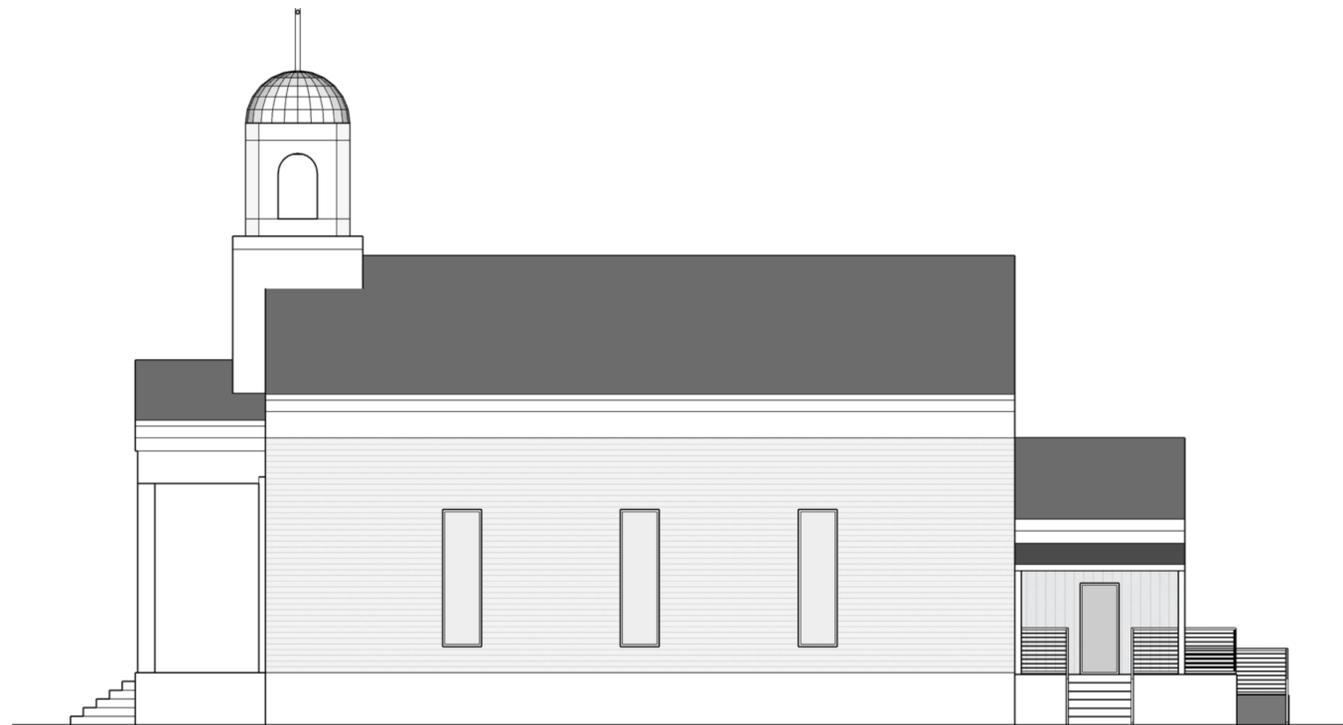


NEW PLAN

A1.55



2 Church South Elevation
Scale: 1/8" = 1'-0"



1 Church North Elevation
Scale: 1/8" = 1'-0"



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NEW PLAN
A1.56



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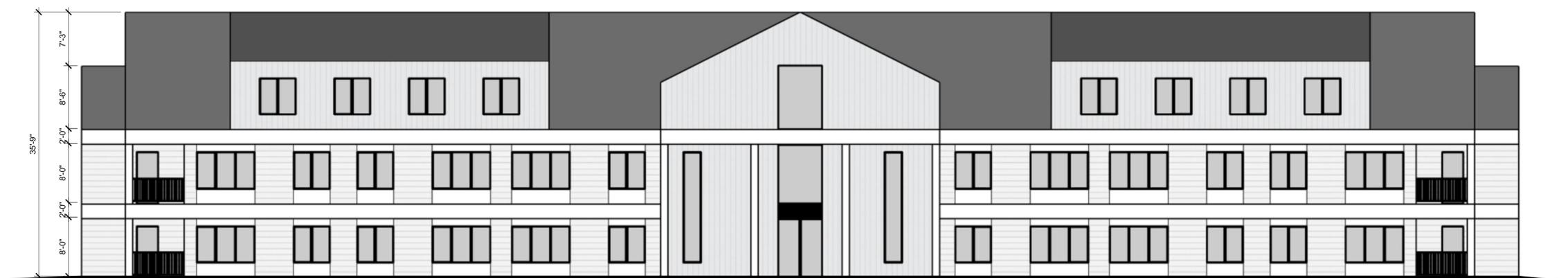
EXTERIOR ELEVATION

A2.10

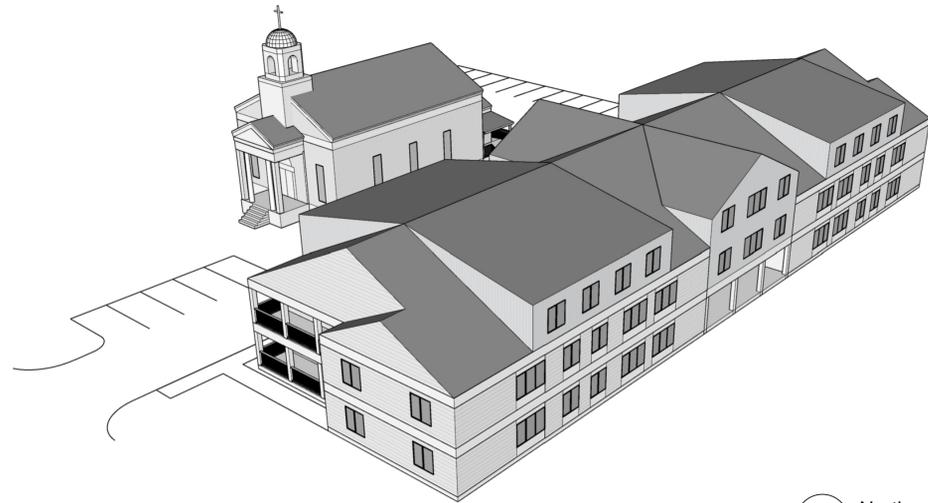
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2 **North Elevation**
Scale: 1/8" = 1'-0"



1 **South Elevation**
Scale: 1/8" = 1'-0"



4 **Northeast Perspective**
Scale: NTS



2 **West Elevation**
Scale: 1/8" = 1'-0"



3 **Southeast Perspective**
Scale: NTS



1 **East Elevation**
Scale: 1/8" = 1'-0"



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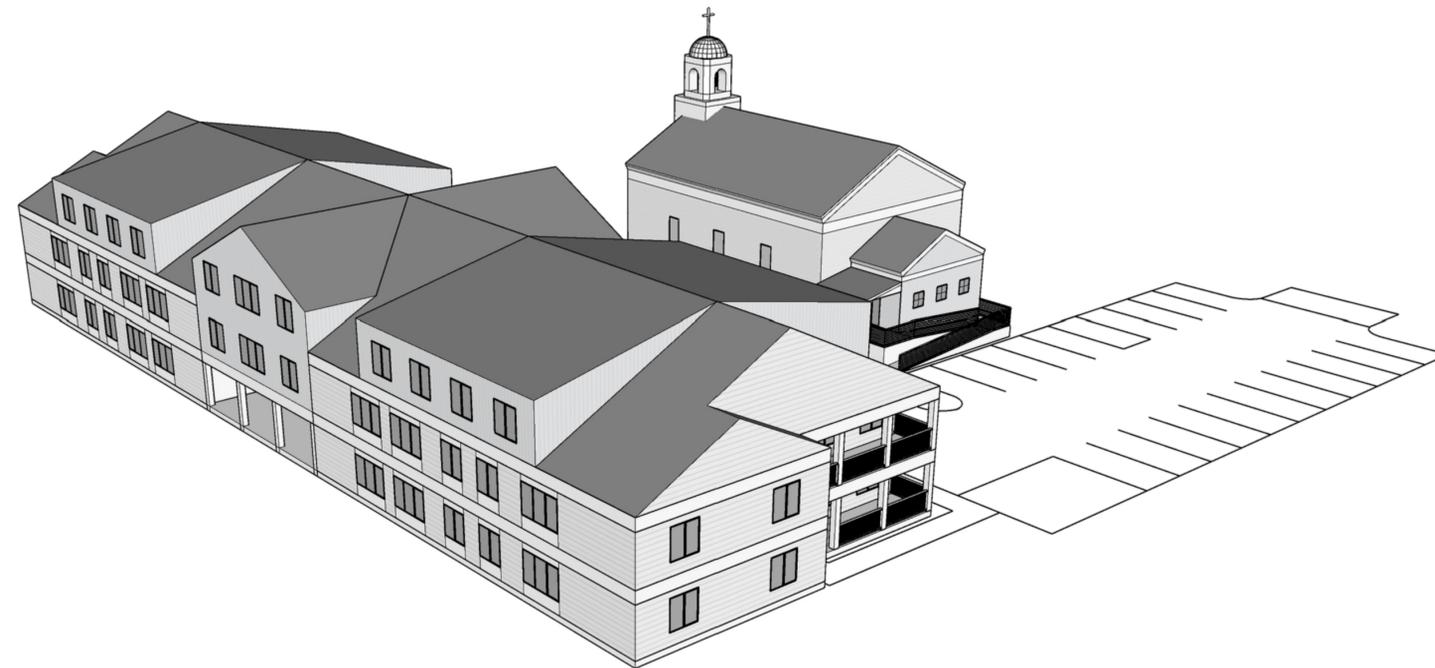


EXTERIOR ELEVATION

A2.11



2 Southwest Perspective
Scale: NTS



1 Northwest Perspective
Scale: NTS



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EXTERIOR ELEVATION

A2.12