SECTION 024119 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Items indicated to be removed and salvaged remain Owner's property. Carefully detach from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse. Include fasteners or brackets needed for reattachment elsewhere.

B. Predemolition Photographs: Show existing conditions of adjoining construction. Submit before Work begins.

C. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

D. Hazardous materials have been encountered in previous projects within the area of work. Contractor to determine extent of hazardous materials and provide plan for removal. Plan for removal to be approved by the City Project Manager.

PART 2 - PRODUCTS

2.1 PEFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with EPA regulations and with hauling and disposal regulations of authorities having jurisdiction.

B. Standards: Comply with ANSI/ASSE A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 DEMOLITION

A. Maintain services/systems indicated to remain and protect them against damage during selective demolition operations. Before proceeding with demolition, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of the building.

B. Locate, identify, shut off, disconnect, and seal or cap off indicated utility services and mechanical/electrical systems serving areas to be selectively demolished.

C. Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

D. Protect walls, ceilings, floors, and other existing finish work that are to remain. Erect and maintain dustproof partitions. Cover and protect furniture, furnishings, and equipment that have not been removed.

E. Provide and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

F. Requirements for Building Reuse:

1. Maintain existing building structure (including structural floor and roof decking) and envelope (exterior skin and framing, excluding window assemblies and nonstructural roofing material) not indicated to be demolished; do not demolish such existing construction beyond indicated limits.
2. Maintain existing interior nonstructural elements (interior walls, doors, floor coverings, and ceiling systems) not indicated to be demolished; do not demolish such existing construction beyond indicated limits.

G. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.

H. Remove demolition waste materials from Project site and legally dispose of them at the Valdez Baler Facility, located approximately 5 miles from the Senior Center. Do not burn demolished materials.

I. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 024119

SECTION 079200 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals: Product Data and color Samples.

B. Environmental Limitations: Do not proceed with installation of joint sealants when ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F.

PART 2 - PRODUCTS

2.1 JOINT SEALANTS

A. Low-Emitting Materials: Sealants shall comply with the following limits for VOC content:

1. Architectural Sealants: 250 g/L.
2. Other Sealants: 420 g/L.
3. Sealant Primers for Nonporous Substrates: 250 g/L.
4. Sealant Primers for Porous Substrates: 775 g/L.

B. Low-Emitting Materials:
1. Interior sealants shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

C. Compatibility: Provide joint sealants, joint fillers, and other related materials that are compatible with one another and with joint substrates under service and application conditions.

D. Sealant for Interior Use at Perimeters of Door and Window Frames:

1. Acrylic latex or siliconized acrylic latex, ASTM C 834, Type OP, Grade NF.

a. Products: **One of the following:**

1) BASF Building Systems; Sonolac.
2) Bostik, Inc.; Chem-Calk 600.
3) May National Associates, Inc.; Bondaflex Sil-A 700.
4) Pecora Corporation; AC-20+.
5) Schnee-Morehead, Inc.; SM 8200.
6) Tremco Incorporated; Tremflex 834.

2.2 MISCELLANEOUS MATERIALS

A. Provide sealant backings of material that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.

B. Cylindrical Sealant Backings: ASTM C 1330, of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.

C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

D. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Comply with ASTM C 1193.

B. Install sealant backings to support sealants during application and to produce cross-sectional shapes and depths of installed sealants that allow optimum sealant movement capability.

C. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.

D. Acoustical Sealant Installation: At sound-rated assemblies and elsewhere as indicated, seal perimeters, control joints, openings, and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions. Comply with ASTM C 919.

END OF SECTION 079200

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals: Product Data.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance-Rated Assemblies: Provide materials and construction identical to those tested in assemblies per ASTM E 119 by an independent testing and inspecting agency acceptable to authorities having jurisdiction.

2.2 PANEL PRODUCTS

A. As required for patching of damaged panels.

B. Interior Gypsum Board: ASTM C 1396/C 1396M, in thickness indicated, with manufacturer's standard edges. Type X through out. Sag-resistant type for ceiling surfaces.

1. Manufacturers: **One of the following:**

   a. American Gypsum.
   b. CertainTeed Corp.
   c. Georgia-Pacific Gypsum LLC.
   d. Lafarge North America Inc.
   e. National Gypsum Company.
   f. PABCO Gypsum.
   g. Temple-Inland.
   h. USG Corporation.

2.3 ACCESSORIES

A. Trim Accessories: ASTM C 1047, formed from galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized-steel sheet. Provide for all damaged gypsum panels.

1. Provide cornerbead at outside corners unless otherwise indicated.
2. Provide LC-bead (J-bead) at exposed panel edges.
3. Provide control joints where indicated.

B. Joint-Treatment Materials: ASTM C 475/C 475M.

1. Joint Tape: Paper unless otherwise recommended by panel manufacturer.
2. Joint Compounds: **Setting-type compounds**

C. Textured Finish: Match existing

1. Products: **One of the following:**

a. Georgia-Pacific Gypsum LLC; ToughRock Ceiling Textures/Polystyrene.
b. National Gypsum Company; ProForm Perfect Spray.
c. USG Corporation; SHEETROCK Ceiling Spray Texture, QT.
d. CertainTeed Corp.; ProRoc Wall and Ceiling Spray Texture.
e. Georgia-Pacific Gypsum LLC; ToughRock Ceiling Textures/Vermiculite.
f. USG Corporation; SHEETROCK Wall and Ceiling Spray Texture (Aggregated).
g. CertainTeed Corp.; ProRoc Easi-Tex Spray Texture.
h. National Gypsum Company; Perfect Spray EM Texture.
i. USG Corporation; BEADEX FasTex Wall and Ceiling Spray Texture.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install gypsum board to comply with ASTM C 840.

1. Isolate gypsum board assemblies from abutting structural and masonry work. Provide edge trim and acoustical sealant.
2. Single-Layer Fastening Methods: Fasten gypsum panels to supports with screws.
3. Multilayer Fastening Methods: Fasten base layers and face layer separately to supports with screws.

B. Fire-Resistance-Rated Assemblies: Comply with requirements of listed assemblies.

C. Finishing Gypsum Board: ASTM C 840.
1. Unless otherwise indicated, provide Level 4 finish: Embed tape and apply separate first, fill, and finish coats of joint compound to tape, fasteners, and trim flanges.

D. Texture Finish Application: Mix and apply finish using powered spray equipment, to produce a uniform texture free of starved spots or other evidence of thin application or of application patterns.

END OF SECTION 092900

SECTION 096500 - RESILIENT FLOORING

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals: Product Data and Samples.

B. Extra Materials:
   1. Resilient Floor Tile: Deliver to Owner one box for every 50 boxes or fraction thereof, of each type and color of resilient floor tile installed.

PART 2 - PRODUCTS

2.1 RESILIENT STAIR ACCESSORIES

A. Manufacturers: **One of the following:**
   1. Roppe Corporation, USA.

B. Color and Pattern: Roppe Fiesta 454 Helecho Primary Color 168 Deep Water.

C. Treads: ASTM F 2169, Type TS (rubber, vulcanized thermoset), Type TP (rubber, thermoplastic), Type TS (rubber, vulcanized thermoset) or TP (rubber, thermoplastic).

   1. Surface Design:
      a. Class 2, Pattern: Raised-disc design.

   2. Nosing Style: Square, adjustable to cover angles between 60 and 90 degrees
   3. Nosing Height: 1-1/2 inches.
   4. Thickness: 1/4 inch and tapered to back edge.
   5. Size: Lengths and depths to fit each stair tread in one piece.

D. Risers: Smooth, flat, and of same manufacturer and material as treads.

   1. Thickness: 0.125 inch

E. Stringers: Of same thickness as risers, height and length after cutting to fit risers and treads and to cover stair stringers, and of same manufacturer and material as treads.

2.2 RUBBER FLOOR TILE

A. Products:
   1. Roppe Corporation, USA;

B. Color and Pattern: Roppe Fiesta 454 Helecho Primary Color 168 Deep Water.

C. Tile Standard: ASTM F 1344, Class I-B, homogeneous rubber tile, through mottled

D. Fire-Test Response: Critical radiant flux classification of Class I, not less than 0.45 W/sq. cm per ASTM E 648.

E. Hardness: Not less than 85 as required by ASTM F 1344, measured using Shore, Type A durometer per ASTM D 2240.

F. Wearing Surface: Smooth.

G. Thickness: 0.125 inch

H. Size: 24 by 24 inches

2.3 INSTALLATION ACCESSORIES

A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement- or blended hydraulic cement-based formulation provided or approved by flooring manufacturer for applications indicated.

B. Stair-Tread-Nose Filler: Two-part epoxy compound recommended by resilient tread manufacturer to fill nosing substrates that do not conform to tread contours.

C. Adhesives: Water-resistant type recommended by manufacturer to suit floor covering and substrate conditions indicated.

1. Low-Emitting Materials: Adhesives shall have a VOC content of **50** g/L or less.
2. Low-Emitting Materials: Adhesives shall comply with Green Seal's GS-36 and with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

D. Heat-Welding Bead: Solid-strand product of floor covering manufacturer.

1. Color: Match floor covering.

E. Chemical-Bonding Compound: Manufacturer's product for chemically bonding seams.

1. Low-Emitting Materials: Chemical-bonding compound shall have a VOC content of 510 g/L or less.
2. Low-Emitting Materials: Chemical-bonding compound shall comply with the testing and product requirements of the California Department of Health Services' "Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers."

F. Metal Edge Strips: Extruded aluminum with mill finish of width shown, of height required to protect exposed edges of tiles, and in maximum available lengths to minimize running joints.

1. Provide metal inside and outside corners and end stops.

G. Floor Polish: Provide protective liquid floor polish products as recommended by manufacturer.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.

B. Lay out tiles so tile widths at opposite edges of room are equal and are at least one-half of a tile.

C. Match tiles for color and pattern by selecting tiles from cartons in same sequence as manufactured and packaged. Lay tiles in basket-weave pattern with grain direction alternating in adjacent tiles.

D. Install stair-tread-nose filler to nosing substrates that do not conform to tread contours.

E. Install reducer strips at edges of floor coverings that would otherwise be exposed.

F. Floor Polish: Remove soil, visible adhesive, and surface blemishes from floor covering before applying liquid floor polish.

1. Apply three coat(s).

END OF SECTION 096500

SECTION 099000 - PAINTING AND COATING

PART 1 - GENERAL

1.1 SECTION REQUIREMENTS

A. Submittals:

1. Product Data. Include printout of MPI's "MPI Approved Products List" with product highlighted.
2. Submit samples of selected colors representative of actual work as follows:
   a. Minimum size 12 by 12 inches.
   b. Approved samples shall become final criteria for evaluating color and appearance of completed work.
   c. One set of approved samples shall be kept on the job.
   d. Identify each sample as to finish, formula, color name, and number.
3. Submit Applicators certificate of compliances.
4. Submit V.O.C compliance certificate.

B. Mockups: Full-coat finish Sample of each type of coating, color, and substrate, applied where directed.

C. Extra Materials: Deliver to Owner 2 gal. of each color and type of finish coat paint used on Project, in containers, properly labeled and sealed.

D. Delivery, Storage, and Handling
1. Store and protect products as recommended by paint manufacturer.
2. Deliver products to site in sealed and labeled containers. Do not open until approved by City Project Manager
3. Container labeling shall include manufacturer’s name, type of paint, brand name, manufacture data, coverage, surface preparation, drying time, cleanup, color designation, and instructions for mixing and reducing.
4. Store paint material at ambient temperature of 45 degrees F to 90 degrees F in well ventilated area, unless required otherwise by manufacturer’s instructions.

1.2 Quality Assurance

A. Verify coating thickness per manufacturers’ instructions using an approved dry film coating testing instrument.
1. Make 5 separate spot measurements where directed with 3 gage readings made for each location.
2. The average 5 spot measurements shall not be less than the specified thickness.

B. Paint applicator shall certify the following:
1. Immediately before painting, surfaces conformed to the specified preparation; htye were in the specified condition; and were clean, dry and free of dust, rust, and mill scale to the degree required by this Specification.

2. Surface preparation and coating use, mixing, application, and curing were done in accordance with the current printed instructions and instructions of the coating manufacturer, and these Specifications.
3. The products specified were used or a listing of the names of the products used and their manufacturer was submitted and approved.
4. The products were used within the shelf-life dates, stating the shelf0life dates of each container of each product used.
5. The manufacturer's recommended dry film thickness of coating are on the worksite.
6. Compatible paints were used where coasting are applied over previously applied coatings.

C. Indoor Air Quality
1. Before painting inside building coordinate with Manager to operated building permanent ventilation system at maximum outdoor airflow before mixing and applying paint, and for a minimum of 72 hours after application.

D. Temperature and humidity requirements
1. Provide continuous ventilation and heating equipment to maintain paint products and substrate dry at ambient temperatures between 50 and 85 degrees F for 24 hours before, during and 48 hours after application of finishes, unless permitted otherwise by coating manufacture's recommendations

PART 2 - PRODUCTS

2.1 PAINT

A. Manufacturers: **One of the following:**

1. Behr Process Corporation.
2. Benjamin Moore & Co.
3. Duron, Inc.
4. ICI Paints.
5. Kelly-Moore Paints.
6. PPG Architectural Finishes, Inc.
7. Rodda Paint Co.
8. Sherwin-Williams Company (The).

B. MPI Standards: Provide materials that comply with MPI standards indicated and listed in its "MPI Approved Products List."

1. Interior Painting Materials:
   a. Primer Sealer, Institutional Low Odor/VOC: MPI #149.
   b. Latex, Institutional Low Odor/VOC, Semigloss (Gloss Level 5): MPI #147.
2. Staining and Clear Finishing Materials:
   a. Wood Filler Paste: MPI #91.
   b. Stain, Semitransparent, for Interior Wood: MPI #90.

C. Material Compatibility: Provide materials that are compatible with one another and with substrates.

1. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

D. Use interior paints and coatings that comply with the following limits for VOC content:
1. Nonflat Paints, Coatings: 150 g/L.
2. Primers, Sealers, and Undercoaters: 200 g/L.
3. Stains: 250 g/L.

E. Colors:
1. Walls: Sherwin-Williams, SW 6693 Lilly, or approved equal.
2. Trim: Sherwin-Williams, SW 6495 Great Falls, or approved equal.

PART 3 - EXECUTION

3.1 PREPARATION

A. Comply with recommendations in MPI's "MPI Architectural Painting Specification Manual" applicable to substrates indicated.

B. Remove hardware, lighting fixtures, and similar items that are not to be painted. Mask items that cannot be removed. Reinstall items in each area after painting is complete.

C. Clean and prepare surfaces in an area before beginning painting in that area. Schedule painting so cleaning operations will not damage newly painted surfaces.
1. Remove or coordinate and have removed electrical plates, hardware, glazing stops, light fixture trim, and fittings prior to preparing surfaces and finishing. Replace removed items after painting.
2. Clean surfaces and correct minor defects.
3. Remove oil-grease and mildew with solvent first.
4. Remove dirt, dust, loose material, rust-scale, oil-grease, mildew, release agents, non-adhering paint by sand papering.
5. Sand paper thick and sharp edges of existing paint and runs to smooth featheredge.
6. Lightly abrade surfaces dull to insure adhesion.
7. Fill or sand out cracks, holes, pits, and scratches, smooth to match adjacent finish.
8. Remove sanding dust prior to painting.
9. Seal stain marks which may bleed through subsequent finishes.
10. Existing coating to be repainted or finished: remove loose, blistered, scratched or scaled finish to base material surface or feather edges smooth. Where new work joins existing work, prepare existing surfaces extending to the nearest break in the plane intersecting wall, ceiling or plaster.
11. Existing gypsum board surfaces: clean, then latex fill and smooth defects up to 2-inch holes flush with adjacent surface and match existing texture. Sand to feather edge. Spot prime defects after repair.

D. Coordinate time and areas of work with Owner. Allow for building occupancy during work.

3.2 EXAMINATION

A. Verify that surface and substrate conditions are ready to receive work as specified and as recommended by the paint manufacturer.

B. Examine surfaces scheduled to be coated prior to starting work. Report any conditions that may adversely affect proper application.

C. Examine Drawings, and specifications, and field conditions to determine extent of exposed piping ducts, conduit, electrical controls, cabinets and equipment and allow for painting as required.

D. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces is below the following maximums:
   1. Gypsum wallboard: 12 percent
   2. Interior located wood: 7 percent, measured in accordance with ASTM D4442.

E. Beginning of application means acceptance of existing surfaces.

3.3 PROTECTION

A. Protect elements surrounding the work of this section from damage or disfiguration.

B. Repair damage to other surfaces caused by work of this Section.

C. Furnish drop cloths, shields, and protective methods to prevent sprat or droppings from disfiguring other surfaces.

D. Protection of work when stopping for the day: Erect barriers and post warning signs. Confirm that no dust generating activities will follow shutting down for the day.

3.4 CLEANING

A. As work proceeds, promptly remove excess paint products where spilled, splashed, or splattered.

B. During progress of work maintain premises free of unnecessary accumulation of tools, equipment, surplus materials and debris.

C. Remove waste, cloths, and material which may constitute fire or V.O.C. hazard from site.

D. Leave surfaces not required to be finished under this section undamaged and clean and free of paint products from work of this section.

3.5 APPLICATION

A. Comply with recommendations in MPI's "MPI Architectural Painting Specification Manual" applicable to substrates indicated.

B. Paint exposed surfaces, new and existing, unless otherwise indicated.

1. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces.
2. Paint surfaces behind permanently fixed equipment or furniture with prime coat only.
3. Do not paint prefinished items, items with an integral finish, operating parts, and labels unless otherwise indicated. Do not paint wall base, handrails, glass, and stainless steel.

C. Apply paints according to manufacturer's written instructions.

1. Use rollers for finish coat on interior walls and ceilings.

D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

1. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.

2. Do not apply finishes to surfaces that are not clean, dull, and dry.

3. Sand or abrade lightly and clean between coats to achieve adhesion if recommended by coating manufacturer.

4. Allow applied coat to dry before next coat is applied.

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

E. Inspection of Coats: Do not apply additional coats until each completed coat has been inspected by the City Project Manager.
1. Only inspected and approved coats of paint shall be considered in determining number of coats applied.
2. Refinish entire surface if coat is not acceptable.

F. Apply stains and transparent finishes to produce surface films without color irregularity, cloudiness, holidays, lap marks, brush marks, runs, ropiness, or other imperfections. Use multiple coats to produce a smooth surface film of even luster.

3.6 INTERIOR PAINT APPLICATION SCHEDULE

A. General
1. For the purposes of this schedule each coat shall be at least dry to the touch before proceeding with the following coat.
2. Coating materials shall be recommended by manufacturer for condition of use and compatible with undercoats.
3. Minimum number of coats is two. Apply additional finish coats as necessary to provide uniform appearing coverage.

B. Concrete, Nontraffic Surfaces:

1. Semigloss Institutional Low-Odor/VOC Latex: Minimum of two coats over low-odor/VOC primer/sealer: MPI INT 3.1M.

C. Gypsum Board:
1. Semigloss Institutional Low-Odor/VOC Latex: Minimum of two coats over low-odor/VOC primer/sealer: MPI INT 9.2M.

3.7 INTERIOR STAIN AND CLEAR FINISH APPLICATION SCHEDULE

A. Wood substrates, nontraffic surfaces, including wood trim architectural woodwork.

1. Semitransparent Stain: Two coats: MPI INT 6.1G

3.8 FINISH SCHEDULE

A. Finishing for handrails will be determined by Owner.

END OF SECTION 099000