

# SPECIFICATION – TACOMA MUSICAL PLAYHOUSE

## **BID 1/31/12**

### **Index:**

- Division 1 — General Requirements
- Division 2 — Site Construction
- Division 3 — Concrete
- Division 4 — Masonry
- Division 5 — Metals
- Division 6 — Wood and Plastics
- Division 7 — Thermal and Moisture Protection
- Division 8 — Doors and Windows
- Division 9 — Finishes
- Division 10 — Specialties
- Division 11 — Equipment
- Division 12 — Furnishing
- Division 13 — Special Construction
- Division 14 — Conveying Systems
- Division 15 — Mechanical
- Division 16 — Electrical

### **NOT FOR CONSTRUCTION**

THIS IS A PRELIMINARY DOCUMENT AND MAY NOT BE USED DURING  
CONSTRUCTION. THIS PAGE MUST ACCOMPANY ANY PORTIONS OF THIS  
DOCUMENT.

William Zimmerman Architects  
1000 Turner Way East  
Seattle, WA 98112  
(206)328-7864

# **SPECIFICATION – TACOMA MUSICAL PLAYHOUSE**

## **Division 1 - General Requirements**

### **01020 Jurisdiction:**

All work and materials shall conform to the 2009 IBC, any City of Tacoma IBC amendments, the 2009 Washington State Energy Code with any City of Tacoma amendments, the 2009 UPC with City of Tacoma amendments to the 2009 UPC, the 2008 National Electric Code (NEC) with the Tacoma Electrical Code Requirements, and the 2009 International Fire Code (IFC).

### **01030 Permits:**

1. The Architect shall make the application for the building permit and make corrections to the permit set as necessary to make the permit ready for issue. The Owner shall pay for the building permit fee. The Contractor shall pick up the building permit from the building department and at that time may be required to show documentation relating to his license. The Contractor shall be responsible for applying for and obtaining all other permits relating to the work including plumbing, electrical, HVAC, and right-of-way permits.
2. Before the start of construction, the Contractor shall review all Building Permit documents (including drawing set, permit card, cover sheets and additional inclusions) for redmarks, stamps or other additions stating additional requirements made by the Building Department and shall alert the Architect and Owner of all such markups.

### **01040 Clean Air Act:**

1. If required by code, the Notification of Demolition and the Clean Air Act Form shall be completed and submitted prior to demolition by Owner. The survey for asbestos, if required, shall be performed by an AHERA building inspector. If required, upon receipt of the results of the survey and the filing of the Notification of Demolition, the Owner shall notify the Puget Sound Clean Air Agency before demolition per the requirements of the Puget Sound Clean Air Agency.

### **01100 Alternatives:**

Any and all alternatives to drawings and specifications must be approved by the Architect. Any item substituted without approval shall be subject to removal.

### **01130 Scaled Dimensions:**

Written dimensions shall take precedence over scaled dimensions, and details over general conditions. Larger scaled details and drawings shall take precedence over smaller. The drawings and specifications are intended to supplement each other. The Architect shall be notified immediately of any discrepancies in drawings or specifications.

**01140 Construction Standards:**

1. Concretework and wood framing shall be constructed level, plumb, true and square to a tolerance of 1/8" of the stated dimension. Contractor shall consult with Architect about areas of concern or conflict, if any, prior to construction.

**01200 Documentation of New Built Conditions:**

The Contractor shall photograph walls and ceiling of kitchen, bathrooms, utility rooms, and any other rooms after plumbing, electrical & mechanical rough-in and before sheetrock is applied. A set of these photographs shall be given to the Owner at or before final completion.

**01300 Submittals:**

The Contractor shall submit to the Architect the following for approval or use:

1. A list of all subcontractors, their addresses and telephone numbers, kept in a log at the job and kept current as the subcontractors appear on the job.

**01325 Special Inspections**

1. Special inspections may be required by the City of Tacoma, for items such as geotechnical observation or field welding. Consult the permit documents and/or Architect for which, if any, inspections are required. The Contractor shall be responsible for determining which special inspections are required and for scheduling special inspections at the required times outlined by the City of Tacoma. The costs incurred by the special inspectors shall be paid for by the Owner.

**01350 Testing Laboratory Service:**

1. Asbestos Abatement:
  - A. The Scene Shop VAT floor tile shall be tested for asbestos by Owners and if found to contain asbestos, shall be removed by Owners prior to the commencement of Phase I.
  - B. The acoustical ceiling tiles in the Audience Seating Area shall be tested for asbestos by Owners and if found to contain asbestos, shall be removed by Owners prior to the commencement of Phase II.
  - C. The Contractor shall be responsible for the testing of all materials suspected of containing asbestos. The cost for the testing and the removal of such material shall be an additional expense to the Owners and shall become an addition to this contract. However, the Contractor shall obtain a minimum of three bids for the removal and disposal of the material.

**01400 Allowances:**

Allowances are actual dollar amounts in the contract for the purchase of materials to be selected by the Owner. If the allowance amount is exceeded by the Owner then an addition shall be made to the contract through a change order. If the amount used is less than the allowance then a credit shall be given to the Owner through a change order. Allowances are for material and delivery only, not labor or installation or profit and overhead or taxes. All these charges shall be met as required in the contract price and shall be adjusted as necessary through change orders as the allowances are not met or exceeded. **CONTRACTOR SHALL SUPPLY RECEIPTS FOR ALLOWANCE ITEMS WITH THE CHANGE ORDERS.**

**01500 Temporary Facilities and Controls:**

1. Provide the necessary boxes for trash removal and keep the work area reasonably clean at all times. Location of the dumpster shall be coordinated with the Owner. The surface under the dumpster shall be protected at all times. The area near the dumpster shall be kept clean and free of nails and other debris.
2. Provide and maintain a sanikan at the site throughout the course of construction. The location shall be coordinated with the Owner.
3. The Contractor will provide a separate job telephone, and will not use the Owners telephone.
4. Care shall be taken to keep the street free of any vehicle blockages at all times.
5. Care shall be exercised to protect the owners' property from dust and damage, and the site shall be kept safe and cordoned off from access by the theater patrons, stagehands, actors and employees.

**01550 Project Phasing:**

1. Phase I: Phase I includes demolition in the scene shop, construction of the exit corridor and ramp, the southern exit from the exit corridor, the stairs and the southern end of the exit corridor, the quick change room, the crossover corridor the new WC, the stairs and lift to the basement, the new exiting ramp and at the basement level, the new opening to the basement, the new stairs to the green room, the new door to the green room, and relocation of the gas meter and the sewer. The construction of the loading dock shall be part of Phase II. The theater will continue performances throughout Phase I. Actors, stagehands, employees and theater patrons will occupy the entire existing structure during this phase of construction. Exiting through the rear, southwest exit shall be maintained and unobstructed throughout construction of phase I. All parts of phase I shall be made secure throughout construction.
2. Phase II: Phase II includes the loading dock, demolition of the existing stage and proscenium arch, excavation for and construction of the orchestra pit, construction of the new stage and proscenium arch, walls for

acoustical panels, and new openings in the ceiling for speakers. During Phase II, employees will occupy the front office only. The remaining portion of the building will be unoccupied during Phase II.

**01600 Salvage:**

1. Phase I: Prior to Phase I, the Owners will remove all scenery and construction materials from areas of the Scene Shop that will be affected by the construction, including areas of the Scene Shop where construction materials will be stored.
2. Phase II: Prior to the date of commencement of Phase II, the Owners will remove, salvage and store onsite all items they wish to retain from the area of construction, unless noted to be removed by Contractor in Item #3 below.
  - A. Partial list of items to be removed by Owners:
    1. Audience seating.
    2. Pipe suspended above stage.
    3. Stage Curtain and Hardware.
    4. Stage Scenery.
    5. Stage Props.
    6. Stage Lighting, Dimming, Cables, etc.
    7. A/V Equipment.
3. The Owners shall provide the Contractor with a list of items, if any, to be salvaged from demolition by the Contractor.

**01630 Substitutions:**

The name of a certain brand, make, manufacturer, or definite specification is to denote the quality of the article desired. Substitutions may be possible but must be equal or better in quality and utility to those specified and must be approved in writing by the Architect. Failure of the Contractor to obtain approval for a substitution shall be sufficient cause for rejection by the Architect and replacement or removal may be required at no cost to the Owner.

**01650 Submittal of Invoices to the Owner:**

All invoices submitted to the Owner shall be submitted to the Architect at the same time for review by the Architect. Invoices can be submitted for review by FAX at (206) 328-7498 or by e-mail.

**01700 Project Close-out:**

1. Contractor shall be responsible for the removal of all debris from wall and joist spaces before enclosure, from crawl and attic spaces before completion, and from the site before requesting a punch list.

2. Cleaning: Upon completion of the work, the Contractor is responsible for the following items:
  - A. Removal of marks, stains, paint marks, tags, and unrequired labels.
  - B. Cleaning, polishing, and touching-up as required of glass, paint work, floors, plumbing fixtures, hardware, and light fixtures.
3. Substantial Completion: When the Contractor considers the work to be substantially complete, he will submit to the Architect a written notice to that effect. Upon observation of the work, the Architect will either notify the Contractor in writing of deficiencies in the work or the Architect will accept the work as being substantially complete. If the work is accepted, the certificate of substantial completion will be prepared, accompanied by the Contractor's list of items to be completed or corrected, as verified and amended by the Architect and Owner. The Owner and Contractor must accept the responsibilities assigned to them in the certificate. Substantial completion is defined as that point in the project when the job is sufficiently complete, in accordance with the Contract Documents, so the Owner can occupy or utilize the Work or designated portion thereof for the use for which it is intended. The final inspection performed by the governing agencies shall be signed-off at or before substantial completion. Substantial completion is defined as the completion of the Contractor's work to the point at which the Owner can take possession of the property.
4. Final Punch List: When the Contractor considers the work to be completed, he will submit to the Architect a written notice to that effect. Upon observation of the work, the Architect will either notify the Contractor in writing of deficiencies in the work or the Architect will accept the work as being complete. If the work is accepted, the Contractor will make the necessary close-out submittals. The project will not be considered complete without satisfaction of all lien releases as agreed upon between the Owner and Contractor.
5. Project Close-out Submittals:
  - A. Upon Owner acceptance of the work, the Contractor will submit to the Owner the following:
    1. Product and equipment guarantees
    2. Warranties
    3. Operating and maintenance manuals
    4. A list of all sub-Contractors involved in the job and their addresses and telephone numbers.
    5. Photos of new-built conditions (see Section 01200).
  - B. Final payment will be made at this point based on the agreement of final payment in the contract between Owner and Contractor.

## Division 2 - Sitework

### **02100 Demolition:**

1. Protect the existing building and improvements within the areas of operation. Care shall be taken to protect the neighboring property and the Contractor shall assume the responsibility for immediate restoration, repair, or replacement if damage occurs.
2. Damage or disturbance to the existing building shall be promptly restored, repaired, or replaced to match existing at no cost to the Owner.
3. Provide temporary plywood enclosures after removal of exterior walls and windows to adequately secure the building.
4. Provide protection from the weather to all existing work and improvements. Cover openings in the roof and walls to secure against rain. Keep all debris from blocking downspouts or tight lines. Maintain all debris in an orderly fashion to prevent scattering in the yard or neighbor's yard or neighborhood due to wind or rain. Damage to the new or existing facility due to water shall be promptly repaired at no cost to the Owner.
5. All floor finishes that shall remain shall be protected at all times.
6. All items shown as relocated or salvaged shall be carefully removed, stored, and protected during construction.
7. Open up framing, provide shoring and bracing as necessary, and call for verification by the Architect prior to any removal of walls, beams, columns, joists, etc. and before the addition of new loads. **Conditions of the existing structure assume construction was in accordance with generally accepted construction practices. If the Contractor finds the existing structure to be otherwise, or in conflict with the drawings, the Contractor shall notify the Architect immediately.**

### **02150 Shoring and Underpinning:**

1. Provide proper shoring for excavations and formwork as required to make site safe for workers.

### **02250 Earthwork:**

1. Excavation shall be done to the grades shown on the drawings. Temporary on-site storage of material shall be located in a part of the property approved by the Owner. During and after excavation, all materials shall be protected from erosion due to heavy rains.
2. The street shall be kept clean of mud and soils at all times. After tracking or spillage of materials by equipment, the street shall be swept clean of all materials before any hosing is done. Protect all catch basins from debris.
3. Dispose of excess soil offsite in compliance with codes.
4. The Contractor shall adhere to the "Best Management Practices" (BMP) required by the City of Tacoma.

**02275 Earth Retainage:**

1. Construct new concrete retaining walls in an expeditious manner to minimize the threat of erosion or any other loss of stability of earth.

**02500 Site Drainage:**

1. All new downspouts shall be connected to new and existing tightlines. The tightlines shall be connected to City of Tacoma systems as allowed by code. All tightlines shall be non-corrugated type, with clean outs at any major turns. Note that the 10" diameter storm pipe in the alley at area of new addition is private, owned by Tacoma Musical Playhouse; it connects to City of Tacoma system to the north. Relocate this 10" diameter storm pipe as required to avoid new excavation and construction.
2. 8" diameter side sewer in alley at area of new addition is private, owned by Tacoma Musical Playhouse. Connect new systems to this sewer as allowed by code. Relocate the 8" diameter side sewer as required to avoid new excavation and construction.

**02510 Slabs and Walk Paving:**

1. Exterior Paving:
  - A. General: Replace asphalt removed or disturbed by construction around exterior of addition.
  - B. Outside exit doors: asphalt, continuous with alley and parking lot. Area outside exit doors shall not slope more than 2% for a distance of 44" minimum.
  - C. Exterior Accessible Ramp at grade: asphalt, continuous with alley and parking lot. Area at bottom of ramp shall not slope more than 2% for a distance of 60" minimum.
2. Concrete Finish at Interior Slabs: Smooth Finish (see Finish Schedule).

**02550 Site Utilities:**

1. Water Service: Existing water service to remain.
  - A. If it is discovered that the existing 1.5-inch domestic water meter is being overspun, a new larger water service and meter may be required. Such work shall not be part of this Contract.
  - B. Water Quality Requirements:
    1. A State of Washington approved Double Check Valve Assembly (DCVA) must be installed on the water supply line to any dedicated fire sprinkling system prior to any branch connections.
    2. A State of Washington approved Reduced Pressure Backflow Assembly (RPBA) must be installed on the domestic water supply line to the building, if not already existing.
    3. Atmospheric Vacuum Breakers must be installed as required in the UPC.

4. Additional backflow protection may be required by Inspector upon site inspection. The Water Quality Department must be called at (253) 502-8665 upon installation of any required backflow assemblies or prior to completion of the project.
2. Natural Gas Service: Relocate existing gas service and meter to new location shown on drawings. Provide new bollards to protect gas meter at locations shown on drawings (see Section 02800 for bollards).
3. Electric Service: Existing service to remain, if allowed by code. Meters and main electrical panels are currently located in existing Scene Shop and Lobby. Inform the architect and owner if the position of meters or panels will need to be relocated. Remove and relocate if necessary the electrical meter and equipment on the south face of the building near the location of the new WC Room addition.
4. Telephone Service: Existing to remain.

**02800 Bollards:**

1. At areas shown on drawings: as detailed.

**02900 Landscaping:**

1. By Owner.
2. Contractor shall leave site free of debris and large stones, concrete and other rubble.

**Division 3 - Concrete**

**03310 Concrete:**

1. Structural Concrete Requirements: See General Structural Notes on blueprint Sheets S1.0.
2. Electrical Grounding in Concrete: prior to placement of concrete, verify with electrician if the placement of Ufer concrete-encased rebar system will be required by code. If so, place the section of rebar as required by code. Note that the electrician may need to schedule an inspection of the Ufer system prior to concrete pour.

**Division 4 - Masonry**

**04200 Unit Masonry:**

1. Concrete Masonry Units:
  - A. Patch and repair existing CMU as required where opened up. New steel lintels per drawings.

## **Division 5 - Metals**

### **05400 Structural Steel:**

1. See General Structural Notes on blueprint Sheets S1.0.

### **05600 Architectural Metalwork:**

1. Handrails and Guardrails:
  - A. At Stairs and Ramps: The Wagner Companies, Series 500 Aluminum Pipe Railings (Distributor: Grating Pacific, Kent, WA 1-800-243-3939). Configurations as indicated on drawings. Railing sections and fittings as necessary to make required lengths and shapes. Locations of handrails and/or guardrails (see drawings):
    1. At new interior ramps.
    2. At new exterior ramp.
    3. At new interior stairs to Basement.
    4. At new interior stairs to Green Room Hall.
    5. At new interior stairs near west exit ramp.
  - B. At Orchestra Pit Guardrail: see Section 06200 (wood and sheetrock assembly).
2. One-Way Gate at stair to basement: Alvarado SSG Self-Closing Gate. Note: top of swinging gate must be 36" high per code. Before purchase, verify that width of gate meets requirements of building inspector.

### **05700 Theater Pipe Grid:**

1. See Section 13100.

## **Division 6 - Wood**

### **06100 Rough Carpentry:**

1. See General Structural Notes on blueprint Sheet S1.0.
2. General Framing Notes:
  - A. The Contractor shall verify all dimensions and conditions before proceeding. The Contractor is responsible for all bracing and shoring necessary until permanent supports and stiffeners are installed.
3. Pressure Treated Lumber: All metal products including connectors, anchors, fasteners and hangers, that come into contact with pressure treated lumber shall be galvanized with a coating of not less than 1.85 ounces per square foot of zinc, or shall be stainless steel.

**06200 Finish Carpentry:**

1. Interior:
  - A. Trim at interior of doors, where not metal jambs: 1x4 flat stock, paint finish. (MDF okay.)
  - B. Base: Vinyl, see Section 09650.
  - C. Stair Handgrip Rail: See Section 05600.
  - D. Stair Treads, Risers and Nosings (at all new locations): R.C.A. Rubber Flooring Products, or equal to be approved by Architect.
    1. Stair Treads: #55 Medium Duty Abrasive Strip Stair Treads.
      - A. Tread Color: #604 "Black Marble."
      - B. Abrasive Strip Color: "Black."
    2. Stair Risers: Molded Rubber Stair Risers
      - A. Riser Color: #604 "Black Marble."
  - E. Orchetra Pit Guardrail: as detailed on drawings
2. Exterior:
  - A. Door trim: Metal jambs, see Section 08210.
  - B. New Parapet: as detailed on drawings.
    1. Parapet Ventilation: see Section 07700.
  - C. Ramp and Landing at Top of Ramp:
    1. Material: concrete, broom finish.
    2. Rail: see Section 05600.

**06412 Cabinetry:**

1. None.

**Division 7 - Thermal and Moisture Protection**

**07100 Waterproofing and Dampproofing:**

1. At below-grade Retaining Walls: Flintkote #EMD-1 Below Grade Dampproofing System. –OR- Graywall Foundation Waterproofing by RubberProof.
  - A. Additionally at Below-grade Exterior Walls: Colbond "Enkadrain Standard" B10 Geocomposite for Drainage and Filtration.
2. At Concrete Slab: "Moistop" underslab vapor barrier by Fortifiber Corp.

**07150 Building Paper**

1. Tyvek: Tyvek or similar plastic wrap vapor barriers shall **not** be allowed as building wraps.
2. Building Paper:
  - A. At walls: 2 layers 60-minute building paper.

**07200 Insulation:** (Typical note: At insulated areas between heated and unheated spaces, provide a continuous vapor barrier by lapping foiled or kraft paper flaps over the framing members on inside face ("warm side"), or alternately using PVA paint sealer on gypsum wall board.)

1. Roof:
  - A. At existing attic spaces: no change.
  - B. At new flat roof ceiling spaces: R-38 compressed batt insulation. Maintain 1" minimum airspace above insulation for roof ventilation.
2. Walls:
  - A. At new 2x6 exterior stud walls (and 2x6 furring at exterior concrete walls): 5-1/2" R-21 batt insulation.
  - B. At some new interior 2x6 studs walls where indicated on drawings: 5-1/2" R-21 batt insulation.
3. Concrete Slab:
  - A. At locations shown on drawings: 2" thick (R-10 or higher) rigid under-slab insulation at entire floor area (not only at perimeter).
4. Floors over unheated spaces:
  - A. At new floor joists over crawl space (see drawings for loctions): R-30 batt insulation.
5. Sound insulation: 3-1/2" batt insulation for sound insulation at interior walls, where indicated on drawings.
6. Plumbing insulation:
  - A. Sound insulation: Wrap all new plumbing, including service lines and waste lines, with sound insulation. Also wrap all existing plumbing exposed during construction, including service lines and waste lines, with sound insulation.
  - B. Thermal insulation: Wrap all new service lines, including hot and cold supply lines, with foam insulation. Also wrap all existing service lines exposed during construction, with foam insulation. Note that the sound insulation shall be placed over the thermal insulation.

**07460 Cladding and Siding:**

1. At New Addition:
  - A. James Hardie Siding Products: Hardipanel Vertical Siding:
    1. Texture: Smooth.
    2. Size: Cut to fit layout shown on drawings from 4-foot wide x 8-foot long product panels.
    3. Finish: Pre-primed only. Finish paint coats by Contractor (i.e. not factory finish).
    4. Fasteners: Stainless Steel Flat Pan Head Screw with neoprene flat washer. Diameter and length of screws to be determined.

5. Flashing: baked enamel steel profiles as detailed on drawings.
6. Installation Note: At exposed cuts, use paint to protect.
2. At Patch and Repair Areas of Existing Building:
  - A. Patch and repair existing exterior walls interfacing with new work with CMU and stucco to match existing. Paint finish to match existing.

**07500 Membrane Roofing:**

1. Membrane Roofing at new Addition: GAF TPO, or equal to be approved by Owner and Architect. Apply per manufacturer's instructions.

**07600 Flashing and Sheet Metal:**

1. Scuppers, Collector Boxes and Downspouts: Match existing.
2. Coping at top of parapet: Baked Enamel Steel or Aluminum, color to match adjacent surfaces.
3. Miscellaneous flashing and sheet metal: Baked Enamel Steel or Aluminum, color to match adjacent surfaces.

**07700 Parapet Ventilation:**

1. At locations shown on drawings: C & J Metal Products, Inc., Style #LV1409 "Fixed Blade Louver Vent," or equal to be approved by Architect.

**07900 Sealants:**

Seal as required per manufacturer's specifications.

1. Exterior joints and surfaces: Elastomeric latex sealant, DAP Dynaflex 230.
2. Interior non-wet areas: Elastomeric latex sealant, DAP Dynaflex 230.
3. Interior wet area: Silicone rubber sealant: GE 1200.
4. Color of caulking and sealants shall match adjacent work.

**Division 8 - Doors and Windows**

**08210 Doors:**

1. Interior Doors:
  - A. 45-Minute Rated Fire Doors:
    1. Doors: Wood slab doors, 45-minute fire rating, paint-grade wood, paint finish.
    2. Frames: Hollow metal steel frames, 45-minute fire rating, factory paint finish (color to be determined).
    3. Sealing Gasket: gasket as required to meet ¾-hour fire rating.

- B. Green Room Door (Door #13): Wood slab door, paint-grade wood, paint finish.
  - C. WC Room Door (Door #12): Wood slab door, paint-grade wood, paint finish.
  - D. A /V Room Door (Door #5): Wood slab door, paint-grade wood, paint finish.
  - E. Ladder Storage West Door (Door #23) and Ladder Storage East (Door #24): Short doors, see Finish Schedule. Wood slab doors, paint-grade wood, paint finish.
2. Exterior Doors:
- A. Note: All new exterior doors shall meet or exceed the requirements of the 2009 Washington State Energy Code. NFRC tested U-value for non-glazed doors shall be 0.40 or less, or amount listed in 2009 WSEC, whichever is less. See Door Schedule for more information.
  - B. 45-Minute Fire Rated Doors:
    - 1. Doors: Hollow metal steel door, 45-minute fire rating, factory paint finish (color to be determined).
    - 2. Frames: Hollow metal steel frames, 45-minute fire rating, factory paint finish (color to be determined).
    - 3. Sealing Gasket/Weatherstripping: gasket/weatherstripping as required to meet ¾-hour fire rating.
  - C. Loading Dock Door (Door #6):
    - 1. Doors: Hollow metal steel door, factory paint finish (color to be determined).
    - 2. Frames: Hollow metal steel frames, factory paint finish (color to be determined).
    - 3. Weatherstripping: interlocking type.
  - D. Scene Shop Door (Door #20):
    - 1. Doors: Hollow metal steel door, factory paint finish (color to be determined).
    - 2. Frames: Hollow metal steel frames, factory paint finish (color to be determined).
    - 3. Weatherstripping: interlocking type.

**08710 Finish Hardware:**

- 1. Hardware Groups (see Door Schedule for locations):
  - A. Doors without Panic Hardware:
    - 1. Interior Doors:
      - A. Scene Shop Door #2:
        - 1. Fire Rating: ¾-hour minimum. (Verify that fire rating is required and that product meets required fire rating before purchase.)

- 2 Handleset: Schlage ND-Series, Grade 1  
Cylindrical Lock:
  - A. Lever Design: Athens.
  - B. Finish: Satin Chromium Plated.
  - C. Function: Passage Latch.
- 3 Deadbolt: Schlage B660P Single Cylinder  
Deadbolt:
  - A. Finish: Satin Chromium Plated.
- B. Water Closet Door #12:
  - 1 Handleset: Schlage ND-Series, Grade 1  
Cylindrical Lock:
    - A. Lever Design: Athens.
    - B. Finish: Satin Chromium Plated.
    - C. Function: Privacy Lock.
- C. Green Room Door #13, Crossover / Stair Door #7,  
Crossover / Lift Vestibule Door #9, A /V Room  
Door #5, Ladder Storage West Door #23, and  
Ladder Storage East Door #24:
  - 1 Handleset: Schlage ND-Series, Grade 1  
Cylindrical Lock:
    - A. Lever Design: Athens.
    - B. Finish: Satin Chromium Plated.
    - C. Function: Passage Latch.
- D. Storage Room Doors and Electrical Closet Door  
(Door #14, #15, #16, #17 and #18):
  - 1 Verify that lock is not required per code  
before purchase fro storage rooms and  
electrical closet.
  - 2 Fire Rating: ¾-hour minimum. (Verify that  
fire rating is required and that product meets  
required fire rating before purchase.)
  - 3 Handleset: Schlage ND-Series, Grade 1  
Cylindrical Lock:
    - A. Lever Design: Athens.
    - B. Finish: Satin Chromium Plated.
    - C. Function: Passage Latch.
- E. Orchestra Pit Door #19 (Door Pair):
  - 1 Handleset: Schlage ND-Series, Grade 1  
Cylindrical Lock:
    - A. Lever Design: Athens.
    - B. Finish: Satin Chromium Plated.
    - C. Function: Passage Latch + Dummy  
Trim.
  - 2 Finish: Satin Chromium Plated.

2. Exterior Doors:
  - A. Loading Dock Door #6 (Door Pair):
    - 1 Handleset: Schlage ND-Series, Grade 1  
Cylindrical Lock:
      - A. Lever Design: Athens.
      - B. Finish: Satin Chromium Plated.
      - C. Function: Passage Latch + Dummy Trim.
    - 2 Deadbolt: Schlage B660P Single Cylinder Deadbolt.
    - 3 Finish: Satin Chromium Plated.
  - B. Lift Vestibule at Grade Level Door #10:
    - 1 Fire Rating: ¾-hour minimum. (Verify that fire rating is required and that product meets required fire rating before purchase.)
    - 2 Handleset: Schlage ND-Series, Grade 1  
Cylindrical Lock:
      - A. Lever Design: Athens.
      - B. Finish: Satin Chromium Plated.
      - C. Function: Passage Latch.
    - 3 Deadbolt: Schlage B660P Single Cylinder Deadbolt.
    - 4 Finish: Satin Chromium Plated.
  - C. Scene Shop Door #20 (Door Pair):
    - 1 Handleset: Schlage ND-Series, Grade 1  
Cylindrical Lock:
      - A. Lever Design: Athens.
      - B. Finish: Satin Chromium Plated.
      - C. Function: Passage Latch + Dummy Trim.
    - 2 Deadbolt: Schlage B660P Single Cylinder Deadbolt.
    - 3 Finish: Satin Chromium Plated.
- B. Doors with Panic Hardware (At locations shown on Door Schedule and where required by code):
  1. Theater Exit Ramp Doors #1 and #4 (Single Doors):  
Stanley Apex FL2114 Fire Exit Series, Finish: US32D Satin Stainless Steel.
    - A. Fire Rating: ¾-hour minimum. (Verify that fire rating is required and that product meets required fire rating before purchase.)
    - B. Push Bar: Apex FL2114 Touchbar Style Exit Device.
    - C. Type: Rim Exit Device.
    - D. Pushbar Strike: S300 Standard.

- E. Latch on Non-Crossbar Side: Function: Lever always active.
    - 1 Trim: 4914B Lever Style.
  - F. Provide any additional components required for the assembly.
2. Stair Door #8 and Crossover Corridor Door #11 (Single Doors): Stanley Apex FL2110 Fire Exit Series, Finish: US32D Satin Stainless Steel.
    - A. Fire Rating: ¾-hour minimum. (Verify that fire rating is required and that product meets required fire rating before purchase.)
    - B. Push Bar: Apex FL2110 Touchbar Style Exit Device.
    - C. Type: Rim Exit Device.
    - D. Pushbar Strike: S300 Standard.
    - E. Latch on Non-Crossbar Side: Function: Key locks/unlocks lever.
      - 1 Trim: V4908B Lever Style, vandal resistant.
    - F. Provide any additional components required for the assembly.
  3. Theater Exit Ramp Door #3 (Double Doors): Stanley Apex FL2110 Fire Exit Series, Finish: US32D Satin Stainless Steel.
    - A. Fire Rating: ¾-hour minimum. (Verify that fire rating is required and that product meets required fire rating before purchase.)
    - B. Push Bar: Apex FL2110 Touchbar Style Exit Device.
    - C. Type: Rim Device and Vertical Exit Device.
    - D. Pushbar Strike: S458 Strike.
    - E. Latch on Non-Crossbar Side: Function: Key locks/unlocks lever.
      - 1 Trim: V4908B Lever Style, vandal resistant.
    - F. Provide any additional components required for the assembly.
2. Closers (at locations shown on Door Schedule and where required by code): Stanley D-3550 Commercial Door Closer.
  3. Door Stops:
    - A. At Orchestra Pit Doors: Ives #WS449 Manual Wall Holder.
    - B. At Other Doors: Provide wall-mounted door stops wherever possible; where not possible, use floor-mounted door stops.
      1. At Walls: Ives #408 Wall Bumper. Finish: Satin Chrome.
      2. At Floors: Ives #FS13 Dome Stop (with R14 Riser where required) Finish: Satin Chrome.
  4. Hinges: Finish to match door hardware.

5. Thresholds at Exterior Doors: ¾-hour fire assembly where required. At non-rated fire doors, provide Pemko interlocking type thresholds.

**08800 Glass and Glazing:**

1. Mirrors:
  - A. At Accessible WC: See Section 10800.

**Division 9- Finishes**

**09200 Lath and Plaster:**

1. Patch and repair lath and plaster, if any, as required matching existing details, finish, and texture.

**09250 Gypsum Drywall:**

1. Walls:
  - A. At Non-Rated assemblies as shown on drawings: 1/2" thick, tapered.
  - B. At 1-Hour Fire Rated assemblies as shown on drawings: 5/8" thick, Type 'X', firetaped.
2. Ceilings:
  - A. At Non-Rated assemblies as shown on drawings: 5/8" thick, tapered.
  - B. At 1-Hour Fire Rated assemblies as shown on drawings: 2 layers 5/8" thick, Type 'X', firetaped.
3. Use metal reinforcements at all exposed corners and at interior corners where intersecting dissimilar materials.
  - A. Finish: "orange peel" where new. Match existing where tying in.  
Finishes
4. Patch and repair existing gypsum wallboard and existing plaster walls (if any) with a new skim coat as required to obtain a uniform finish or to match existing.

**09650 Resilient Flooring and Base:**

1. Flooring: At areas shown on Finish Schedule: Allowance of \$ 45 per square yard, to include resilient flooring material, mastic and labor. Floor preparation by Contractor shall not be part of this allowance. Areas to receive resilient flooring (sheet vinyl) appear on the Finish Schedule.
2. Base: At areas shown on Finish Schedule: Armstrong Color-Integrated Vinyl Wall Base, Style B—Cove, Type TV (vinyl, thermoplastic). Color: Jet Black 60.

**09660 Masonite Flooring:**

1. At stage floor: ¼" thick sheets.

**09780 Carpet:**

1. New Carpet: None.
2. Existing Carpet at Audience Area Aisle: remove before construction begins by Owners and replace by Owners after construction is complete.

**09970 Painting:**

1. Extent of Painting:
  - A. Exterior:
    1. New areas and areas affected by construction.
    2. Total number of paint colors: Match existing.
  - B. Interior:
    1. All new wall and ceiling areas to be painted.
    2. Contractor to paint the entirety of any surface affected by the work (see Finish Schedule).
    3. New interior trim and existing interior trim affected by the work (see Finish Schedule). Caulking, puttying and other prep work shall be by contractor.
    4. Concrete basement floor and other concrete floors: None (bare concrete).
    5. Total number of paint colors: six. Note that ceiling color and/or sheen may differ from wall color and/or sheen, and each counts as a separate color.
2. Extent of Staining:
  - A. Exterior:
    1. None.
  - B. Interior:
    1. None
3. Paint Products:
  - A. Only the following brands of paint are acceptable: ICI, Benjamin Moore, Pratt and Lambert and Sherwin-Williams.
  - B. No paint brands except those listed above will be used on the job without written permission of the Architect. No builder grades of any brand are acceptable.
4. Paint systems:
  - A. Flat finish on gypsum wallboard: one coat PVA sealer, two coats latex wall finish.
  - B. Eggshell finish on gypsum wallboard: one coat PVA sealer, two coats acrylic latex semi-gloss enamel.
  - C. Semi-gloss finish on interior wood trim: one coat oil based primer, two coats acrylic latex semi-gloss enamel.
  - D. Finish on exterior wood trim: one coat exterior wood primer, two coats alkyd semi-gloss enamel.
  - E. Finish on exterior metal: one coat etch-n-prime, two coats latex semi-gloss enamel. Two coats primer at all weld locations.

5. Surface Preparation:
  - A. All surfaces to be painted shall be clean.
  - B. Touch-up knots, cracks and other defects with putty to match finish.
  - C. Putty nail holes, cracks and other defects with putty to match finish.
  - D. Sand smooth the surface to be painted. Clean surface from all sanding dust before applying the first coat.
  - E. All adjacent grounds and landscaping shall be tarped while sanding chipping, etc, to collect dust and debris. All material from prep work shall then be wrapped up, contained and disposed of properly. No paint or prep contaminants shall be permitted in the parking lot or other exterior portions of the site.
6. Environmental Conditions:
  - A. All surfaces to be painted shall be clean.
  - B. Touch-up knots, cracks, and other defects with putty to match finish.
  - C. Putty nail holes, cracks and other defects with putty to match finish. Sand smooth the surface to be painted. Clean surface from all sanding dust before applying the first coat.
7. Paint Application:
  - A. Back prime all exterior trim and siding before installation.
  - B. Apply paint in accordance with the manufacturer's directions.
  - C. Spread paint evenly and flow on smoothly without runs or sags.
  - D. Between coats, sand the finish applied to wood with fine sandpaper to produce an even, smooth finish.
8. Cleaning:
  - A. Upon completion of the work, remove all paint spots from the floors, glass and other adjacent surfaces. Remove from the premises all rubbish and accumulated material and leave the work in clean and acceptable condition. Paint residue on the ground or in the landscaping is not acceptable. Dispose of paint water properly.

## **Division 10 – Specialties**

### **10110 Attic Access:**

1. Permanent Attic Access Ladder at Stage Area: Alaco Model 560 “Fixed Wall Ladder” roof hatch access ladder with brackets, or equal to be approved by Architect.
2. Ceiling Attic Access Hatch: construct hatch of plywood with layers of sheetrock to match sheetrock at ceiling, flush with ceiling.

**10200 Emergency Smoke Vents:**

1. Nystrom, Acoustic Series Smoke Vents “SVX: Acoustical STC 45 Series,” double door style, 72 x 96 curb mount, temperature-activated opening, manual rooftop closing, or equal to be approved by Architect. Vent shall be labeled “Smoke Vent” or similar.

**10300 Loading Dock Bumpers:**

1. None.

**10800 Toilet and Bath Accessories:**

1. Bath Fixture Accessories (toilet paper dispensers, robe hooks, etc.):  
Provide solid blocking behind all surface mounted accessories.
  - A. Toilet Paper Dispenser: provided and installed by Owners.
  - B. Towel Dispenser: provided and installed by Owners.
  - C. Grab bars: Bobrick B-5806 Series, 1 ¼” diameter Stainless Steel Grab Bars with Snap Flange, lengths and shapes as shown on drawings. Satin finish.
  - D. Mirror: Bobrick B-165 1830 Mirror with Stainless Steel Channel Frame, 18” x 30”.

**10950 Closet Systems:**

1. Curtain rod and curtain at Quick Change Room: provided and installed by Owners.

**Division 11 - Equipment:**

**11100 Orchestra Pit Safety Net:**

1. InCord N820H Knotless Square Mesh Netting System, Black HTPP. Custom design and fit by InCord Company. Contact Erica Hodge at (860) 537-1414, [erica@incord.com](mailto:erica@incord.com). Website: [www.incord.com](http://www.incord.com). Orchestra Pit Safety Net System shall be provided by Owners and installed by Contractor. Contractor shall be responsible for providing proper blocking in framing as required for support hardware.

**Division 12 - Furnishings:**

**12505 Blinds, Shades, & Shutters:**

1. By Owner

**12600 Theater Seats:**

1. Existing theater seats shall be removed by Owners and replaced after construction is complete. New seats, if any, shall be supplied and installed by Owners.

**12700 Stage Curtain:**

1. By Owners, including removal of existing curtain and replacement with new curtain, including hardware.

**12750 Audio / Visual Systems:**

**All Audio / Visual Work (labor and materials) shall be by Others, except where noted below (A/V Contractor hired by Owners). Electrician, A/V Contractor and General Contractor shall coordinate their work. A /V drawings are provided for reference, coordination and clarification.**

1. Speakers, A/V Controls, Wiring/Cabbling and other A/V Equipment: provided and installed by Owners or Others.
2. General Contractor shall build recess (speaker enclosure) for new speaker cluster in ceiling above Proscenium at location shown on drawings. The recess shall be constructed of dimensional lumber to support a load of 200 pounds and the recess shall be lined with two layers of 5/8" sheetrock. See also A /V reference Sheet AC.02.
3. Remove existing acoustical ceiling tile from Audience Seating Area by General Contractor. The ceiling area is to be stripped of the existing glued-on tile and refinished from the Proscenium Arch into the House, not to extend past the area of construction or to the first column in the House. See Finish Schedule for more information.
4. Do not modify rear wall acoustic tile at Audience Seating Area. Do not fill voids in panel when painting.
5. Unistruts in speaker enclosure and in front of proscenium wall: Supplied and installed by General Contractor (ties into framing, block properly to support 200 pounds total). Coordinate location with A /V Contractor and refer to reference A/V documents for exact locations. The A /V Contractor shall be responsible for providing attaching brackets to the unistrut for speaker suspension.
6. Acoustical Panels at Audience Seating Area side walls, Orchestra Pit, and speaker enclosure at ceiling above Proscenium (coordinate with A /V Contractor and refer to reference A/V documents for exact locations): 2" thick acoustical panels (to be face-mounted to wall) provided by Owners or Others and installed by Contractor.
7. Acoustical Curtain at back wall (south wall) of Orchestra Pit: Heavy velour drapes and hanging hardware, provided and installed by Owners or Others. Note that drapes may not cover double exit door.
8. Additional layers of sheetrock and cavities with fiberglass batts called for by acoustical engineer in Audience Seating Area walls and ceiling and at Proscenium Face, to be provided and installed by General Contractor. See A/V reference Sheet AC.01.

## **Division 13 - Special Construction**

### **13100 Theater Pipe Grid:**

1. Existing theater pipe grid shall be removed by Owners. New grid, as shown on drawings, shall be supplied and installed by Contractor.

## **Division 14 - Conveying Systems**

### **14200 Elevator:**

1. Accessible Lift: Savaria V1504 Vertical Platform Lift.
  - A. Cab Type: Type 2 (entry and exit are available from both ends of platform).
  - B. Cab Size: 36" x 54" cab.
  - C. Application: Enclosure Application.
  - D. Levels/Stops: Three (note different floor-to-floor heights).
  - E. Powder Coat Finish Color: Standard "Beige."
  - F. Include the Following Equipment in the Savaria Package:
    1. Top Landing Gate for main level landing.
    2. Upper/Lower Landing Doors (two total—one for mid level and one for basement level): Low-Profile Wood Doors with Vision Panel & Auto Operation.
    3. Door Strike Locks for each door.
    4. Call Stations: Recessed.
    5. Public Building Package, including Emergency Light & Alarm.
    6. Phone (required by code): ADA-rated phone (requires dedicated line to be provided by General Contractor), can be preprogrammed with three numbers.
    7. Battery Backup System for Up/Down Operation.
  - G. Provide any other additional components as required for left assembly.

## **Division 15 - Mechanical:**

### **15400 Plumbing:**

1. General Plumbing Notes:
  - A. See Section 02550 for Site Utilities, including Water Quality Requirements.
  - B. PEX or copper may be used for supply piping and/or for radiant heating piping. Where PEX is used, do **NOT** leave PEX exposed to sunlight. Follow manufacturer's recommendations for maximum period of sunlight exposure allowed.

- C. Insulate all piping existing or installed in non-heated exposed space, including wall cavities. See Section 07200 #4 & #5 for additional insulation requirements at pipes.
  - D. Hose bibbs: None.
  - E. Tie new WC Room plumbing (supply and waste) into plumbing of adjacent Green Room WC Rooms.
2. All plumbing fixtures shall meet the statewide efficiency standards:
- A. Toilet: 1.6 gallons per flush or less
  - B. Faucets: 2.5 gallons per minute or less
  - C. Aerators: 2.5 gallons per minute or less

**15440 Plumbing Fixtures:**

- 1. At new WC:
  - A. New WC (must be ADA Approved): Toto CST423EF(G) Eco Promenade Close Coupled Toilet, 1.28 GPF. Color: #01 Cotton.
  - B. New Lav (must be ADA Approved): Toto LT307.4 Commercial Wall-Hung Lavatory, drilled for 4" centers. Color: #01 Cotton. Install with Jay R. Smith 0700 Concealed Arms with 19" arms 0800 (wall support plate).
  - C. New Lav Fittings (must be ADA Approved): American Standard 7385.000.002 "Reliant 3 Centerset Bathroom Faucet," 4" centers, polished chrome.
  - D. Soap Dispenser: None.

**15500 Fire Detection System and Fire Sprinkler System:**

- 1. New fire detection/suppression system to be provided for Assembly Area, Stage, Crossover Corridor and Exit Corridors in accordance with Section 903.3.1.1 of the International Building Code and NFPA 13 Sprinkler System Standards and NFPA 72 Fire Detection Standards. Tie into existing fire detection/suppression system as required. Actual design to be provided by Fire Suppression Subcontractor, hired by General Contractor. Note that in addition to standard requirements, the system shall be installed under the roof and pipe grid, in the tie and fly galleries, in places behind the proscenium wall of the stage and in dressing rooms, workshops and storeroom accessory to the stage.
- 2. Standpipe system for stage: The stage shall be equipped with a Class III wet standpipe system. The hose connections shall be allowed to be supplied from the automatic sprinkler system and shall have a flow rate of not less than that required by NFPA 14 for Class III standpipes.
  - A. Hose and cabinet (one each side of the stage per Section 905.3.4.1 of the International Building Code): hose connections shall be equipped with sufficient lengths of 1.5-inch hose to provide fire protection for the stage area. Hose connections shall be equipped with an approved adjustable fog nozzle and be mounted in a cabinet or on a rack.

3. Emergency Power and Voice/Alarm Systems: Emergency voice/alarm communications systems shall be provided. Notification appliances shall activate upon sprinkler water flow. Tie into existing system as required.
4. The automatic fire detectors shall be smoke detectors.
5. See Section 02550(#1B) for additional Water Quality Requirements for fire sprinkler system.

**15600 Heating and Natural Gas:**

1. See Section 02550 for Site Utilities.
2. HVAC: Existing four HVAC units on roof to remain, complete with ducting.
3. Water Heater: Existing to remain.
4. Gas piping: Install gas piping as required from new gas meter location to existing piping.
5. Electrica Baseboard Heat at Orchestra Pit: see Section 16000.

**Division 16 - Electrical:**

**All Electrical Work (labor and materials) shall be by Others (Electricain hired by Owners), unless noted otherwise. Electrician, A/V Contractor and General Contractor shall coordinate their work. Electrical drawings are provided for reference, coordination and clarification.**

**16000 General Provisions:**

1. See Section 02550 for Site Utilities.
2. The electrician shall meet with the General Contractor, Architect and Owner for a walk-through after rough framing to verify locations of all outlets, switches, and miscellaneous equipment.
3. Electrical Grounding in Concrete: see Section 03310 concerning placement of Ufer concrete-encased rebar system. Note that the Electrician may need to schedule an inspection of the Ufer system prior to concrete pour.
4. General Contractor shall verify locations prior to framing to facilitate framing around box locations and to avoid moving framing members later.
5. Security System: None.
6. CAT V Lines: labor and materials by Owner or Others (Electrician).
7. Stage Lighting and Controls, including cyclorama lighting: labor and materials by Owner or Others (Electrician).
8. Light Fixtures, including surface-mounted and recessed fixtures: provided and installed by Others (Electrician).
9. Exhaust Fan (70 cfm) at WC Room with timer: Labor and materials by Owner or Others (Electrician).
10. Illuminated Exit Signs with battery backup arrows showing direction of egress: labor and materials by Owner or Others (Electrician).

11. Emergency Egress Lighting with battery backup: labor and materials by Owner or Others (Electrician).
12. Programmable Time Clock for Exterior Lights: labor and materials by Owner or Others (Electrician).
13. Electric Baseboard Heaters (two) & Thermostat in Orchestra Pit: labor and materials by Owner or Others (Electrician).
  - A. Baseboard Heaters: King brand, to be sized for space by Electrician.
  - B. Thermostat: 7-day programmable type.

1/10/12	Set Up	RAP/rap
1/11/12	Set Up	RAP/rap
1/23/12	Edit	RAP/rap
1/24/12	Edit	RAP/rap
1/27/12	Edit	RAP/rap
1/30/12	Edit	BJZ/bjz
1/30/12	Edit	RAP/rap
1/31/12	Edit	RAP/rap