

Scope Specifications – 527 Wellington Way

0000 GENERAL

The following Information is provided to establish “minimum quality standards” for Interior Fit-ups.

0100 GENERAL CONDITIONS

INSURANCE - A minimum General Liability umbrella policy of \$1,000,000 and Workman Compensation.

SALES TAX - The proposal includes the 6% sales tax on materials assessed by the Commonwealth of Kentucky.

FIELD ADMINISTRATION PERSONNEL - On-site personnel as required to properly execute and coordinate project design and construction.

DAILY CLEANUP - Work associated with job-site maintenance including daily cleaning and trash removal from site.

PROTECTION – Existing building Finishes shall be protected at all times. Contractors will be back charged for clean-up and damages.

FINAL CLEANUP - Prior to final occupancy a thorough cleanup will be performed including interior window washing.

08100 DOORS AND FRAMES

DOORS & FRAMES – Common Area - 3’0” x 7’0” KD Hollow metal frames and solid core wood doors with ¾ glass panel. All doors and frames to be pre-machined to receive cylindrical locks and commercial hardware. Brushed Nickel finish.

08700 FINISH HARDWARE

Door hardware including hinges, closers, locksets, cylinders, exit devices, thresholds and weather stripping necessary to meet code and ADA requirements and for proper operation of the doors. Hardware will be ASAH listed Commercial Quality.

09200 GYPSUM DRYWALL SYSTEMS

DEMISING PARTITIONS – Partitions will be 5/8” thick gypsum wallboard on 3-5/8” metal studs at 16” o.c. Rated partitions shall extend to deck with approved fire caulk material. 9’ wall height.

PERIMETER WALLS – Interior face of exterior “brick veneer” metal studs, minimum R-22 fiberglass insulation.

09500 CEILINGS

Ceilings shall be standard white, 2x2 Acoustic Tile in standard white grid system.

09600 FLOOR FINISHES

CARPET – Commercial Grade - based on \$20/sy (installed)

VINYL COMPOSITION TILE (VCT) – Armstrong or equal

BASE – 4” Vinyl Cove or Straight

09700 WALL FINISHES

PAINTING – Wall finishes shall consist of a primer coat and (2) eggshell finish paint coats.

10500 FURNITURE AND EQUIPMENT

WINDOW TREATMENTS – NA

FURNITURE AND EQUIPMENT - NA

CABINETS AND WOODWORK – Standard Breakroom wood cabinets, max 8’ run, supplied and installed with laminate counter top and Stainless Steel sink with garbage disposal. No appliances are included.

15000 BASIC MECHANICAL REQUIREMENTS

HEATING AND COOLING – Provide thermostats, outside air, exhaust air, ductwork and grilles for a complete zoned system. Connect and extend exhaust ductwork to restrooms as required. Outside air and exhaust air requirements will be provided by the central heat recovery unit. Provide condensate piping and discharge at floor drains or mop sinks. Insulate condensate piping as required. Heating, ventilating and air conditioning work shall be performed in accordance with the rules and regulations of the following agencies:

- State Building Code
- National Fire Protection Association (NFPA)
- Test Standards recognized by the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE)
- BOCA Mechanical Code as adopted by the State
- American Refrigeration Institute (ARI)
- Sheet Metal and Air-Conditioning Contractors National Association (SMACNA)
- National Electric Manufacturer’s Association (NEMA)
- Manufacturer’s Standardization of the Valve and Fitting Industry (MSS)
- Drawings and specifications to be prepared by licensed Professional Engineers.

15100 INTERIOR PLUMBING

GENERAL – Typical Fit-up does not include plumbing other than the common Restrooms on the first floor and the Break Room sink. All plumbing work will be installed according to requirements of the State building laws and codes, rules and regulations, and local ordinances. Where there is a conflict between the drawings and specifications and above codes, the rules of the code will apply.

16000 ELECTRICAL

POWER

3 Phase service with plugs and switches per code and floorplan.

LIGHTING

2x4 Parabolic Fluorescent lay in fixtures as required

VOICE/DATA

Wall boxes and conduit to above ceiling as required. Min. 1 box per area (cable and wire is provided by equipment vendor or IT)

FIRE ALARM

Connection to existing system with all required devices.

EXCLUSIONS

The following items are not to be included in base fit-up:

- Data/Phone Cabling
- Furniture, appliances.
- TV Cabling
- Phone System (incl. system, instruments and programming)
- Music System, specialty lighting, motion activated switches.

CLARIFICATIONS

All electrical wiring shall be installed in conduit and/ or armored cable.

All electrical/communication wiring and equipment installed shall meet or exceed the requirements of the National Electrical Code and the Kentucky Building Code.

17000 FIRE PROTECTION SYSTEMS

GENERAL

Installation of wet type automatic sprinkler systems per KBC and NFPA

One year warranty