

SPECIFICATIONS

Note: The AIA General Conditions A201 (latest edition) are hereby a part of these drawings and specifications. The drawings and specifications are complimentary. Items shown on one shall be construed as included on the other. The highest standard will always prevail.

GENERAL REQUIREMENTS

General Contractor and/or subcontractors are to visit job site to review scope of work and existing job conditions prior to submitting bids.

The General Contractor shall be responsible for obtaining all permits and licenses required by the local ordinances, give notices, arrange for required inspections, and obtain a certificate of occupancy upon completion of construction.

The General Contractor is responsible for following all requirements and specifications of the base building standard regarding all tenant work. Such requirements may be obtained from the building owner/ manager. AIA General Conditions A201 (latest edition) shall be used.

The General Contractor is responsible for coordinating all trades even if the trade is under a separate contract. The General Contractor is responsible for all meeting minutes.

The General Contractor shall verify all existing conditions and work in place, layout of new walls and partitions, verify dimensions, locate existing utilities and mechanical systems to be modified, and notify the Architect of any discrepancies prior to beginning demolition and/or construction.

The General Contractor shall perform high quality professional work. Join material to uniform, accurate fits so they meet with neat, straight lines, free of seams or overlaps. Install exposed materials appropriately level, plumb and at accurate right angles, or flush with adjoining materials. Work of each trade shall meet all national standards published by that trade, except in the case where the contract documents are more stringent.

SUBMITTALS

The General Contractor shall make submittals and/ or mock ups to the Architect for review as required. The submittals shall be made in a timely matter as to allow the Architect sufficient time per review and so as to not delay construction. Review of shop drawings by the Architect will be for design intent only. Contractor to submit 1 set of shop drawings to Architect for review and approval.

The Owner and Architect will entertain substitutes of specified materials which provide a savings in cost and/ or time. The cost/ time savings shall be identified at time of submittal. The substitution must be submitted in a timely manner for review so as not to delay construction. Substitution submittals must include product information, test data, samples (if applicable), delivery time, and cost information. In order to be considered, if deemed acceptable by the Owner and Architect does not relieve the Contractor of responsibility in performance or workmanship in relation to the substitution. The required warranties of any items of construction shall not be modified by substitutes.

Contractor shall review submittal for conformance to specifications and contractor shall affix stamp indicating such prior to submitting to Architect. Provide a minimum of 2 samples and/or sets of specifications for each item.

Required submittals and/ or mock ups include, but are not limited to:

- Counter Sample
- Floor & Wall Tile Sample
- Paint mock up
- Electrical lighting specifications
- Plumbing Fixtures including showers
- Toilet Accessories

Warranties and Guarantees

Provide duplicate, notarized copies. Execute Contractor's submittals and assemble documents executed by subcontractors, suppliers, and manufacturers.

Submit material prior to final application for payment for equipment put into use with Owner's permission during construction, submit within 10 days after first operation. For items of Work delayed materially beyond Date of Substantial Completion, provide updated submittal within ten days after acceptance, listing date of acceptance as start of warranty period.

Guarantee: All installation contractors shall guarantee all material and workmanship for a period of twelve (12) months after the date of written acceptance, unless otherwise specifically provided for in the contract. Contractor shall replace with new materials, including installation, any or all defective materials, or faulty workmanship during the period at no additional cost to the Owner and at such time as will occasion the least inconvenience to Owner. Any damage to adjacent areas/ surfaces caused by replacement of faulty materials or work shall be repaired to the Owner's satisfaction at no additional cost to Owner. All areas to be left clean and free of debris to Owner's satisfaction.

CONTRACT CLOSOUT PROCEDURES

Prior to occupancy, the space shall be left clean of all debris, all nails nipped down, glass washed, window coverings clean, floors swept and/ or vacuumed, and woodwork cleaned and polished.

The Contractor shall make every effort to keep the building areas clean and safe during construction period. The Contractor shall use walk-off mat to protect floorings.

All existing base building finishes, in public areas including corridors, restrooms, etc., whether indirectly involved with the Scope of Work shall be touched up or refinished to a clean as new condition to the Building Owner's/ Manager's satisfaction.

Contractor is responsible to provide protective covering to protect existing carpet and tile to remain from being damaged, stained or soiled, etc.

When Contractor considers Work has reached final completion, submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Architect's inspection.

In addition to submittals required by the conditions of the Contract, provide submittals required by governing authorities, and submit a final statement of accounting giving total adjusted Contract sum, previous payments, and sum remaining due.

All other applicable State and Local requirements regarding final closeout, liens, etc. shall be enforced.

ARCHITECTURAL MILLWORK & FABRICATION

Provide and install counters as shown on plans. Dupont Zodiax; Cerna Marfil- per manufacturers instructions. Bracing shall be concealed wall mount with exception at toilet partition locations- install a single knee brace at each location.

Provide wherever shown and where required for proper attachment of other Work, fire treated wood nailers/ blocking within partitions. Reference to custom, in this specification shall be as defined in the latest edition of the Architectural Woodwork Institute (AWI) "Quality Standards." Any items not given specific quality grade shall be custom grade or better. All natural wood shall be of premium grade.

Provide undermount sink per Fixture Schedule.

THERMAL SOUND CONTROL

Caulking shall be equal to Percon acrylic latex caulk.

DOORS/FRAMES, HARDWARE, GLASS

Contractor shall supply & finish replacement door to match existing including integral door ventilation lower. Hardware shall be salvaged from existing door and shall be reinstated in new door which includes door closer, hold open, push/pull, & privacy lock. Provide floor stop at all locations.

METAL STUD PARTITIONS

Studs shall be ASTM C645, 25 gauge x 3 5/8" deep, except as noted otherwise. Provide all required accessories such as clips, shoes, runners, ties, fasteners, etc., for a complete stud system. Space studs 16" O.C. except where noted otherwise and secure to runners at each contact surface with screws or special crimping tool. Provide double 20 gauge studs at each door jamb.

Unless otherwise indicated, all dimensions are to be finished face of partitions. Dimensions shall establish all locations. Dimensions from existing construction shall be made from finished face. Do not scale drawings, use dimensions indicated. Larger scale details take precedence over smaller scale details. Alignment of finished face of partition with finished face of existing column or partition is indicated on the drawing by the note "align".

GYPSUM BOARD

All Gypsum Board shall be 5/8" Type 'X', U.N.O.. All joints, corners, and beads spackled, sanded and finished per USG specifications. Outside corner - USG diamond standard corner. Edges at ceiling - USG 200 Series edge. USG Series 400 - J-mold will not be allowed in any location or situation.

PAINTING

Adequately prepare all surface to receive paint. For paint on gypsum board and wood, prime surface with one coat of primer (color similar to paint color) and 2 coats of specified paint. Provide 10' wide x floor to ceiling sample area of finished paint color for each type and color of paint for approval. Architect reserves the right to adjust tint of color after review of sample at no additional cost.

Touch up reused existing doors where nicked or scored. Doors, when reinstated shall be as near new in appearance as possible. Tint undercoat to match finish coats. Paints, stains, and varnishes shall not be applied at temperatures below 48 degrees F or in humidity exceeding 75%. Damaged areas, dents, cracks, holes, and/ or other irregularities shall be repaired to match finish of entire adjoining surface.

Allow paints to dry 24 hours, enamels and varnishes 48 hours between coats, unless otherwise specified by the manufacturer. Bond between coats with No. 00 sandpaper and dust prior to applying succeeding coats. Apply paste wood filler 'P' & 'L' paste filler natural mixed 2-1 with stain to open grained woods, i.e., oak as directed by manufacturer. Fill nail holes matching adjacent finish surface.

The following schedule is based on Sherwin-Williams as a quality standard. Refer to Finish Schedule for actual products. All paint to be water base unless specified otherwise.

1. Painted wood - One coat ProMar 200 Alkyd enamel undercoat primer two coats ProMar 200 latex semi-gloss enamel.
2. Gypsum board - One coat ProMar 200 - latex primer, 2 coat ProMar 200 latex eggshell enamel.
3. Metal - One coat Ken Kromk metal primer (omit if pre-primed), two coats ProMar 200 Latex glass enamel.
4. Galvanized metal - Clean with paint thinner, then use one coat each - Galvalume galvanized metal primer, two coats ProMar 200 Latex semi-gloss enamel.
5. Stained wood - one coat ProMar 200 stain sealer, two coat ProMar 200 Sealer

FLOOR AND WALL TILE

Tile and installation by Contractor and shall be manufacturer, style and color as specified on Finish Schedule. Installation in any individual room or area shall be of the same color. Installation shall be adhered directly to existing concrete floor and wall board using manufacturer's suggested installation techniques.

After removal of existing ceramic tile follow Fritzie Reslient Terrazo Tile 09656 Specifications, including subfloor preparation, installation, final sealer and cleaning.

Base to be per Finish Schedule.

TOILET FIXTURES

Toilet fixtures shall be replacement fixtures as approved by Owner and Architect. Provide submittal for approval.

TOILET ACCESSORIES

Provide and install toilet accessories per Fixture Schedule. Install in strict accordance with ANSI 117.1.

TOILET PARTITIONS

Provide toilet partitions per Finish Schedule and as approved by Owner and Architect. Partitions shall be floor mounted and layout shall be similar to existing- see floor plans.

LIGHT FIXTURES

Provide and install light fixtures per Fixture Schedule and as approved by Owner and Architect.

End of Specifications

PROJECT INFORMATION

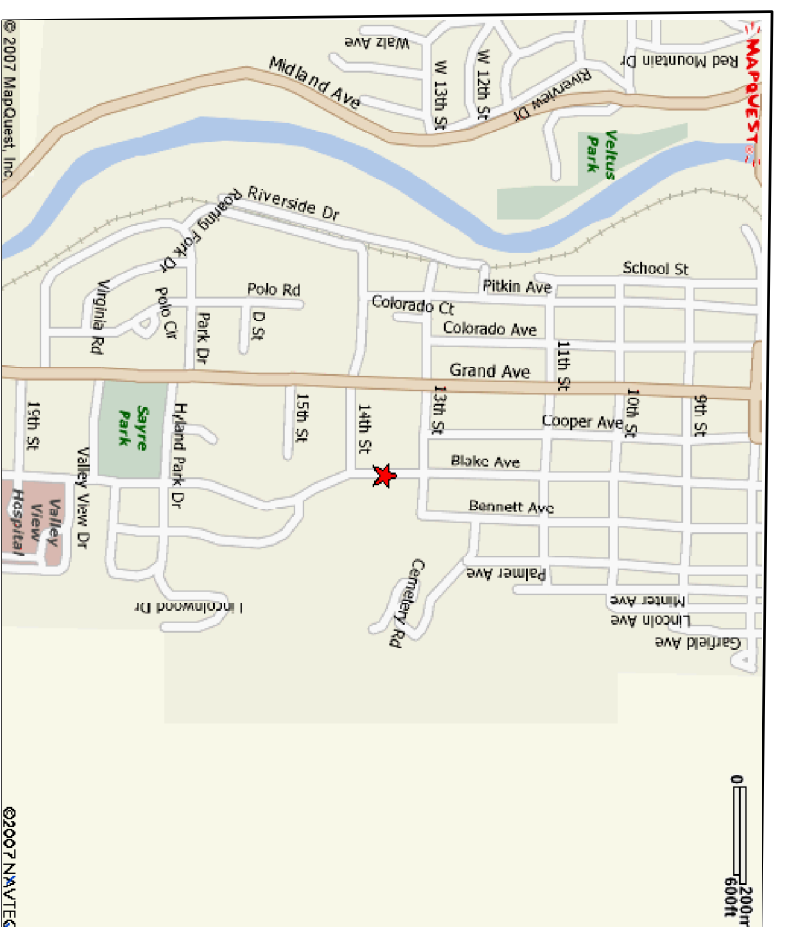
owner	architect	builder
CMC - Glenwood Center	THIRA incorporated	Yampah Builders inc.
Glenwood Springs, Colorado 81601 831 Grand Avenue (970) 947-8406 FAX (970) 947-8334 Sam Skramstad, C.P.M.	1920 Bridge Lane, Suite 8a Steamboat Springs, Colorado 80447 (970) 871-9411 FAX (970) 879-1037 Cyd Pezgalas, AIA	P.O. Box 669 Glenwood Springs, Colorado 81602 (970) 379-5222 FAX (970) 945-4092 Virgil Howard

SHEET INDEX

COVER - INDEX, PROJECT INFO, SPECIFICATIONS & NOTES

- A20 - FIRST FLOOR PLAN
- A21 - SECOND FLOOR PLAN/FINISH SCHEDULE
- A21 - THIRD FLOOR PLAN/FIXTURE SCHEDULE
- M1-1 - MECHANICAL PLAN

VICINITY MAP



GENERAL NOTES

1. ALL RIGHTS RESERVED. THE ARRANGEMENTS, DECISIONS, DETAILS S AND CONCEPTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF THIRA INC. AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT ITS WRITTEN CONSENT.
2. BY CONTRACTUAL ARRANGEMENT, THESE CONSTRUCTION DOCUMENTS ARE LIMITED IN DETAIL. THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE PARTIAL ARCHITECTURAL AND ENGINEERING SERVICES. IF ADDITIONAL DETAILS OR GUIDANCE IS NECESSARY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE NOTICE SHALL BELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IF THE DOCUMENTS ARE IN CONFLICT OR QUESTIONS ARISE. CONSULT THE ARCHITECT.
3. THESE DRAWINGS DO NOT INCLUDE ASPECTS OF CONSTRUCTION SAFETY. THE CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY AND SAFE CONDITION. ALL SAFETY AND PROTECTION FOR PEOPLE AND PROPERTIES, AND COMPLIANCE WITH STATE AND FEDERAL SAFETY REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND APPROVALS. OWNER WILL OBTAIN BUILDING PERMITS. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND NOTIFY THE OWNER OF THEIR TIME. THIS PROJECT IS GOVERNED BY THE UNIFORM BUILDING CODE, 1991 EDITION, INCLUDING LOCAL COUNTY AMENDMENTS. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THESE DRAWINGS REQUIRE THE CONTRACTOR AND EACH SUBCONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, ETC., TO COMPLETE THE WORK WITHIN THE INDUSTRY OR TRADE STANDARDS.
5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT WHEN THERE IS A CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING UTILITIES FOR FIELD LOCATES IN COMPLIANCE WITH COLORADO STATE SENATE BILL 172, PARAGRAPH 9.1.5, 103.
7. ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
8. SUBSTITUTION OF "EQUAL" PRODUCTS IS ACCEPTABLE WITH THE ARCHITECTS VERBAL CONSENT, FOLLOWED BY THEIR WRITTEN CONSENT. UNIQUE SPECIFIED ITEMS ARE INTENDED AS A QUALITY SPECIFICATION AND MAY BE SUBSTITUTED WITH WRITTEN CONSENT.
9. THE CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS OR SAMPLES AS MAY BE NECESSARY TO DESCRIBE COMPLETELY THE DETAILS AND CONSTRUCTION OR THE WORK.
10. ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER MANUFACTURERS PRINTED INSTRUCTIONS. THE SUBCONTRACTORS SHALL DELIVER TO THE OWNER COPIES OF INSTALLATION AND OPERATION INSTRUCTIONS OF ALL DEVICES AND EQUIPMENT THAT ARRIVED PACKAGED WITH THE EQUIPMENT.
11. ALL MATERIALS ARE TO BE NEW OR SCHEDULED / SALVAGED AND ARE TO BE PROTECTED ON THE JOBSITE BEFORE AND DURING INSTALLATION.
12. VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
13. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FIELD-COORDINATE THEIR WORK. THEY SHALL OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER BEFORE ANY CUTTING, NOTCHING OR DRILLING OF ANY CAST-IN-PLACE CONCRETE, STEEL FRAMING, OR ANY OTHER STRUCTURAL ELEMENTS WHICH MAY AFFECT THE STRUCTURAL DESIGN.
14. BEFORE HOLES ARE DRILLED THROUGH STRUCTURAL MEMBERS FOR TRADE ACCESS, DRILLING SHALL BE VERIFIED BY THE ARCHITECT. REFER TO SECTION 2717 OF THE UNIFORM BUILDING CODE, 1991 EDITION FOR ADDITIONAL REQUIREMENTS.

EXTENT OF WORK

THE EXTENT OF THE WORK IS A CONTINUATION OF PERMIT #4476 :: INCLUDING:
1. REMODEL OF THREE RESTROOMS (MEN/WOMEN- FIRST, SECOND & THIRD FLOORS)
2. (3) ROOF TOP CHILLER REMOVAL & REPLACEMENT

ADA COMPLIANCE COMPLETE BY C.F. BRENNER INC. 2004
PLUMBING FIXTURE CALCULATION FOR THIRD FLOOR

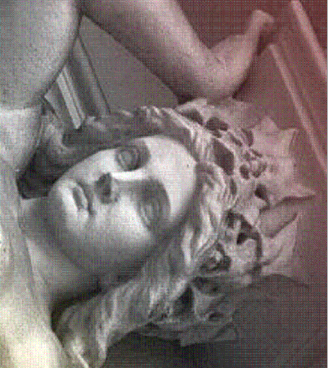
7427 Net SF less 1485 SF [20% circulation] totals 5942 Net SF
5942 classroom occupancy = $\frac{119}{60}$ = 60 Women & 60 Men
Water Closet Req'd.: 3 Women & 3 Men
Lavatory Req'd.: 2 Women & 2 Men

THIRA
incorporated

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Colorado

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1402 BLAKE AVENUE, GLENWOOD SPRINGS COLORADO

ISSUED	DATE
PERMIT #4476	
Addendum #2	10.01.08
DRAWN BY	CMP
CHECKED BY	CMP
PROJECT NO	0619

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