



**Outline Specifications**

Student Center  
Golden Key and Room 290 Renovations  
Project No. 055-068-09

Date: May 22, 2009

Provided By:  
G.S.U. Design and Construction Services (DCS)  
Project Manager: Craig Wertz,  
[cwertz@gsu.edu](mailto:cwertz@gsu.edu), 404-413-0745

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## **DIVISION 1 : GENERAL REQUIREMENTS**

### **SECTION 01 11 00 SUMMARY OF WORK**

#### **Part 1 – General**

- 1.01 Summary: renovations of two small areas on the 2<sup>nd</sup> Floor of the Student Center involving;
- A. Wall demolition
  - B. New wall construction
  - C. New and modified Ceilings
  - D. New and relocated doors
  - E. Finish carpentry to modify existing wood paneling.
  - F. Electrical and Lighting modifications.
  - G. HVAC modifications.
  - H. Sprinkler and Fire Alarm system Modifications

Painting, carpet and all finishes not included in work.

### **SECTION 01 14 00 WORK RESTRICTIONS**

#### **Part 1 – General**

- 1.01 Summary : Coordinate all work with Building Manager  
Tim Hogan phone no. 404-413-1866
- A. Access & Use of Facility
  - B. Coordination with Occupants
    - 1. Some Construction activities in the Golden Key area (201, 203, 206) will occasionally need to work around scheduling of the Main room for functions. Contractor will be informed at least 2 days in advance when Construction activities will be limited.

### **SECTION 01 31 13 PROJECT COORDINATION**

#### **Part 1 – General**

- 1.01 Summary
- A. Contact GSU, DCS Project Manager to discuss any questions or discrepancies in the Contract Documents prior to performing effected work.

**SECTION 01 41 00 REGULATORY REQUIREMENTS**

**Part 1 – General**

1.01 Summary

- A. All work must comply with State and Local codes and ordinances applicable to the project location and/or jurisdiction.
- B. All work to comply with Federal ADA Guidelines.

**SECTION 01 43 00 QUALITY ASSURANCE**

**Part 1 – General**

1.01 Summary

- A. All work to be executed in a workmanlike manner conforming to high industry standards for performance, fit and finish.
- B. If requested to do so by the Renovations Department or DCS Project Manager, all proposed sub-contractors must provide proof of experience performing comparable scale and quality work by the Company and its employees assigned to this project

**SECTION 01 56 00 TEMPORARY BARRIERS AND ENCLOSURES**

**Part 1 – General**

1.01 Summary

- A. Emergency Egress: Note that this space is part of the emergency egress path for this floor of the building. Emergency access through the space must be available at all times. Dust and security barriers along the egress path must be easily breached and have signage clearly indicating that Emergency egress is still available
- B. Related Sections
  - 1. 26 53 00 Exit Signs

**SECTION 01 56 16 TEMPORARY DUST BARRIERS**

**Part 1 – General**

1.01 Summary

- A. Section Includes
  - 1. Provide barriers at doors to prevent dust infiltration to adjacent spaces.
  - 2. Provide barriers at corridors to prevent dust infiltration to adjacent spaces.
- B. Related Sections
  - 1. 01 56 00 Temporary Barriers and Enclosures

**SECTION 01 74 23 FINAL CLEANING**

**Part 1 – General**

1.01 Summary

A. Work Includes

1. Basic end of project dust removal and cleaning in preparation for Client occupancy.

**DIVISION 2 : EXISTING CONDITIONS**

**SECTION 02 26 00 HAZARDOUS MATERIALS ASSESSMENT**

**Part 1 – General**

1.01 Summary

- A. Owner is not aware of any hazardous materials in the area of Construction.
- B. Contractor and subcontractors should exercise caution during demolition of walls and ceilings. Stop work and contact the Owner for testing if any suspicious conditions or materials are encountered.

**SECTION 02 41 00 DEMOLITION**

**Part 1 – General**

1.01 Summary

- A. See Demolition Plan for scope of work and additional notes related to demolition.
- B. Work Includes
  1. Remove partitions as indicated on demolition plans.
  2. Removal of floor finishes in effected areas.
  3. Remove existing ceiling systems only as required for accommodating new construction. Save track and ceiling tiles for re-use or turn over to owner.
  4. Remove and cap plumbing lines in areas being renovated.
  5. Remove electrical wiring and devices.
- C. Related Sections
  1. 01 50 00 Temporary Facilities and Controls
  2. 02 26 00 Hazardous Materials Assessment
- D. Items to be protected and/or relocated during construction
  1. Carefully cut and remove effected stained wood paneling in the Golden Key area for modification and re-use where alterations are made.
  2. Existing doors identified for re-use.
  3. Existing Door Frames when not being relocated.

**DIVISION 03 : CONCRETE**

NOT USED

**DIVISION 04 : MASONRY**

NOT USED

**DIVISION 05: METALS**

NOT USED

**DIVISION 06: WOOD, PLASTIC AND COMPOSITES**

**SECTION 06 46 00 WOOD TRIM**

**Part 1 – General**

1.01 Summary

A. Work Includes

1. Install relocated stained wood paneling in Golden Key area to create seamless appearance. Provide wood species and profiles to match existing. Staining and touch-up to be performed by Owner after completion of Work.

B. Related Sections

1. 09 93 00 Staining and Transparent Finishes

**DIVISION 07 : THERMAL AND MOISTURE PROTECTION**

NOT USED

**DIVISION 08 : OPENINGS**

**SECTION 08 12 00 METAL FRAMES**

**Part 1 – General**

1.01 Summary

A. Section Includes

1. New metal door frames to match typical in spaces at all new door openings

B. Related Sections

1. Wood Doors and Frames 08 14 00

**SECTION 08 14 00 WOOD DOORS AND FRAMES**

**Part 1 – General**

1.01 Summary

A. Section Includes

1. New wood doors

- a. Flush wood doors to match size and wood species of existing in space.
- b. Owner will finish doors after Contractor is completed.

2. Relocated doors

- a. See plans indicating doors to be re-used at new locations

B. Related Sections

2. 09 93 00 Staining and Transparent Finishes

**SECTION 08 71 00 DOOR HARDWARE**

**Part 1 – General**

1.01 Summary

- 1. Provide hardware on new doors to match typical in existing space. Owner will provide and install lock cores after work is completed.

**DIVISION 09 : FINISHES**

**SECTION 09 20 00 GYPSUM BOARD ASSEMBLIES**

**Part 1 – General**

1.01 Summary

A. Section Includes

1. Typical Walls & Soffits

- a. 5/8" gypsum board
- b. 3 5/8" metal studs

2. Wall repairs

**SECTION 09 51 23 ACOUSTICAL TILE CEILINGS**

**Part 1 – General**

1.01 Summary

A. Section Includes

1. New 2x2 metal ceiling grid with acoustical ceiling tile.
  - a. Ceiling heights on plans are approximate. Coordinate new ceiling height with existing
  - b. Layout: Refer to drawings for grid layout.

**SECTION 09 91 00 PAINTING**

**Part 1 – General**

- 1.01 Summary : Painting not included as part of this contract.

**SECTION 09 93 00 STAINING AND TRANSPARENT FINISHES**

**Part 1 – General**

- 1.01 Summary : Staining and Transparent Finishes are not included in this work. Owner will finish and or touch-up stained paneling in the Golden Key area after modifications by Contractor.

**DIVISION 10 : SPECIALTIES**

**SECTION 10 14 00 SIGNAGE**

**Part 1 – General**

- 1.01 Summary : Signage not part of this work.

**SECTION 10 44 16 FIRE EXTINGUISHERS**

**Part 1 – General**

- 1.01 Summary: Existing fire extinguisher to be protected during construction in their current locations.

## **DIVISION 21 : FIRE SUPPRESSION**

### **SECTION 21 13 00 SPRINKLER SYSTEMS**

#### **Part 1 – General**

##### 1.01 Summary

###### A. Work Includes

1. See Drawings indicating sprinkler heads to be added or relocated. The Majority of heads are to remain in place.

## **DIVISION 22 : PLUMBING**

NOT USED

## **DIVISION 23 : HVAC**

### **SECTION 23 31 00 AIR DISTRIBUTION**

#### **Part 1 – General**

##### 1.01 Summary: The majority of the air distribution system will remain the same.

###### A. Section Includes

1. Flexible ducts will need to be installed/reconfigured above the ceiling to provide supply air where spaces are modified. ~~into a new office and the lobby.~~
2. Modify return air ducts where required by new construction.

##### 1.02 Submittals & Meetings

- ###### A. HVAC subcontractor ~~or Renovations Technician~~ shall meet with DSC Project Manager to review proposed duct additions, modification prior to performing work.

#### **Part 2 – Products**

##### 2.01 Materials

- ###### A. Flex Duct – Determine desired duct sizes with DCS Project Manager & HVAC contractor
- ###### B. Diffusers – Re-use existing or provide new to match existing in space
1. Supply : 2x2 ceiling diffusers in ceiling grid
  2. Return : 2x2 grills in ceiling grid

## **DIVISION 26 : ELECTRICAL**

### **SECTION 26 10 00 WIRING DEVICES**

#### **Part 1 – General**

##### **1.01 Summary**

###### **A. Section Includes**

1. See Drawings for existing devices to remain and new devices to be added.
2. Inspect existing wiring and operation of all existing switches and outlets.

###### **B. Related Sections**

1. 02 41 00 Demolition

#### **Part 2 – Products**

##### **2.01 Materials**

- A. Switches, Outlets and cover plates to match existing in space
- B. Blank cover plates to cover abandoned electrical boxes. Color to match typical devices.

### **SECTION 26 51 00 INTERIOR LIGHTING**

#### **Part 1 – General**

##### **1.01 Summary**

###### **A. Work Includes**

1. Relocated and new fixtures to match existing.

#### **Part 2 – Products**

##### **2.01 Materials**

###### **A. Lighting Fixtures**

1. Supplied by Owner

**SECTION 26 52 00 EMERGENCY LIGHTING**

**Part 1 – General**

1.01 Summary:

A. Work Includes

1. See lighting plans for fixtures to be supplied with Emergency Ballast.
2. Maintain existing emergency lighting in space until during construction new lighting is installed.

B. Related Sections

1. 26 51 00 Interior Lighting
2. 01 56 00 Temporary Barriers & Enclosures

**SECTION 26 53 00 EXIT SIGNS**

**Part 1 – General**

1.01 Summary:

A. Work Includes

1. Existing exit signs to be saved and remain in place during construction.
2. Install new exit signs matching typical at locations indicated on plans.

B. Related Sections

1. 01 56 00 Temporary Barriers and Enclosures

**DIVISION 27 : COMMUNICATIONS**

**SECTION 27 00 00 COMMUNICATIONS**

**Part 1 - General**

1.01 Summary:

A Work Includes

1. Data/IP Ports : Provide outlet box, conduit to ceiling cavity and pull string at new data port locations indicated on plans

**SECTION 28 31 46 SMOKE DETECTION SENSORS**

**Part 1 – General**

1.01 Summary: Adjust locations of existing smoke sensors to coordinate with new ceiling system

**SECTION 28 31 63 FIRE ALARM HORNS AND STROBES**

**Part 1 – General**

- 1.01 Summary: Add and/or relocate strobe and alarm units in modified areas as indicated on plans to conform with code requirements.

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