

BUILDING STABILIZATION

WELLSTON STATION

**CONSTRUCTION
SPECIFICATIONS**

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August 1, 2015

BUILDING STABILIZATION - WELLSTON STATION

INDEX TO CONSTRUCTION SPECIFICATIONS

DIVISION 1 – SPECIAL CONDITIONS

- 0101 – Code Requirements
- 0102 – Safety Precautions
- 0103 – Existing Facilities
- 0104 – Temporary Facilities & Controls

DIVISION 2 – SITEWORK & SPECIAL CONDITIONS

- 0201 – Fencing
- 0202 – Selective Demolition
- 0203 – Salvage & Protection

DIVISION 3 - CONCRETE

- Not Used – No Concrete Work Specified

DIVISION 4 - MASONRY

- 0401 – Unit Masonry
- 0402 – Masonry Re-pointing

DIVISION 5 – METALS

- 0501 – Structural Steel
- 0502 – Miscellaneous Metal

DIVISION 6 – CARPENTRY

- 0601 – Rough Framing & General Carpentry
- 0602 – Finish Carpentry
- 0603 – Millwork & Trim

DIVISION 7 – THERMAL & MOISTURE CONTROL

- 0701 – Flashing & Sheet Metal
- 0702 – Gutters & Downspouts
- 0703 – Composition Shingle Roofing
- 0704 – Slate Siding
- 0705 – Joint Sealants

DIVISION 8 – DOORS & WINDOWS

- 0801 – Window Repair & Glazing
- 0802 – Doors

DIVISION 9 – FINISHES

- 0901 – Exterior Plaster
- 0902 – Painting & Finishing

BUILDING STABILIZATION - WELLSTON STATION

DIVISION 1 – SPECIAL CONDITIONS

SECTION 0101 – CODE REQUIREMENTS

General

All work performed on this project shall comply with the all code requirements, ordinances or regulations for each governing entity having jurisdiction over this project. In the event that any provision of these Construction Specifications are found to be in conflict with any code requirement such conflict shall be reported to the Project Manager upon discovery.

SECTION 0102 – SAFETY PRECAUTIONS

General

All construction procedures on this project shall be performed in compliance with all safety and environmental laws and regulations that apply to this project. Any provision of these Construction Specifications that are found to be in conflict with any safety regulation or shall be environmental regulation shall reported to the Project Manager upon discovery.

Provide barricades, warning signs and other temporary devices to protect the general public from any hazards related to any construction procedures. See Section 0103, below for temporary fencing.

SECTION 0103 – EXISTING FACILITIES

General:

This Section includes requirements for the protection of existing facilities, temporary utilities, temporary support facilities and security and protection facilities.

Existing Facilities:

The existing facility, operating as Bus Loop Burgers, will vacate the premises for the duration of the construction period but will re-occupy the facility upon completion of the project and resume operations. The existing kitchen and all related equipment, including the exterior cooking vent, shall be protected from damage during the construction period and shall be in the same state of operation as it was at the time that the facilities are vacated.

SECTION 0104 – TEMPORARY FACILITIES & CONTROLS

Utilities:

The City of St. Louis shall maintain all utility accounts in its name and shall bear the cost of such utilities, including sewer service, electrical power service and water service for the duration of the project.

Temporary Construction Office and General Storage:

The use of the interior of the building will not be available for the purposes of a construction office or material storage. Contractor shall provide a pre-fabricated mobile unit with serviceable finishes and temperature controls for the purposes of maintaining an on-site office. Provide adequate foundation for such facility for normal loading.

To the extent required, Contractor shall provide on-site storage sheds or trailers for storage of materials, tools and equipment. The installation and use of security alarms or other such devices intended for the protection of such storage shall be up to the discretion of the Contractor.

BUILDING STABILIZATION - WELLSTON STATION

The City of St. Louis shall bear no liability for any loss of material, tools or equipment, including items in the temporary office, for the duration of the construction period.

Parking:

Provide parking required for construction personnel, construction vehicles and for the delivery or removal of material and/or equipment within the enclosed Construction Area.

Dumpsters and Salvage:

Locate dumpsters and any salvage storage areas within the enclosed Construction Area.

Toilet Facilities:

Contractor shall provide on-site temporary toilet facility and shall maintain said facility in a sanitary condition. The use of the existing toilet in the building shall not be allowed.

Fire Protection:

Provide and maintain fire extinguishers or other temporary fire-protection facilities of the type needed to protect against reasonably predictable and controllable fire losses.

DIVISION 2 – SITEWORK & DEMOLITION

SECTION 0201 – FENCING

General:

The scope of fencing shall be the erection and maintenance of a security fence with vehicular gate surrounding the project for the duration of the project. The intention of such fencing shall be to separate the project from the general public and to provide basic security for the site.

Provide security gate(s) as required for the egress of construction personnel and vehicles from either Dr. Martin Luther King Drive or Hodiamont Avenue, at the Contractor's option. Gate shall be securable to prevent access during non-construction operation hours.

Portable Chain Link Fencing – Minimum 2-inch, 9-gage, galvanized steel, chain link fabric fencing: minimum 6 feet high with galvanized steel pipe posts; minimum 2-3/8-inch OD line posts and 2-7/8-inch OD corner pull posts, with 1-5/8-inch OD top and bottom rails. Provide concrete bases as required for posts.

See Site Plan for the area to be known as the Construction Area.

SECTION 0202 – SELECTIVE DEMOLITION

General

Selective Demolition shall consist of the careful removal of existing material and, where indicated, the salvage, storage and protection of such material for further analysis or re-use. In general, the selective demolition shall consist of exterior elements of the existing building, as follows:

Pigeon Netting and Debris – Existing netting on the underside of the open truss system and all debris captured with the netting, including, but not limited to pigeon waste. Note that the removal of the pigeon waste may require special precautions and/or procedures.

BUILDING STABILIZATION - WELLSTON STATION

Roofing Material – Existing slate roofing, metal flashing and sheathing boards are to be removed in preparation for the installation of new sheathing and new composition shingles. See Section 0202 – Salvage & Protection for requirements for salvaging slate roofing.

Exterior Wall Material – Carefully remove areas of damaged slate siding where indicated on the drawings. Protect adjacent slate from damage while removing defective pieces.

Trusses and Structural Components – Trusses indicated to be replaced or repaired shall be carefully removed, leaving all intact components. Where feasible, remove only the damaged or rotten portion by carefully cutting members at locations that clearly separate the bad portion from salvageable portions and where scabbing, splicing or other repair work is feasible. Carefully remove sill plates, lintels and/or support members that are visibly defective, as indicated on the drawings.. Do not remove any trusses or portions of trusses until adequate shoring has been put in place to support the remaining structure.

Wood Dressing – finished dressing concealing steel columns that are indicated to be repaired or any other finished material that covers elements that are to be repaired shall be carefully removed. Where feasible, remove only the material that is required to access the element that is being repaired.

Wood Trim – Remove all areas of defective wood trim, including fascia boards, bead board, edge moulding and other miscellaneous trim. Note requirements for salvaging samples of materials that are to be replicated.

Brackets and Decorative Features – Carefully remove all brackets and other decorative items that are to be repaired or need to be removed and replaced in order to access other materials or substrates.

Concealed Material - Remove any damaged wall sheathing or back-up material that is concealed by the existing finishes only after documentation of such deterioration.

Inspection:

All concealed areas that become exposed after the careful removal of existing material, including, but not limited to, roof sheathing, wall sheathing, roof trusses or beams and exterior wall framing shall be inspected by the Project Manager for further analysis prior to proceeding with any re-construction efforts.

SECTION 0203 – SALVAGE & PROTECTION

General

Existing materials that are indicated to be salvaged for re-use shall be removed, cleaned and stored in a manner that will protect the material from further damage or deterioration, as follows:

Slate – Salvage and protect sufficient slate from the roof to be re-used in the selective replacement of missing and/or damaged slate on the main front and rear gables of the building. See Drawings for the scope of work on the gables and the approximate amount of salvaged slate that will be required. Select whole pieces that appear to be in solid condition. Store salvaged slate pieces in a location and manner that will keep them safe until reinstallation.

Bead Board Undercarriage – Salvage any solid bead board material from the underside of the outside truss structure that is removed in order to access other work. Bead board material that is suitable for re-use shall be cleaned, stripped of nails and stored in an orderly fashion indoors or under protection from rain. If such materials are stored outside, under protection rain protection, they shall be placed on wood sleepers or other material to prevent them from contacting the ground. See Section 0902 – Painting & Finishing for further requirements before such material is re-used.

Brackets and Decorative Trim – Existing brackets and other decorative features such as edge moulding, are to be retained, repaired or re-secured as indicated on the drawings. Missing

BUILDING STABILIZATION - WELLSTON STATION

elements are to be replicated from existing units. Carefully remove elements that are to be repaired or used as models for new pieces. Clean such items and store in the same manner as described above for bead board until re-installation.

DIVISION 3 – CONCRETE

General

There is no scope of concrete work specified in the stabilization of this building. Footings for temporary fencing will be required to support fence posts.

DIVISION 4 - MASONRY

SECTION 0401 – UNIT MASONRY

General

The extent of unit masonry work consists of the re-construction of the masonry surrounding the rear door to the basement and elsewhere on the front and sides of the rear attachment. See below for re-pointing requirements on the rest of the building.

Materials

Brick – All brick used in the re-construction of the rear entry walls shall consist of new units to match existing in size, composition and color.

Mortar – Type N Mortar or mortar of a composition equal to existing. Add pigments and/or aggregates necessary to match existing in composition and color.

SECTION 0402 –MASONRY RE-POINTING

General

The extent of masonry restoration consists re-pointing areas on the building where mortar is missing where indicated on the drawings and filling holes in the masonry resulting from the removal of previous material on the front of the building.

Joint Preparation

Remove loose or deteriorated mortar in the areas indicated to a uniform depth no less than 3/4-inch and clean joint, ready for application of new pointing mortar.

Repointing Mortar

Mortar mix proportions shall be determined for each application but in no case shall the Portland cement content exceed 20% of the total mix. Do not use pre-mixed or pre-packaged “Tuckpointing Mortar” unless such product complies with the requirements of less than 20% Portland cement for the total mix. Add pigments and/or aggregates necessary to match the predominant surrounding mortar in composition and color.

Mortar Application

Apply re-pointing mortar in one application unless depth of joint exceeds 1 inch. Tool joint to match existing.

BUILDING STABILIZATION - WELLSTON STATION

DIVISION 5 – METALS

SECTION 0501 – STRUCTURAL STEEL

General

The scope of structural steel work consists of the repair, by straightening, of one column on the east side that has been bent out of position due to impact, reinforcement of the pin base of that column after straightening, inspection of the remaining columns after wood dressing has been removed, inspection of gusset plates and other components of the truss system and the inspection of all other steel connections.

In the event that the bent column cannot be straightened or is damaged to the point that it can no longer perform its intended duty, either in its current state or during the process of straightening, this column shall be replaced.

Column Alignment

Column E-4 is to be straightened into proper vertical alignment. Shore up all surrounding structural members prior to realignment in the event that the column fails during the straightening process. Straighten column E-4 by gradual movement by any means that will minimize stress on the base pin. Reinforce the base of the column per drawing detail after the realignment has been accomplished.

Clean existing column and plate to bare metal where new welds are to be performed around perimeter of new pipe column brace at base of column. Make continuous weld to prevent any water from migrating between new pipe column and existing column.

Materials:

Steel Pipe (round) – ASTM A53, Type E or S

Filler Material for Welds – Use appropriate electrode for the combination of base metal specification and grade and welding process per latest “AWS Specifications.”

Minimum tensile strength of Fexx = 70-ksi.

SECTION 0502 – MISCELLANEOUS METAL

General

This Section consists of a metal pipe handrail to be installed on the upper run of the stairs from the first floor to the second floor as an extension of the existing rail on the lower two portions of the stair.

Materials:

1-1/2 inch metal pipe rail with two (2) brackets. Secure brackets into existing studs or solid blocking.

DIVISION 6 – CARPENTRY

SECTION 0601 – ROUGH FRAMING & GENERAL CARPENTRY

BUILDING STABILIZATION - WELLSTON STATION

General

The scope of rough framing and general carpentry shall consist of the necessary repair and replacement of defective or deteriorated structural members. The following items are included in Rough Framing & General Carpentry:

Trusses Components, Beams, Sill Plate, Ridge Boards & Roof Rafters – The rough framing necessary for the re-construction and/or replacement of defective structural components indicated on the drawings.

Roof Sheathing – The replacement of all roof sheathing boards with new material suitable for the application of a new composition shingle roof. Any newer replacement sheathing that meets the requirements for the new composition shingles may be retained.

Miscellaneous Concealed Framing & Blocking – The replacement of any blocking required for the attachment of any finished lumber or millwork.

Materials

Lumber Specifications – Framing Lumber – Concealed Locations

Structural Framing Lumber – Southern Pine #2

Minimum Design Values:

2 x 4 Fb = 975; Ft = 550; Fv = 90; E = 1.6 x 10(6)

2 x 6 Fb = 1050; Ft = 575; Fv = 90; E = 1.6 x 10(6)

2 x 10 Fb = 1200; Ft = 650; Fv = 90; E = 1.6 x 10(6)

2 x 12 Fb = 1250; Ft = 750; Fv = 90; E = 1.6 x 10(6)

Roof Sheathing – 19/32 –inch, APA rated exterior sheathing, 32/16 exposure 1, Panel Clips per APA requirements

Fasteners

Nails – 8d to 16d nails, for face nailing or toe nailing, minimum two nails at each connection point.

SECTION 0603 – FINISHED CARPENTRY

General

The scope of this section is the replacement of any rotten, defective or missing pieces of trim, decorative features or other exposed exterior wood members. Finished lumber pieces that are visibly defective are identified on the drawings or referred to construction details. Replacement of additional pieces of finished lumber may become necessary after selective demolition has been completed and access to areas that are not readily visible at this time becomes available.

Specifically, the following is included under this Section:

Trim Boards, Gutter Boards, & Eave Boards – The replacement of missing or defective components of the roof structure, dormers and such, as indicated on the drawings.

Brackets– The repair and/or reattachment of existing brackets and the replication of such elements where missing or deteriorated beyond re-use potential. These members, in general are comprised of a lamination or composite of a number of single members.

Column Dressing – The replacement of 1x exterior boards on the exterior columns.

Definition

Finished lumber shall consist of finished boards or laminations of finished boards, generally 1x in nominal dimension that are exposed on the outside of the structure. These boards, or a composite

BUILDING STABILIZATION - WELLSTON STATION

of a number of these boards, generally consist of plane, smooth boards ready for application of a finished coats of paint or other finish. See Section 0902 – Painting & Refinishing for painting requirements for finished lumber.

Finished Lumber Specifications

Premium grade western cedar, redwood, western spruce, cypress or other approved species, free of knots or other surface defects, ready for priming and painting.

Fasteners

Hot-dipped galvanized finish nails for surface nailing.

Repair to Existing Finished Lumber

For repair of areas of finished lumber that do not require the wholesale replacement of such pieces, see Section 0902 – Painting & Finishing for the use of wood consolidators or wood replacement compound.

SECTION 0603 – MILLWORK & TRIM

General

The scope of this section is the replacement of any rotten, defective or missing pieces of millwork or trim on the structure. Millwork and trim pieces that are visibly defective are identified on the drawings or referred to construction details. Replacement of additional pieces of millwork and trim may become necessary after selective demolition has been completed and access to areas that are not readily visible at this time becomes available. The definition of millwork and trim, for purposes of this project is provided below.

This Section shall also include the selective rebuilding of the finished portions of the front bay window on the second floor.

Definition

Millwork and trim consists of wood members that have been milled to a specific shape, size or detail, ready to receive paint or other finish. New millwork and trim may be used in conjunction with, and adjoining, both salvaged millwork and trim and existing millwork and trim, already in place. Millwork and trim consists of the following specific wood members:

Running Trim – Running trim member such as roof rakes, exterior window and door casing with a profile other than simple, square-edged, finished lumber specified above and miscellaneous trim pieces such as quarter round or corner beads on columns.

Bead Board Undercarriage – Exterior bead board on the underside of the open roof structure.

Material Specifications

Similar premium grade species as specified above for finished lumber. See Section 0902 – Painting & finishing for painting requirements for millwork and trim. Replacement trim shall match existing in profile and surface characteristics.

Fasteners

Hot-dipped galvanized finish nails for surface nailing and concealed toe-nailing for bead board undercarriage.

Repair to Existing Millwork & Trim

For repair of areas of millwork and trim that do not require the wholesale replacement of such pieces, see Section 0902 – Painting & Finishing for the use of wood consolidators or wood replacement compound.

BUILDING STABILIZATION - WELLSTON STATION

Installation

Install replacement pieces of trim flush with existing members and render any intersection with existing material smooth by sanding or filling, as required for seamless finish. Install new trim pieces in same position and plane as previous trim. See Section 0902 – Painting & Finishing, for filling nail holes and general preparation for the application of paint or other finish.

DIVISION 7 – THERMAL & MOISTURE CONTROL

SECTION 0701 – FLASHING & SHEET METAL

General

New sheet metal flashing shall be installed in intersections between dormer roofs and dormer walls the main roof and at the intersections of the masonry chimney, as detailed in the drawings.

See roof details for the use of felt flashing material at the roof ridge and eaves. Drip edges at gutters are specified in Section 0702 – Gutters & Downspouts.

Material

Prefinished aluminum sheet – 17.2 oz/SF (0.60 mm thick), coated both sides with lead, weighing not less than 12 lb/100SF nor more than 15lb/SF. Finish color in exposed locations to be approved by Construction Manager.

Guard against the use of any sheet metal material that may interact with existing materials. Where such contact might occur, provide protection from galvanic action with bituminous coating or other permanent separation.

Fasteners

Screws or nails for each individual application with heads matching flashing material.

Fabrication & Installation

Custom fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions metal and other characteristics of item indicated. Shop fabricate where applicable.

Install sheet metal flashing and trim in accordance with SMACNA recommendations. Coordinate the installation of the chimney flashing with the masonry restoration work and step-flash material at roof rake and masonry chimney intersection in pieces not to exceed one horizontal masonry unit.

SECTION 0702 – GUTTERS & DOWNSPOUTS

General

The scope of work for gutters and downspouts includes the removal of the existing gutter diverter/trough system on the main roof along with the downspouts that penetrate the roof surface and the new installation of a continuous gutter at the roof edge with new downspouts connected to existing drain locations.

BUILDING STABILIZATION - WELLSTON STATION

Existing storm water piping beneath the surface shall be scoped for viability before connecting new lines.

Materials:

Gutters – Prefinished aluminum, minimum 0.040 inch thickness. Finish color to be approved by Project Manager.

Downspouts – Pre-finished aluminum, minimum thickness 0.024 inch thickness. Finish color to match gutters and to be approved by Project Manager.

Accessories – Drip edges, clips, anchoring devices, etc. of same metal and finish

Fasteners – Non-corrosive metal. Match finish of exposed heads with material being fastened to prevent galvanic action.

Gutter Size:

Gutter size shown on Drawings is based on concealment behind edge of the profile of the fascia at eave ends. The profile of the fascia at eave ends shown on the Drawings is approximate and subject to verification. The final dimensions and profile of the gutter will be determined after verification of the fascia end with the requirement that the gutter be concealed behind it.

Contractor shall report actual size of fascia end and verify final dimensions for the gutter with Project Manager.

Fabrication & Installation

Fabricate gutters and downspouts in profile shown on Drawings in longest lengths feasible.

Comply with SMACNA's recommendations for thermal expansion. Install work with lap, joints and seams permanently water-tight. Use concealed fasteners wherever possible.

SECTION 0703 – COMPOSITION SHINGLE ROOFING

General

New composition roof shingles are to be installed over the entire roof and on the on the roof, sides and fronts of the dormers. New roof is to be installed over replacement sheathing, per requirements for composition shingle roofing. See Section 0202 – Salvage & Protection for the selective re-use of existing slate pieces on the main building gables.

Materials

Composition Shingles – Heritage (or Architectural) style, Multitab-Strip Asphalt Shingles
Glass-fiber reinforced, mineral surfaced and self-sealing.

Approved Products:

GAF – Slateline

Certainteed – Highland Slate

Owens Corning - Berkshire

Shingle Accessories – Ridgecap shingles and other specialty pieces by same manufacturer as main roof.

Color – to be approved by Construction Manager based on approximate match with existing slate shingles on front gable.

Felt Flashing & Underlayment – Non-perforated, asphalt-saturated organic felt – Type II. See Roof Plan for doubling of felt for ice protection.

Metal Flashing – See Section 0702 – Flashing & Sheet Metal for material specifications for flashing in roof valleys.

Fasteners – Hot-dipped, zinc coated aluminum or stainless steel nails.

BUILDING STABILIZATION - WELLSTON STATION

Installation

Install shingles in accordance with manufacturer's written instructions. Refer to drawings for double layer felts for ice protection at eaves and open area.

SECTION 0704 – SLATE SIDING

General

The scope of slate siding consists of the selective replacement of damaged or missing siding using salvaged slate from the roof.

Materials:

Slate - Select slate tiles during the removal of the roof that demonstrate the best characteristics for reuse, including hardness, least surface deterioration, edge wear and integrity of shape.

Nails – 12 gage galvanized steel chisel point nails of sufficient length to adequately penetrate sheathing or other existing substrate material.

Installation:

Install replacement pieces, when possible, by using the same nail perforations that had previously been used for the original installation. Lap shingles with same exposure as existing siding and stagger tiles in the same pattern as existing.

Nail slate shingles so that nail heads touch slate lightly. Do not drive nails “home” or draw slate tile downward.

SECTION 0705 – JOINT SEALANTS

General

This section includes exterior joint sealants for application around door and window frames, intersections between trim members and other areas that require sealants to protect the exterior envelope from water and air infiltration.

Material

Use standard elastomeric sealant for exterior application, according to manufacturer's specifications for each material or substrate. Sealant color to match finish paint coat color.

DIVISION 8 – DOORS & WINDOWS

SECTION 0801 – WINDOW REPAIR & GLAZING

General

Base Bid. This section includes the repair of existing wood windows in the roof dormers, the second floor front bay, miscellaneous windows on the second floor of the rear gable and miscellaneous vents on the second floor end gables.

Alternate No. 1 includes the repair of windows on the second floor, under the roof overhang. See Window Schedule on the drawings for specific requirements for each window. In general, the repair of each window shall entail the following:

BUILDING STABILIZATION - WELLSTON STATION

Removal and Preparation

Each individual window shall be removed from its frame and marked for re-installation in original location, except as otherwise indicated. Carefully remove all glazing putty and glass panes.

Sashes & Rails

Repair minor areas of missing or deteriorated portions of the wood sash or rail with wood fillers and/or wood putty in order to restore each member to a sound condition, ready for further preparation for the application of new finish material. Sash and rail components that are judged to be too far deteriorated or incapable of supporting muntins or glazing shall be reported to the Project Manager.

Muntins

The repair process for existing muntins shall be the same as that described for sashes and rails, above. Sashes with missing or deteriorated muntins beyond repair shall be reported to the Project manager

Exterior Casing & Sills:

The scope of work on the Drawings, in general, does not indicate the need for the replacement of existing exterior casings or sills due to the fact that the windows in the Base Bid are boarded-up. Inspection of the condition of these components of the windows is not possible until the removal of the board-ups has been performed. In the event that inspection after un-boarding of the windows or selective demolition of adjacent materials reveals deterioration in the existing casings or sills, perform the necessary repair or replacement of such items in accordance with Section 0603 – Millwork & Trim. Any replacement items shall match existing in dimension and profile.

Vents:

The existing vents on the second floor end gables that vent the roof area above the second floor ceiling are to be restored and/or repaired as follows:

- Rear Vents – the rear vents are to be inspected for sound condition with screens and, if found to be securely in place, painted in accordance with Section 0902 – Painting & Finishing
- Front Vents – the front vents are to be replaced with vents that match the existing rear vents with screens or repaired to a functional condition with screens and painted in accordance with Section 0902 – Painting and Finishing. Both vents on the front elevation shall match each other in all dimensions and characteristics.

WINDOW REPAIR:

Wood Window Repair

For the repair of existing wood sashes, muntins or components for the window frames that do not require complete replacement through replication the following products may be used:

Wood Consolidator – See Section 0902 – Painting & Finishing for repair procedures that require strengthening or hardening soft or mushy wood due to rot or filling minor cracks or voids.

Wood Replacement – See Section 0902 – Painting & Refinishing for repair procedures that require the replacement of minor pieces of missing or deteriorated wood.

Glazing – All glazing is to be replaced with clear acrylic PlexiGlass G sheets (ePlastic) - .118-inch thick

Glazing Putty – Use standard glazing putty suitable for use with PlexiGlass sheet and the application of paint finish. Use metal pointing beads to secure acrylic sheets prior to the application of glazing putty.

BUILDING STABILIZATION - WELLSTON STATION

Window Frames – Repair of existing window frames, rails and stops shall include the consolidation and/or replacement of missing or deteriorated parts, as necessary to restore the windows to operating order. Follow the provisions of Section 0902 – Painting & Finishing, for the restoration of the surfaces of the rails and the interior of the stops without the application of a paint finish.

Window Operation

Dormer Windows – The dormer windows were originally operational pivot windows. These windows shall be re-installed after restoration and re-glazing as fixed units, secured in place with perimeters sealed with appropriate joint sealers.

Double-Hung Windows – shall be repaired as single hung windows with operable bottom sash and fixed upper sash. Missing and/or defective ropes, pulleys and counterweights shall be restored for proper operation of the lower sash only. Existing lift hardware is to be re-installed. Upper sashes shall be fixed in place without the use of exposed or visible fasteners.

Miscellaneous Windows – Miscellaneous windows, other than double-hung windows shall be re-installed as fixed units, secured and sealed in the same manner as the Dormer Windows.

Vent Repair

Follow procedures indicated for window repair for the repair of wood vents on the front elevation if those vents are not replaced.

SECTION 0802 – STEEL DOORS & FRAMES

General

The scope of door replacement/repair is limited to the replacement of the existing door to the basement, located in the rear of the building with a new metal door and frame. This work shall be coordinated with the rebuilding of the surrounding masonry.

Materials

Hollow Metal Door – ASTM A 569A Commercial Steel, reference ANSI A250.4 performance Level B (Heavy Duty), Model 1, Full Flush door, Shop prime for field finish.

Frame – ANSI A250A (Heavy Duty) with zinc-coated steel anchors into masonry frame. Shop prime for field finish.

Hardware:

Hinges - Full Mortise (Butt) Hinges, Heavy Duty BHMA Grade 1. Base Metal –
Stainless Steel

Locks & Latches – BHMA Grade 1, Series 4000, Mortise Lock. Storage Lock Function

DIVISION 9 – FINISHES

SECTION 0901 – EXTERIOR PLASTER

General

The scope of exterior plaster work consists of the cleaning, patching and replacement of missing portions of exterior plaster on the sides of the building, on the second floor level and on the soffits under the extended portion of the second floor at the sides of the building.

BUILDING STABILIZATION - WELLSTON STATION

Existing Conditions

See Drawings for known areas of exterior plaster that are to be patched or replaced. Contractor shall perform additional inspection of exterior plaster for areas where the existing plaster is loose or not fully adhered to substrate or where the composition of the plaster is soft or not in a stable condition. Report all areas of additional defective or deteriorating plaster to Project Manager.

Materials:

Portland Cement Plaster – Field-mixed Portland Cement, ASTM C 150, Type I, with proportions of Lime and Sand to produce finished composition to match existing plaster adjacent to the areas that are being patched or replaced, or as follows:

Scratch Coat: 1 part Portland cement
3/4 to 1-1/2 part lime
2-1/2 to 4 parts sand or fine aggregate

Brown Coat: 1 part Portland Cement
3/4 to 1-1/2 part Lime
3 – 5 parts sand or fine aggregate

Finish Coat: 1 part Portland cement
1-1/2 to 2 parts lime
1-1/2 to 3 parts sand or fine aggregate

Omit scratch coat and/or brown coat, as required for surface patching only, generally when missing surface material is less than 1/4 inch thick. Add larger aggregate, as required, to match texture of existing adjacent plaster.

Substrate – Wood lath or metal lath, as required for each condition.

Application:

Examine conditions where plaster composition is to be applied and verify that adjacent material is secure. Secure loose substrate and apply new substrate as required for smooth transition from existing plaster to new plaster.

Apply undercoats and finish coats in layers not to exceed 1/4 inch at a time and allow each coat to thoroughly set before application of additional coats. See Section 0902 – Painting & Finishing for final surface finish.

Cracks:

Existing cracks that exceed 1/8 inch in width shall be dug out to a width of not less than 1 inch to receive new intermediate and finish coats. Cracks smaller than 1/8 inch may be skim coated provided that the plaster material surrounding the crack is stable and the skim coat adequately fills and covers the existing crack.

SECTION 0902 – PAINTING & FINISHING

General

The scope of work under this section includes the painting and refinishing of all of the exterior wood materials ,exterior plaster wall finish and the new exterior metal door and frame. This includes the proper preparation of both new and existing materials, including the restoration of existing materials, and the application of both prime and finish paint coats on new and existing materials. This may require touch-up of any factory-applied primer or complete application of primer if the door and frame are not factory primed.

BUILDING STABILIZATION - WELLSTON STATION

Initial Cleaning – Existing Materials

It is not necessary to completely remove all existing layers of paint from the exterior of this structure. However, the extent of necessary paint removal cannot be totally determined until all surfaces are cleaned of grease, dirt, grime or organic matter. Additional cleaning shall be done with the use of medium pressure water spray and the use of a mild detergent in a ratio of no more than 1 (one) cup per gallon of water. The removal of grease from the area around the cooking vent may require the use of stronger solutions than specified above but such solutions should only be used where necessary for the removal of grease. Do not use excessive pressure on the slate siding on the front and rear gables. Protect open areas of the exterior wall or areas where water may migrate to the interior during any cleaning process.

Condition Inspection – Wood Materials

After exterior wood surfaces have been cleaned, inspect all surfaces for the requirement for the removal of existing paint. The following conditions shall require the removal of paint or the partial removal as a preparation for the application of any new finish material:

Peeling, Cracking or Blistering Paint – Peeling layers of paint or peeling that exposes raw wood due to failure of any layer of paint in the surface or the presence of water behind on or more layers, will require removal of such layers until a smooth or hardened surface is encountered.

Alligatoring – Cracking or alligatoring, as an indication of failure of intercoat failure or penetration of water below the outer coat of paint, will require complete removal of the defective paint to the original wood or until the presence of alligatoring is no longer visible.

Chalking – Chalking due to the failure of the resin in the outer coat of paint, will require the removal of all loose and powdery material until a solid, stable surface is encountered.

Staining – Staining due to reaction of a paint coat caused by moisture within the wood substrate, will require complete removal of all areas where staining is present.

Paint Removal

After the structure has been cleaned and the surface conditions have been ascertained, perform the required paint removal one or more of the following procedures:

Hand Scraping or Sanding – Use of a putty knife or other scraping device or by hand sanding or the use of sanding blocks.

Mechanical Sanding – The use of an orbital or belt sander. If a belt sander is employed, care must be taken that no damage is done to the wood surfaces and that it shall be used on flat, continuous surfaces. Do not use a rotary drill attachment or any other mechanical means that will scar the wood surfaces.

Thermal Devices – The use of hand scrapers may be augmented by the use of a heat gun, provided that the delivery temperature of the heat gun does not exceed 750 degrees, Fahrenheit. Do not use heat guns for the removal of any paint in the vicinity of any window glass.

Chemical Paint Removers – Individual items that have been removed from the building for re-finishing, such as window sashes or trim, may have the paint removed with solvent-based strippers. Any chemical stripping technique shall be done with extreme caution, following the recommendations of the chemical manufacturer. Comply with all environmental laws and regulations dealing with the use and disposal of such solvents.

Non-Permitted Techniques – Do not employ any technique for the removal of paint that will cause any damage to the surface of any wood material or any adjacent material. Do not use sandblasting or waterblasting techniques.

BUILDING STABILIZATION - WELLSTON STATION

Lead-Based Paint

The age of the paint on this building is such that a significant amount of it lead-based. Perform all paint removal procedures in strict compliance with all applicable environmental laws and regulations regarding the handling and disposal of lead-based paint for this project. Such measures shall include, but not necessarily be limited to, the control of paint dust during paint removal, the protection of workers and other personnel on site and the proper disposal of lead-based material.

Wood Restoration

The following restoration procedures may be done as an alternative to the wholesale replacement of various components of the wood materials on this structure, including finished lumber, millwork and trim, windows and window sills and frames.

Wood Consolidator – For repair procedures that require strengthening or hardening soft or mushy wood due to rot or for filling minor cracks or voids, use a wood consolidator equal to LiquidWood, by Abatron, Inc. Follow manufacturer's instructions for the preparation, application and proper clean-up of any wood consolidator product.

Wood Replacement – For repair procedures that require the replacement of minor pieces of missing or deteriorated wood, use a wood replacement compound equal to WoodEpoxy, by Abatron, Inc. Follow manufacturer's instructions for the preparation, application and proper clean-up of any wood replacement compound.

Linseed Oil – Restore the surface of any original millwork or trim pieces or window sashes and muntins that have exposed raw and dry wood or any wood material that has undergone chemical stripping with the application of one coat of linseed oil prior to the application of any paint primer. Allow for complete penetration and proper drying before applying additional coatings.

Final Preparation

The final preparation before application of prime or finish coats includes proper filling and sanding of nail holes and joints splices between wood members for smooth and continuous surfaces. See Section 0706 – Joint Sealants for further requirements.

WOOD MATERIAL:

General

All exterior wood components of the roof structure, fascia, trim, brackets, Window bay panels, windows (Base Bid), window frames (Base Bid), etc., above the first floor are to be painted. Unfinished plywood board-ups on any opening on the first floor level shall also be painted. If the Alternate No. 1 is accepted, painting of those windows and frames shall also be included as a part of Alternate No. 1. One color scheme to be approved by Project Manager.

Prime Coat

Prime both existing wood surfaces and new wood surfaces with one coat oil-based primer. Existing surfaces that have been exposed down to raw wood may require an additional coat to ensure proper penetration and surface preparation. When piecing replacement wood components into any assembly, prime edges of the replacement pieces that abut existing pieces.

Any new replication product that is received with a factory-applied primer need not receive an additional primer coat at the project site, provided such factory primer has been protected and such primer covers the full extent of the product when it is installed and ready for finish coat. Re-prime any factory protected item when necessary.

BUILDING STABILIZATION - WELLSTON STATION

Finish Coat

Apply the finish coat as soon as possible after the primer has dried. The finish coat shall consist of one coat of oil-based paint by the same manufacturer as the prime coat. Note that additional coats may be required if the complete encapsulation of existing lead-based paint below is required for this project. The finish coat color shall be selected or approved by the Project Manager. It shall be assumed that a one-color scheme, such as currently exists, will be employed in this restoration project.

METAL:

General

The scope of work for metal painting includes the priming of structural steel components that are to be concealed behind finish wood trim, the new door and frame on the rear of the building and the new interior handrail on the upper run of the stairs from the first floor to the second floor. Color to be approved by Project Manager

Prime Coat

Where new prime coat or touch-up of existing prime coat is required, use factory-formulated quick-drying rust-inhibitive alkyd-based metal primer. Apply primer as soon as practical so that exposed metal is not subject to oxidation due to prolonged exposure to moisture. Inspect top and bottom of new metal door for adequate coverage prior to hanging of door.

Finish Coat

Apply two or more finish coats as required to fully protect new steel door and frame and one coat on new steel components involved in the repair of column E-4. Use factory-formulated full-gloss alkyd enamel.

EXTERIOR PLASTER:

General

All exterior plaster surfaces are to be painted after all patching and repair operations have been completed. Color to be approved by Project Manager.

Prime Coat

Exterior latex prime coat by same manufacturer and compatible with finish coat.

Finish Coat

Exterior latex finish coat, flat.

END OF CONSTRUCTION SPECIFICATIONS