

Peacham, VT
Town Hall Renovation

SCOPE OF WORK AND SCHEDULES

Demolition

- See Demolition Plan, drawing Sheet 1.
- Remove walls and related doors and door frames.
- Remove plumbing fixtures and piping.
- Remove existing lay-in ceiling grid in the Main Entry, and Halls 1 & 2.
- Remove floor coverings and adhesive.

Wall Framing and Insulation

- GWB = Gypsum Wall Board (Sheetrock or equal).
- Typical wall construction is 2x4 wood studs running to existing fire-rated ceiling above.
- Use ½" GWB on all new walls, except install ½" Firecode, Type X, GWB on both sides of new walls surrounding the Post Office spaces for a 1-hour fire rating.
- All framing in contact with concrete or masonry to be pressure treated.
- See Wall Sections 1, 2, 3, and 6 on sheet 6 for wall construction and insulation details.
- Insulation: Closed Cell Foam.
- Provide solid 2x blocking behind attachment points for Restroom accessories and wall-mounted lighting fixtures.
- Frame opening for AV Wall Box and wall-mounted AV equipment in the Meeting Room, see Floor Plan, Sheet 2, and Electrical Plan, Sheet 4.

Ceilings

- Install one layer of ½" Firecode, Type X, GWB to the existing ceilings in the Meeting Room, the Utility Room, the Listers' Office, the Vestibule, the Restrooms (see the Reflected Ceiling Plan, Sheet 3), and the front Entry.
- New 2x2 lay-in grid and acoustical tile ceilings: Armstrong Optima Tegular panels with Prelude 15/16" suspension system.

Doors, Frames, and Hardware

- See DOOR & DOOR HARDWARE SCHEDULES.
- Coordinate lock keying system with Peacham Town Clerk.

Trim and Handrails

- New baseboard: ½" x 5¼" knot-free painted wood. Replace existing baseboard in Halls 1&2.
- Handrails for exterior ramp and interior stair shall be 1½" OD pipe, painted. Meet Life Safety Code requirements. See Elevations A/5 and G/6.
- Install new 1½" OD pipe handrails on both sides of existing exterior ramps from parking to second floor Gym.

Peacham, VT

Town Hall Renovation

Covered Walkway

- Roof Canopy Structure: The walkway timber-frame roof structure will be provided by **Groton Timber Works** under a SEPARATE AGREEMENT. Columns, beams, roof joists, delivery, and raising are included in their scope of work. Coordinate schedule and installation with other work.
- Roof decking and roofing by the General Contractor.
 - Roof Decking: ¾" BCX plywood (B side down) over top of joists, plus ¾" oriented strand board over top of the plywood.
 - Roofing: Standing Seam Metal Roofing
 - Membrane underlayment: Grace Ice and Water Shield, or equal
 - Snap lock panel with clips and concealed fasteners,
 - 1.75" rib height,
 - 24 Gauge,
 - Finish: polyvinylidene fluoride (PVDF) coating, often referred to as "Kynar" or "Hylar". Color to be selected.

Concrete Masonry Units (CMU)

- Below-grade foundation walls are 12" standard or light-weight CMUs.
- Above-grade walls must be good quality 8" standard-weight concrete blocks with tooled joints and clean surfaces. Fill cells beneath wood columns.
- Excavated area between foundation walls to be filled with crushed granite.

Concrete Paving and Gravel Area

- Concrete slabs for walkways, ramps, and driveway to be 6" thick with temperature and other reinforcing, control joints, and expansion joints as required.
- Provide a non-slip textured finish.
- Gravel Area: 8" minimum bed of crushed granite landscape rock over 4.1 oz. landscape fabric.

Floor Finishes

- Remove existing flooring and adhesives. Fill gaps and level concrete surface for smooth finish.
- Carpet tiles shall be NRF Select, SR1400, solution-died nylon loop with PVC Ecolite secondary backing. Color to be selected. Install carpet tiles in a brick pattern with pressure-sensitive glue.
- Vinyl tile: 24"x24", Altro Quartz Tile, two colors in a pattern.
- Walk-off mat tiles: Belgrade, Hobnail, installed with pressure-sensitive glue. Color to be selected.
- Exterior walk-off mat roll: 6'-7" x 10'-0" Belgrade, Hobnail with rubber edging. Color to be selected.

Peacham, VT

Town Hall Renovation

Windows

- Windows 1 through 4 will be restored and reinstalled by others under A SEPARATE AGREEMENT.

Paint

All paint is manufactured by Sherwin Williams or equal.

- Interior
 - GWB ceilings: 1 coat PVA interior primer, plus 2 coats Painter's Edge Plus, flat.
 - New Interior walls: 1 coat PVA interior primer, plus 2 coats Cashmere Eggshell.
 - All existing Interior walls: 2 coats Cashmere Eggshell.
 - All hollow metal frames, interior doors, trim, and existing baseboard radiator covers: 2 coats ProClassic Latex, semi-gloss.
- Exterior of building: including siding, trim, windows, doors, covered walkway structure, roof decking, and rear ramp cover.
 - Exterior spot priming and encapsulation: 1 coat Peel Bond Primer.
 - Exterior paint: 2 coats Duration, satin. Note: lead-based paint may be present.
 - Covered walkway structure and exposed roof decking: 1 coat Latex Wood Primer, plus 2 coats Duration, satin.
 - The exterior paint will be white.

HVAC

- Design and installation of a new heat pump system and modifications to the existing hydronic heating system will be provided by **VHV Company** under A SEPARATE AGREEMENT. Coordinate schedule and installation with other work.

Electrical

- Remove surface-mounted conduits, receptacles, and switches.
- Electrical devices (receptacles, switches, etc.) shall be Lutron Decora, or equal. Color to be selected.
- Remove exit signs in the Clerks' Office, the Clerks' Hall, the end of Hall 2, and the Building Entry.
- See EXIT SIGNAGE schedule.
- Provide power and disconnects to 5 outdoor heat pumps. Also provide 14/4 wire from outdoor units to 7 indoor units.
- For lighting in covered walkway install Wiremold 500 or 700 raceways with boxes for lighting fixtures as shown on Reflected Ceiling Plan, Sheet 3, and Electrical Plan, Sheet 4. **Note:** The Wiremold and outlet boxes are to be mounted on the underside of the roof decking. A channel will be routed out on top of the roof joists for installation of the Wiremold (see Section 2/2 on Sheet 2). Wiremold and boxes are to be white.

Peacham, VT

Town Hall Renovation

- Provide and install a Wiremold WMPAC526F/FW Wall Box behind the AV monitor at 5'-6" AFF in the Meeting Room. See the Floor Plan, sheet 2, Elevation B/6, and the Electrical Plan, Sheet 4.
- Green Mountain Power will increase the electrical service from 200 amps to 400 amps. Provide all disconnects, panels, and associated equipment required. Reconnect existing circuits to the new panel.
- Provide power for 3 new exhaust fans, one each in the two new Restrooms and one in the Utility Room. Utility Room fan to be provided with disconnect switch. The Utility Room fan should run continuously.
- Provide motion-sensor (MS) switching for fan and light in each Restroom.
- Provide power for a new tankless water heater.
- Use ELV dimmers.

Plumbing

- Remove and dispose of existing plumbing fixtures.
- Remove existing service: waste, vent, and domestic water piping as needed to accommodate the new toilet room layout.
- Provide and install a new electric tankless water heater of sufficient size for two restroom lavatories and a service sink on the ground floor plus the restroom lavatory on the second floor. Water heater selection to meet current VT Commercial Building Energy Standards (VT CBES). Water heaters are to be installed according to the manufacturer's installation requirements.
- Provide and install accessories for the water heater: A1017 mixing valve at the water heater and expansion tank.
- Provide and install plumbing fixtures as noted in Plumbing Fixture Schedule.
- Provide and install plumbing fixture accessories for a complete working installation (i.e., service stops, SS braided hoses, toilet floor flange, and wax ring, etc.).
- New domestic water piping to be type L Copper with press fittings or PEX with Pex fittings.
- New sanitary and vent piping to be Schedule 40 DWV PVC.
- Modify vent piping for second floor restroom.
- New DCW and DHW to be insulated to meet the current VT CBES.
- Provide a 14" x 14" adjustable spring-loaded plastic access panel for access to the main water cutoff valve located at the end of Hall 1.
- Provide one sprinkler head from domestic water supply in both the Utility and Boiler rooms.
- See PLUMBING FIXTURE schedule.

Restroom Accessories

- See the RESTROOM ACCESSORIES schedule.

Miscellaneous

- Roll-Up Counter Shutter for Clerks' Office (and Post Office if applicable)
 - Dynamic Closures **EX 40** aluminum Mini Roll-Up Shutter.
 - Face-mounted frame with ½" setbacks from opening.
 - Manual push-up operation.

Peacham, VT Town Hall Renovation

- Slide lock in bottom bar.
- NOTE: Bottom of the hood must be installed above the head of the counter opening.
- Counter opening will be approximately 2'-11" w x 4'-0" h clear.
- Solid wood countertop for pass-thru will be provided by owner and installed by contractor.
- L-Bracket Countertop Support: The Original Granite Bracket, 15" horizontal, steel.
- AV Equipment Shelf: Equal to allen + roth 23.62" L x 9.49" D x 7.76" H White Rectangular Bracket Shelf Decorative Shelf (Item #5125781, Model #H22-0603). Available from Lowe's.
- Acoustical Panels: Acoustical Surfaces, Inc. (1-800-854-2948), 1" Thickness Fabric Wrapped Fiberglass panels constructed with 6-7# density fiberglass core, square resin hardened edges, and Guilford FR 701 fabric facing, 2 panels 7'-2" x 2'-0" (see Elevation A, Sheet 6). Color to be selected.
- Bulletin Boards: New York Blackboards, 1¾" painted wood frame, Gilford fabric, tackable surface. 1 @ 4'x5' and 2 @ 4'x4'.

Add Alternate

- Provide a separate Add Alternate price for work in the Post Office public area. The work includes moving one bank of mailboxes and the construction of a new service window (see the **First Floor Plan**, sheet 2, and interior **Elevation F/6**, sheet 6).
 - Solid wood countertop for pass-thru will be provided by owner and installed by contractor.

Peacham, VT
Town Hall Renovation

FINISHES SCHEDULE

Space	Floor	Walls	Ceiling	Ceiling Height
Exterior Entrance	Walk-off Mat Roll 6'-7"w x 10'-0"	NA	NA	NA
Entry	Walk-off Mat Carpet Tile	Paint	GWB	9' -4"
Office Lobby	Walk-off Mat Carpet Tile	Paint walls, wood trim & paneling	New 2x2 lay-in w/ acoustical tile	8'-4"
Clerks' Office	Carpet	Paint walls, wood trim & paneling	Existing	
Vault	NA	NA	NA	
Clerks' Hall	Carpet	Paint walls & wood trim	Existing	
Clerks' Storage	Carpet	Paint	Existing	
Halls 1 & 2	Carpet	Paint	New 2x2 lay-in w/ acoustical tile	8'-8"
Listers' Office	Carpet	Paint	GWB Type X	9'-0" +/- (on bottom of existing structure)
Restrooms 1 & 2	Vinyl Tile	Paint	New 2x2 lay-in w/ acoustical tile	8'-0"
Vestibule	Carpet	Paint	New 2x2 lay-in w/ acoustical tile	8'-0"
Utility Room	Existing	Existing	GWB Type X	9'-0" +/- (on bottom of existing structure)
Meeting Room	Carpet	Paint	GWB Type X	9'-0" +/- (on bottom of existing structure)
Future Office	Carpet	Paint	Existing lay-in <u>new</u> <u>acoustical tile</u>	
Post Office Work Area	Carpet	Paint	Existing	
Post Office Deliveries	Existing	Paint	Existing	
Post Office Public Area	Vinyl Tile	Paint	Existing	

Peacham, VT
Town Hall Renovation

DOORS

Door No.	Size	Type	Fire Rating	Door Frame	Transom, Sidelites
1	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade	3/4 Hour	2" Welded Hollow Metal	-
2	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade		2" Welded Hollow Metal	-
3	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade		2" Welded Hollow Metal	-
4	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade		2" Welded Hollow Metal	-
5	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade	1 Hour	2" Welded Hollow Metal	-
6	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade	1 Hour	2" Welded Hollow Metal	-
7	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade	-	2" Welded Hollow Metal	-
8	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade	-	2" Welded Hollow Metal	-
9	3'-0" x 7'-0" Cased Opening	-	-	2" Welded H.M. cased opening	-
10	3'-0" x 7'-0" x 1 3/4"	Flush, Solid Core Wood, Paint Grade	-	2" Welded Hollow Metal	-
11	3'-0" x 6'-8" x 1 3/4"	Flush, Solid Core Wood, Paint Grade	1 Hour	2" Welded Hollow Metal	-
12	3'-0" x 6'-8" x 1 3/4"	Flush, Solid Core Wood, Paint Grade		2" Welded Hollow Metal	-
13	3'-0" x 6'-8" x 1 3/4"	Flush, Solid Core Wood, Paint Grade	1 Hour	2" Welded Hollow Metal	1-Hour assembly w/ Sidelites, See Elev. D/6
14	3'-0" x 6'-8" x 1 3/4"	Insulated H.M. w/ glass lites, Type 1 (see sheet 5)	-	2" x 7 1/2" Welded H. M.	Transom, See Elev. 1/3
15	3'-0" x 6'-8" x 1 3/4",	Insulated Hollow Metal	1-Hour	2" Welded Hollow Metal	-
16	3'-0" x 6'-8" x 1 3/4",	Insulated Hollow Metal	-	2" Welded Hollow Metal	-
17	Existing	-	-	-	Add opaque film to inside of glass panel

Peacham, VT
Town Hall Renovation

DOOR HARDWARE

Door No.	Lever	Lock Function	Panic Device	Hinges	Dead Bolt	Other
	Schlage		Von Duprin	Ives	Schlage	
1	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S10D	-	3 hinges--3CB1 ⁽²⁾ 619 Finish	-	Foam Weatherstripping on Push Side
2	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S10D	-	3 hinges--3CB1 ⁽²⁾ 619 Finish	-	-
3	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S70PD	-	3 hinges--3CB1 ⁽²⁾ 619 Finish	-	-
4	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S70PD	-	3 hinges--3CB1 ⁽²⁾ 619 Finish	-	-
5	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S51PD	-	3 hinges--3CB1 ⁽²⁾ 619 Finish	-	-
6	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S70PD	-	3 hinges--3CB1 ⁽²⁾ 619 Finish	-	-
7	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S10D		3 hinges--3CB1 ⁽²⁾ 619 Finish	B571619 ⁽³⁾ Satin Nickel	LCN 1250 Series Closer, (See Below)
8	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S10D	-	3 hinges--3CB1 ⁽²⁾ 619 Finish	B571619 ⁽³⁾ Satin Nickel	LCN 1250 Series Closer, (See Below)
9	NA	-	-		-	-
10	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S70PD	-	3 hinges--3CB1 ⁽²⁾ 619 Finish	-	-
11	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S51PD Maglock SDC EH10 recessed Magnetic Hold Open connected to alarm system (or equal)		3 hinges--3CB1WT ⁽²⁾ 180° swing 619 Finish	-	LCN 1250 Series Closer, (See Below)
12	S-series JUP Lever, Tubuar Lock, 619 ⁽¹⁾	S51PD	-	3 hinges--3PB1 ⁽²⁾ 619 Finish	-	-
13	Von Duprin: Electronic Locking Panic Device ⁽¹⁾	QEL 98 L-NL 3' 619 x 996L-NL 619 EPT-10 PS902-2RS⁽⁴⁾ Maglock SDC EH10 recessed magnetic holdopen connected to alarm system (or equal)		3 hinges--3CB1WT ⁽²⁾ 180° swing 619 Finish	-	LCN 1450 Series Closer, (See Below)

Peacham, VT
Town Hall Renovation

<u>DOOR HARDWARE</u>						
Door No.	Lever	Lock Function		Hinges	Dead Bolt	Other
	Schlage			Ives	Schlage	
14	Von Duprin Panic Device	QEL 98 L-NL 3' 619 x 996L-NL 619		3 hinges--3CB1 ⁽²⁾ 619 Finish		LCN 1450 Series Closer, (See Below)
15	S-series Jupiter (JUP) Lever, Tubular Lock, 619 ⁽¹⁾	S70PD		3 hinges--3CB1 ⁽²⁾ 619 Finish		
16	Panic Device	Reuse existing hardware (Verify)		3 hinges--3CB1 ⁽²⁾ 619 Finish		

(1) Schlage cylinders with Restricted Keyways (4) **Confirm function with Owner's Project Coordinator prior to purchase.** (2) 4 1/2" x 4 1/2 ". Hinges (3) One-sided Dead Bolt with Use Indicator

Coordinate lock keying system with Peacham Town Clerk.

LCN 1250 Series Closer	Pull Side Mounting	689 Aluminum Finish, Plastic Cover	Accessibility Cylinder	Standard Arm Function
LCN 1450 Series Closer	Parallel Arm (push side) Mounting	689 Aluminum Finish, Plastic Cover	Accessibility Cylinder	Standard Arm Function

Peacham, VT
Town Hall Renovation

LIGHTING

	Manufacturer	Model No.	Size	Finish	Wattage	Color Temp.	Installation	Switching
L-1	Alcon Lighting	14150-24-L	2' x 4'	na	34	3500K	Trouffer in lay-in ceiling	See Electrical Plan
L-2	Not Used							
L-3	Alcon Lighting	14150-22-L	2' x 2'	na	30	3500K	Trouffer in lay-in ceiling	See Electrical Plan
L-4	Alcon Lighting	14150-22-L w/ 8w Emergency Backup Battery	2' x 2'	na	30	3500K	Trouffer in lay-in ceiling	See Electrical Plan
L-5	Alcon Lighting	12100-21-R	2'	White	Set at 10 W per foot	3500K	Recessed in lay-in ceiling	See Electrical Plan
L-6	Alcon Lighting	12290	23" dia.	na	40	Set Variable Switch on Fixture to 3000K	Pendant (Mount at 7'-8" AFF w/ provided aircraft cable.)	Dimmer Switch. See Electrical. Plan
L-7	Alcon Lighting	12180-4	4'	Matt Grey	49.3	3500K	Linear Pendant (Mount at 7' AFF to fixture bottom)	Dimmer Switch. See Electrical. Plan
L-8	WAC Lighting	WAC1793307	11" dia.	Brushed Nickel	20	3500K	Flush mount	
L-9	Lithonia Lighting	FMVTRL	24"	Brushed Nickel	16.66	3000K	Wall Mounted at 7'-0" Above Finished Floor	See Electrical Plan
L-10	Existing Fixtures to remain							Existing
L-11	Halo (Cooper Lighting Solutions)	L81111FL9030P	4 Fixtures	White	10.5 Watts-40° Beam Spread	3500K	Track Fixture	Dimmer Switch. See Electrical. Plan
L-12	Halo (Cooper Lighting Solutions)	Lazer Track With Installation Accessories	4'	White	-	-	Surface	-
L-13	Millennium Lighting	RAS12, RGN23		GY Gray	17 Watt - LED A21 Dimmable	3000K	Wall Mount @ 9'-6" AFF	Dimmer plus Photocell
L-14	WAC Lighting	FM-W45205-30-WT		White	9 Watts	3000K	Mount to bottom of roof deck. See Section 2, Sheet 2	Dimmer plus Photocell
L-15	Halo (Cooper Lighting Solutions)	Lazer Track With Installation Accessories	8'	White	-	-	Surface	-
L-16	Halo (Cooper Lighting Solutions)	L81111FL9030P	4 Fixtures	White	10.5 Watts-40° Beam Spread	3500K	Track Fixture	Dimmer Switch. See Electrical. Plan
L-17	Metalux (Cooper Lighting Solutions)	14MMS-L3C3-UNV	1' x 4'	-	Low Lumen Setting-19 Watts	3500K	Surface	DF-14W-U Dry wall frame kit

Note: AFF = Above Finished Floor

Peacham, VT
Town Hall Renovation

		Model No.	Size	Finish	Wattage	Color Temp.	Installation	Switching
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EXIT SIGNAGE

EL-1	Exit Sign	-		White	Green Letters	Double Face	Ceiling Mounted	Exit Light
EL-2	Exit Sign	-		White	Green Letters	Single Face	Ceiling Mounted	Exit Light
EL-3	Exit Sign	-		White	Green Letters	Single Face	Ceiling Mounted	Exit & Emergency Lighting
EL-4	Exit Sign	-		White	Green Letters	Single Face	Wall Mounted	Exit Light
EL-5	Reuse existing Exit Sign with Emergency Light fixture from same location at end of Hall 1.							

HVAC RESTROOMS

HEAT	AMIR Mirage Convector AMIR0501		White	500 watts	na	Wall mounted	Anodized Aluminum Paint finish
EXHAUST FANS	Panasonic FV-0511VKS2	80* CFM	White	na	na	Ceiling Recessed	See Electrical Plan

* Set Variable Switch to 80 CFM

HEAT PUMPS

HP-1	Heat Pump	Wall-Mounted Unit	White				
HP-2	Heat Pump	Ceiling Cassette	White				

Peacham, VT
Town Hall Renovation

PLUMBING FIXTURES

Description	Manufacturer	Model	Description	Finish	Mounting
Toilet	Kohler	K-25077-T	Kingston Two-Piece elongated Toilet	White	-
Toilet Seat	Kohler	K-20110 Brevia	Quiet close, elongated	White	-
Lavatory	Kohler	K-2032-0	Greenwich 4" center set sink	White	34" to top of deck
Lavatory Fittings	Kohler	Cursiva R30578-4D-CP	Center set Faucet	Brushed Nickel	Matching drain & trap
Drain Pipe Protection	Provide Truebro Lav Guard 2 undersink piping covers or equal for ADA lavatories			-	-
Service Sink	Proflo	PFLT2123	Single basin free standing laundry sink or equal	-	
Service Sink Fittings	Deck-mounted with threaded end for hose connection and with strainer basket				
Drinking Fountain	Halsey Taylor	HRF-E 7433003683	Single fountain non-filtered non-refrigerated	Stainless steel	27" to bottom of unit

Peacham, VT Town Hall Renovation

RESTROOM ACCESSORIES

No.	Item	Manufacturer	Model	Finish	Mounting
1	Baby Changing Station	KoalaKare	KB300	White Granite	48" AFF to top.
2	Grab Bars	36" and 48" stainless steel. See illustration below for mounting requirements.			
3	Toilet Paper Holder	Bobrick	B-76867	SS	See illustration below
4	Mirror	Bobrick	B-165 1836	SS	40" AFF to bottom of mirror
5	Coat Hook	Bobrick	B-5116	Nylon Coated, White	60" AFF
6	Paper Towel Dispenser	Bobrick	B-262	SS	54" AFF to top of unit

