



TA LIESY CONSTRUCTION LLC dba LIESY CONSTRUCTION 12042 SE SUNNYSIDE RD. # 475, CLACKAMAS, OR 97015 O 503-761-6259 F 503-761-1378 CCB 196471 WA-TALIELC882QR

# OUTLINE SPECIFICATION

## 449 STEP BY STEP DAYCARE

### REVISION HISTORY:

1. 11/27/13 Original Outline Specification.

### GENERAL CLARIFICATIONS

1. The Contractor is Liesy Construction.
2. The Architect is Dave Spitzer, DMS Architects, Inc.
3. The Owner is Same Watson and Erika Yoshida.
4. Direct all questions and RFIs to Chuck Conditt / Liesy Construction.
5. Project is currently in permit process.
6. Construction start date is approx. 1<sup>st</sup> week January 2014.
7. Construction schedule duration is approx. 4 months.
8. Construction to be performed and completed in one (1) contiguous construction phase.

### GENERAL INCLUSIONS

1. Scope of Work includes entire property located at 4617 SE Milwaukie Ave., Portland, OR and includes the Child Care Building (11,250sf) and the Dog Care Building (6,030sf) unless noted otherwise.

### GENERAL EXCLUSIONS

1. Excludes all permit, SDC and line extension fees including but not limited to building, fire sprinkler, plumbing, mechanical, and electrical systems.

2. Excludes requirement and cost of Payment and Performance Bond by Contractor or Subcontractors.
3. Excludes requirement and cost of prevailing wage rates and certified payroll. This project is not subject to any State or Federal prevailing wage rates. Prevailing wage rates ARE NOT required for this project.
4. Excludes DMWESB participation requirement by Contractor or Subcontractors. There is no DMWESB participation requirement on this project.
5. Excludes Section 3 requirements. This project is not subject to the requirements of Section 3 of the Housing and Urban Development Act.

## **DIVISION 01 GENERAL REQUIREMENTS**

1. Includes installation of erosion control measures, monitoring, inspections and reporting per SWPPP and City/County requirements.
2. Includes survey and construction staking to determine property line at West property line from 'loading dock' South to edge of property at SE Long St.
3. Includes pre-insulation dry-out, moisture testing and report.
4. Includes weatherization (tarping etc.) of exterior roof and wall areas during course of construction (Dog Care Building during seismic upgrade in particular).
5. Includes rough cleanup during construction by Subcontractors into dumpster(s) on site provided by Contractor.
6. Includes final cleaning consisting of one (1) final clean of all areas at end of construction phase.

## **DIVISION 02 EXISTING CONDITIONS**

1. Includes demolition of existing surfaces and structures as required by the Subcontractor to perform the Subcontractor's scope of work unless noted otherwise. This includes but is not limited to:
  - a. 03 Concrete Subcontractor: Sawcut and demo, see Division 05 Concrete.
  - b. 06 Framing Subcontractor: Demo of existing gypsum board ceilings at Child Care Building for installation of new walls and seismic upgrades per 5/S3.1 and 6/S3.1. Demo of existing torch-down roofing at Dog Care Building for installation of seismic upgrades per 1/S3.1, 2/S3.1, 3/S3.1 and 4/S3.1. Removal, salvage and storage of existing ACT ceiling panels for installation of seismic upgrades per 7/S3.1.
  - c. 07 Roofing Subcontractor: Demo of existing Dog Care Building roofing for installation of new rigid insulation and new TPO roofing.
  - d. 22 Plumbing Contractor: Demo of existing pneumatic piping.
  - e. 26 Electrical Subcontractor: Demo of existing conduit and equipment as required.
2. Includes transport of demolished materials to dumpster(s) on site provided by Contractor. Haul and dump fees by Contractor.
3. Includes removal from site of all sawcut concrete by Subcontractor. Haul and dump fees by Subcontractor.
4. Excludes remedial work and correction of hidden conditions in pre-existing structures and systems, including but not limited to, repair or replacement of plumbing piping, valves, fittings, and fixtures; repair or replacement of wiring, conduit, panel boxes or other electrical equipment; repair or

replacement of wood framing structures including walls, beams, joists, and trusses; and repair, patching, caulking, sealing or replacement of the existing roofing except where new work requires patching of the existing roof.

5. Includes removal and disposal of existing metal gates at Dog Care Building parking area.

### **DIVISION 03 CONCRETE**

1. Demolition, minor excavation, set up and pour new retaining wall at West property line from 'loading dock' South 25'0". Wall to be 6" thick, height to match 'loading dock' surface. Footing, rebar and concrete mix design **TBD**.
2. Sawcut, remove, prep and pour@ existing slab on grade for underground plumbing per sawcut layout to be provided by plumbing subcontractor.
3. Sawcut, remove, prep and pour@ existing slab on grade for new continuous footings at shearwalls per approved structural drawings.
4. Grind existing concrete slab @ common areas, classroom, kitchen and laundry to remove majority of painted surface and achieve smooth finish to match 4'X4' test patch by Contractor in building. Prior to grinding patch deep cavities with material **TBD**. Prior to grinding pour and allow to cure 'patchback' areas for underground plumbing and new continuous footings. After grinding finish concrete floor with clear sealer, material **TBD**.
5. Sawcut and remove partially grouted CMU for new door opening in Dog Care Building per approved structural drawings.
6. Concrete Specifications:
  - a. Footing Mix Design: Per approved structural drawings.
  - b. Footing Rebar Design: Per approved structural drawings.
  - c. Stem and High Wall Mix Design: Per approved structural drawings.
  - d. Stem and High Wall Rebar Design: Per approved structural drawings.
  - e. Slab on Grade Mix Design: Per approved structural drawings.
  - f. Slab on Grade Reinforcing Design: Per approved structural drawings.
  - g. Slab on Grade Finish: Smooth troweled finish.
  - h. Slab on Grade Sealer: (1) coat penetrating sealer.
7. Concrete exterior flatwork as required listed under Division 32 Exterior Improvements.

### **DIVISION 04 MASONRY**

1. Fill opening with new CMU including epoxy dowels, rebar and grout complete in existing CMU wall between Child Care Building and Dog Care Building per approved structural drawings.

## **DIVISION 05 METALS**

1. Includes furnish of all metal fabrications including seismic hardware (except pre-manufactured Simpson hardware), bicycle loops or racks and misc. metal fabrications as required.
2. Includes fabrication and installation of entry canopy, design, details and finish **TBD**.
3. Includes fabrication and installation of structural steel including shop and field welding as required.

## **DIVISION 06 WOOD, PLASTICS & COMPOSITES**

1. Includes wood framing of interior walls complete including supply and install of all materials and labor, including lumber, engineered wood products, trusses, sheathing, hangers, bolts, hold downs, and other connective or structural rough hardware, fasteners and adhesives.
2. Includes furnish and installation of all pre-manufactured (Simpson) rough hardware, bolts, washers, nuts, threaded rod, dowels, epoxy and other fasteners for same.
3. Includes furnish of all bolts, washers, nuts, threaded rod, dowels, epoxy and other fasteners for fabricated metal hardware.
4. Includes installation of all fabricated metal hardware.
5. Includes kiln-dried framing lumber.
6. Excludes FSC certified lumber.
7. Includes pressure-treated lumber where required by code requirements, industry standard or per approved structural drawings.
8. Includes joist hangers and rough hardware installed per code, manufacturer's installation instructions and per approved structural drawings and specifications:
  - a. Manufacturer: Simpson Strong-Tie Company Inc.
  - b. Model Numbers: Per approved structural drawings.
9. Includes design and layout drawings with Engineer's wet stamp by Subcontractor for engineered floor system complete, for submittal and approval.
10. Includes joist system constructed per approved structural drawings.
11. Includes joists and beams wet-set into joist hangers and rough hardware using construction adhesive.
12. Subfloor sheathing constructed per approved structural drawings attached with construction adhesive and screws.
13. Includes load-bearing door, window and opening headers per approved structural drawings.
14. Includes non-bearing door, window and opening headers to be constructed of (1) 4"X 6" member.
15. Includes shear panels to be constructed per approved structural drawings.
16. Includes solid 1-1/2" blocking to be installed at all interior walls at attachment points for stair rails, handrails, current and future ADA grab rails in all bathrooms, toilet accessories, plumbing wall-mount fixtures, kitchen equipment, upper cabinets and window coverings.
17. Includes furnish and installation of interior trim (millwork) per specifications:
  - a. Note all dimensions are actual sizes.
  - b. Windows: No trim, gypsum board wrap (4) sides.
  - c. Storefront at Child Care Building: No trim, gypsum board wrap (4) sides.

- d. Storefront at Dog Care Building: No trim, CMU.
- e. Doors, Swing: No trim, frames and casing to be Timely, listed under Division 08 Openings.
- f. Doors, Overhead: No trim, gypsum board wrap (3) sides. Sills to be stain-grade " X 10" dimensional lumber, DF#1 Select, all edges routed 1/8" radius, sanded in preparation for clear finish by Painting Subcontractor. Attachment to walls **TBD**.
- g. Base: Per Room Finish Schedule. OPTION: Primed paint-grade MDF #618 1/2" X 5-1/4" base with # H 451 7/16" X 11/16" Shoe at Classrooms, Common, Office, Exercise and Storage.

18. Excludes AWWI certificates for interior trim carpentry.

## **DIVISION 07 THERMAL AND MOISTURE PROTECTION**

- 1. Includes fiberglass insulation per specifications:
  - a. Underfloor: None.
  - b. Roof, Flat Ceiling at ACT: Replace disturbed insulation, match existing.
  - c. Roof, Vaulted at Child Care Building: R-30 unfaced batts with visqueen vapor barrier where ceilings opened for installation of seismic upgrades.
  - d. Walls, Exterior: None.
  - e. Walls, Interior: R-11 unfaced batts at all interior walls, R-11 soundproofing at interior walls at 'Infant' rooms.
  - f. Floor/Ceiling Assembly: R-11 unfaced batts at all joist spaces.
  - g. Exterior Door Jambs: Batt insulation strips, no spray foam.
  - h. Plate and Sill penetrations: Spray foam seal per code.
- 2. Includes gutter and downspout at trash enclosure only. Details **TBD**.
- 3. Includes UL approved fire caulking at all penetrations through fire-rated assemblies.
- 4. Excludes waterproofing at exterior concrete walls.
- 5. Excludes all roofing work at Child Care Building including but not limited to patching, repair, caulking, flashing or replacement of existing roof.
- 6. Includes roofing at Dog Care Building per specifications:
  - a. Roofing Type: TPO
  - b. Manufacturer: Versico
  - c. Model / Series: 60 mil
  - d. Attachment: Mechanically fastened membrane, fully adhered membrane at vertical surfaces.
  - e. Style: N/A
  - f. Color: White (standard)
  - g. Warranty: 20-year.
  - h. Ice and Water Shield: N/A
  - i. Valley Detail: N/A

- j. Venting type: None.
  - k. Sheet metal flashing thickness: 26 Ga.
  - l. Sheet metal flashing finish: Pre-finished.
  - m. Sheet metal flashing color: TBD
  - n. Roof Drains: TPO
  - o. Piping and Venting Boots: TPO pipe boots.
7. Excludes exterior system work including but not limited to patching, repair, caulking, flashing or new installation of siding, architectural metal, stucco, plaster, concrete, CMU or other existing materials. This exclusion also pertains to any required preparation of the building exterior for painting beyond power-washing.

## **DIVISION 08 OPENINGS**

- 1. Includes doors per Door Schedule.
- 2. Includes replacement of storefront at Child Care Building and new storefront at entrance to Dog Care Building.
  - a. Manufacturer / Supplier: TBD
  - b. Model / Series: TBD
  - c. Material: Aluminum.
  - d. Finish: Pre-finished.
  - e. Color: Natural Aluminum.
- 3. Includes interior swing door frames per door schedule and specifications:
  - a. Manufacturer / Supplier: Timely
  - b. Model / Series: Classic Frame, S-Series, 20 Ga.
  - c. Material: Steel.
  - d. Finish: Pre-finished.
  - e. Color: Alumatone SC-108
  - f. Casing: Timely TA-23
  - g. Casing Material: Aluminum.
  - h. Casing Finish/Color: Natural Aluminum.
- 4. Includes interior swing doors per door schedule and specifications:
  - a. Manufacturer / Supplier: Lynden or equivalent.
  - b. Model / Series: CD-200 or equivalent.
  - c. Material: Particle Board core, veneer surface.
  - d. Type: Solid core.
  - e. Thickness: 1-3/4"
  - f. Style: Flush.
  - g. Species: Birch to match existing doors.
  - h. Finish: Pre-finished.

- i. Color: Clear finish. Note: New doors will have 'white look' that will yellow over time to approx. match existing doors.
  - j. Fire rating: None.
- 5. Includes door hardware and hinges per door schedule. Door hardware to **TBD** and to match existing door hardware in style, finish and quality. Subcontractor to provide product information for review and approval by the Owner.
- 6. Includes overhead doors per door schedule and specifications:
  - a. Manufacturer: Overhead Door Company.
  - b. Model: 521 Series.
  - c. Material: Aluminum.
  - d. Insulation: None.
  - e. Finish: Pre-finished.
  - f. Color: Natural Aluminum.
  - g. Windows / Lites: All panels per Door Schedule.
  - h. Operator: Manual, no power operator.
- 7. Includes removal and disposal of two (2) existing overhead doors.

## **DIVISION 09 FINISHES**

- 1. Includes gypsum board at new walls and ceiling, and patch at existing walls and ceilings per approved drawings and specifications:
  - a. Gypsum board thickness: 5/8"
  - b. Gypsum board type, standard: Type X
  - c. Gypsum board type, damp areas: Water-resistant gypsum board (Greenboard).
  - d. Gypsum board finish level: Level 4.
  - e. Primer: Product TBD, spray-applied prior to texture.
  - f. Texture: Match existing texture (Medium orange peel).
  - g. Corner Detail: Square corners.
  - h. Door Opening Detail: No gypsum board wrap on jambs or header.
  - i. Overhead Door Opening detail: Gypsum board wrap (3) sides.
  - j. Window Opening detail: Gypsum board wrap (4) sides.
  - k. Exterior gypsum board: Not required.
- 2. Includes Fiberglass Reinforced Plastic (FRP) panel in Commercial Kitchen per drawings. Subcontractor to provide product information for review and approval by the Owner.
- 3. Includes metal studs at Electrical Equipment Room, commercial kitchen Type I hood exhaust, and otherwise as shown on drawings.
- 4. Includes flooring per Room Finish Schedule in the **Child Care Building only**. Subcontractor to provide product information for review and approval by the Owner.

5. Includes complete painting of interior of **Child Care Building only**. Includes painting of the exterior of the Child Care Building and the Dog Care Building. Exterior paint preparation to include power washing of existing building only. Specifications:
  - a. Exterior paint colors: (1) body color **TBD** and (1) trim color **TBD**.
  - b. Exterior paint sheen: Satin
  - c. Exterior wall application: (2) coats spray-applied acrylic latex.
  - d. Exterior trim application: (2) coats brush, roller and/or spray-applied acrylic latex.
  - e. Interior wall colors: (1) color **TBD**.
  - f. Interior wall sheen: Eggshell.
  - g. Interior wall application: (2) coats spray-applied and backrolled latex.
  - h. Interior ceiling color: To match wall color.
  - i. Interior ceiling sheen: To match wall sheen.
  - j. Interior ceiling application: (2) coats spray-applied and backrolled latex.
  - k. Interior trim color: (1) color **TBD**.
  - l. Interior trim sheen: Semi-gloss.
  - m. Interior trim application: (1) coat brush, roller or spray-applied latex enamel.
  - n. Interior stair grab rails: No painting.
  - o. Interior metal railings: No painting.
  - p. Interior doors and frames: No painting, pre-finished by others.
  - q. Cabinets: Pre-finished by others.
6. Includes installation only of tile wainscot at three (3) Classroom area bathrooms per specifications. Tile to be supplied by Owner:
  - a. Tile Type: By Owner, stocked on site for Subcontractor review.
  - b. Manufacturer: By Owner, stocked on site for Subcontractor review.
  - c. Model /Style: By Owner, stocked on site for Subcontractor review.
  - d. Tile Size: 3" X 6" set in brickset style.
  - e. Tile Color: Various colors.
  - f. Grout Thickness: **TBD**
  - g. Grout Type: **TBD**
  - h. Grout Color: **TBD**
  - i. Underlayment: None.
  - j. Wainscot Height: 30" AFF.

## **DIVISION 10 SPECIALTIES**

1. Includes interior signage as required by code and ADA requirements.
2. Excludes exterior building or monument sign.
3. Includes toilet accessories in bathrooms per drawings, per code and ADA requirements. Subcontractor to provide product information for review and approval by the Owner.
4. Includes mirrors at bathrooms per drawings and specifications:



- |                     |  |
|---------------------|--|
| a. Size:            | Per drawings.                                |
| b. Edge Detail:     | Flat polished edges.                         |
| c. Mounting:        | J-channel bottom mounting and wall adhesive. |
| d. Mounting Finish: | Chrome.                                      |
5. Includes ADA grab bars as required.
  9. Includes fire extinguishers and cabinets.
  6. Excludes mailbox(es) or mailbox units.
  7. Excludes medicine cabinets.
  8. Includes Knox box.

## **DIVISION 11 EQUIPMENT**

1. Includes appliances per specifications. Subcontractor to provide product information for review and approval by the Owner.
 

a. Washer:	Commercial laundry type, <b>TBD</b> .
b. Dryer:	Commercial laundry type, <b>TBD</b> .
2. Includes complete commercial kitchen per drawings and Fixtures and Equipment Schedule. Equivalent products may be substituted.
3. Excludes pneumatic transport systems.
4. Excludes integral vacuum system.

## **DIVISION 12 FURNISHINGS**

1. Includes furnish and installation of casework (cabinetry) per drawings and specifications. Subcontractor to provide product information for review and approval by the Owner.
 

a. Diaper area casework:	Details <b>TBD</b> .
b. Lounge:	Existing casework, no new work.
c. Commercial Kitchen:	No casework.
2. Excludes window coverings.
3. Excludes WI or FSC certified cabinetry.
4. Includes countertops at laundry rooms to be plastic laminate per specifications:
 

a. Manufacturer:	Formica or equivalent.
b. Model Number:	<b>TBD</b>
c. Color:	<b>TBD</b>
d. Edge Style:	Square edge matching material.
e. Backsplash:	4" plastic laminate.
5. Excludes pre-manufactured or fabricated bicycle lockers or storage units.

## **DIVISION 13 SPECIAL CONSTRUCTION**

1. None.

#### **DIVISION 14 CONVEYING SYSTEMS**

1. None.

#### **DIVISION 21 FIRE SUPPRESSION**

1. Includes design and layout drawings with Engineer's wet stamp by Subcontractor for fire sprinkler system complete, for submittal and approval.
2. Includes complete NFPA-13 fire sprinkler system per code and approved fire sprinkler drawings.
3. Includes underground fire sprinkler vault, valve(s), lateral piping and connection to existing main.
4. Excludes fire sprinkler system in trash enclosure.

#### **DIVISION 22 PLUMBING**

1. Includes design and layout drawings with Engineer's wet stamp by Subcontractor for plumbing system complete, for submittal and approval.
2. Includes complete plumbing system for domestic water, sanitary sewer, venting and per code and approved plumbing drawings.
3. Includes plumbing fixtures per drawings. Subcontractor to provide product information for review and approval by the Owner.
4. Includes sawcut layout to be provided in coordination with the plumbing subcontractor.
5. Excludes radon piping or venting.
6. Includes provision for trash enclosure floor drain and roof drain into existing storm system, including trenching and backfill.

#### **DIVISION 23 HEATING, VENTILATION AND AIR CONDITIONING**

1. Includes design and layout drawings with Engineer's wet stamp by Subcontractor for HVAC system complete, for submittal and approval.
2. Includes additions to the existing heating, ventilating and air conditioning system per code and approved HVAC drawings.
3. Includes commercial kitchen Type I exhaust hood system complete, to include hood, venting, air unit and fire suppression system.
4. Includes gas line piping as required.

#### **DIVISION 26 ELECTRICAL**

1. Includes design and layout drawings with Engineer's wet stamp by Subcontractor for electrical system complete, for submittal and approval.
2. Includes complete electrical line-voltage and low-voltage system per code and approved electrical drawings.
3. Excludes street lighting bases, poles, trenching, conduit or wiring.
4. Excludes site lighting including but not limited to bollard lights, walk lighting and flush lights.
5. Includes building-mounted exterior lighting per approved electrical drawings.
6. Includes interior and exterior lighting fixtures. Subcontractor to provide product information for review and approval by the Owner.

## **DIVISION 27 COMMUNICATIONS**

1. Includes telephone and cable wiring per code and approved electrical drawings.

## **DIVISION 28 ELECTRONIC SAFETY AND SECURITY**

1. Includes access control system. Subcontractor to provide product information for review and approval by the Owner.
2. Includes security camera or CCTV system. Subcontractor to provide product information for review and approval by the Owner.

## **DIVISION 31 EARTHWORK**

1. Includes excavation for footings and new retaining wall.
2. Includes trenching and backfill for utility piping and conduit.
3. Excludes foundation or footing drain system.
4. Excludes rain drain system.
5. Includes import or export of materials as necessary.

## **DIVISION 32 EXTERIOR IMPROVEMENTS**

1. Includes site concrete (flatwork) at trash enclosure, details TBD.
1. Includes landscaping and irrigation per approved landscape drawings. Subcontractor to provide product information for review and approval by the Owner.
2. Includes sand fill for play area adjacent to 'loading dock'.
2. Excludes all exterior fencing and gates.
3. Excludes Dog Care Building interior fencing and gates.
4. Includes trash enclosure to consist of concrete slab floor, wood framed walls and roof structure, wood framed gates with hinge and latch hardware, floor drain, gutters and downspouts, connection of floor drain and roof drain into existing storm system. Details TBD.
5. Excludes roof over bicycle parking at south of building. To be incorporated under metal entry canopy, details TBD.

6. Includes asphalt overlay per drawings and asphalt patching of underground trenching as required.

### **DIVISION 33 UTILITIES**

1. Excludes all trenching, conduit, wiring and backfill of trenching for franchise telephone and cable utilities.
2. Excludes all water meters, gas meters and fire hydrants.

**END OF OUTLINE SPECIFICATIONS**