



Northgate Hampton Inn & Suites

by Hilton

**9550 First Avenue N.E.
Seattle, Washington**

PROJECT MANUAL

Revised March 6, 2015

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DIVISION 00 - PROCUREMENT AND CONTRACTING REQUIREMENTS

- 00 3132 REFERENCED GEOTECHNICAL DATA:
This project is to comply with the recommendations of the Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report for this development prepared by Associated Earth Sciences Incorporated; Kirkland Washington, dated October 15, 2012 and Revised July 11, 2014. This Separate Document is incorporated here by reference only.

DIVISION 01 - GENERAL REQUIREMENTS: Incorporated here by reference only.

Special Note:

Brand Standards for Hampton Inn prepared by Hilton Worldwide (most current edition), are incorporated herein as Requirements of this Project. The Brand Standards include current Style Initiatives such as the Forever Young Initiative (FYI), in addition to specific functional and technical requirements.

Hilton requires final finish material selections including colors and patterns together with specific equipment submittals prepared by the Owner, Owner's Representatives and/or the Contractor be submitted to Hilton for detailed Review and Approval by Hilton Global Design Services. Comprehensive Brand Standards, Submittal Checklists and required Submittal forms are available on the Hilton Worldwide web site.

DIVISION 02 – DEMOLITION

- 02 4116 Structure Demolition
02 4120 Building Demolition

DIVISION 03 - CONCRETE

- 03 1000 Concrete Forming
03 2000 Concrete Reinforcing
03 3000 Cast-in-Place Concrete
03 3300 Under-Slab Vapor Retarder
03 3500 Concrete Finishing
03 5413 Gypsum Concrete Underlayment
03 3800 Post-tensioned Concrete
03 4910 Glass Fiber Reinforced Concrete

DIVISION 04 - MASONRY

- 04 0513 Masonry Mortaring
04 0516 Masonry Grouting
04 2000 Unit Masonry

DIVISION 05 - METALS

- 05 1200 Structural Steel Framing:
05 4000 Cold-Formed Framing
05 5000 Metal Fabrications

DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

- 06 1000 Rough Carpentry
06 1100 Framing and Sheathing
06 1643 Exterior Gypsum Sheathing

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

- 07 1700 Bentonite Waterproofing
07 1900 Water Repellents
07 2113 Board Insulation
07 2115 Thermal Batt Insulation

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07 2119	Foamed-in-Place Thermal Insulation
07 2200	Roof Insulation
07 2400	Exterior Insulation and Finish System (EIFS)
07 2800	Self-Adhered Sheet Membrane Air, Vapor and Rain Barrier
07 4213	Preformed Architectural Metal Wall Panels
07 5400	TPO Roofing
07 6200	Sheet Metal Flashing and Trim
07 8400	Firestopping
07 9200	Joint Sealers

DIVISION 08 - OPENINGS

08 1113	Hollow Metal Doors and Frames.
08 1116	Aluminum Doors and Frames.
08 1416	Flush Wood Doors
08 3100	Access Doors and Panels
08 3326	Overhead Coiling Grille
08 4113	Aluminum-Framed Entrances and Storefronts.
08 4229	Automatic Entrances
08 5320	Commercial Grade Vinyl Windows, Steel Reinforced
08 7100	Door Hardware
08 8000	Glazing
08 9000	Louvers & Vents

DIVISION 09 - FINISHES

09 2900	Gypsum Board Assemblies
09 5100	Acoustical Ceilings
09 9100	Painting (<i>Reserved, Interiors</i>)

DIVISION 10 - SPECIALTIES

10 2115	Plastic-Laminate-Clad Toilet Compartments
10 2600	Wall and Door Protection (<i>Withdrawn, Reserved for Interiors</i>)
10 2813	Toilet Accessories (<i>Staff Restrooms Only</i>)
10 2819	Shower Enclosures (<i>Withdrawn, Reserved for Interiors</i>)
10 4413	Fire Extinguishers and Cabinets
10 7500	Flagpole

DIVISION 11 - EQUIPMENT

11 2300	Commercial Laundry Equipment
11 2513	Safety Deposit Boxes
11 3100	Appliances

DIVISION 12 – FURNISHINGS

(*Division Reserved, Interiors*)

DIVISION 13 - SPECIAL CONSTRUCTION

13 1100	Swimming Pools and Spas: (Not Included.) Pool, Pool Deck, pool specialty mechanical and electrical systems for pool operation, accessories, graphics and equipment will be separate Design/Build Contract. Coordination will be required.
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DIVISION 14 - CONVEYING EQUIPMENT

14 2123	Electric Gearless MRL Passenger Elevators
14 9100	Laundry (Linen) Chute

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DIVISION 31 **EARTHWORK:** Reference Additional Requirements on Civil and Structural Drawings
31 5000 Excavation Support Systems

DIVISION 32 - EXTERIOR IMPROVEMENTS: Reference Requirements on Civil and Landscape Drawings
32 1726 Surface Applied Tactile Warning Surfacing

DIVISION 33 – SITE UTILITIES: Reference Requirements on Civil, Landscape and Electrical Drawings

SCHEDULES

Fitness Equipment Schedule: Reference Hampton Brand Standards

Hampton Inn Guest Room FF&E Schedule: Reference Hampton Brand Standards and “FYI” Design Guide.

Hampton Inn Equipment Schedule: Reference Hampton Brand Standards.

Ice Machine Equipment Schedule: Reference Hampton Brand Standards.

Kitchen Equipment Fixture Schedule: Reference Section 11 3100 Appliances and additionally, the Hampton Brand Standards.

Laundry Equipment Schedule: Reference Hampton Brand Standards.

Lighting Fixture Schedule: See Requirements on Electrical Drawings

Plumbing Fixture Schedule: See Requirements on Plumbing Drawings

Pool Equipment Schedule: Not included; See Note under Division 13 above.

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**SECTION 02 4116
STRUCTURE DEMOLITION**

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Demolition of retaining wall and utility structures not addressed in Section 02 4120.
 - 2. Demolition and removal of rockeries and on-grade stair as indicated
 - 3. Demolition of miscellaneous abandoned foundations, plinths, piers or equipment slabs, apparent or discovered in the normal course of this Work.
 - 4. Disconnection, capping and removal of utilities indicated.
 - 5. Demolition of concrete flatwork, walks, paving, curbs, gutters and site improvements indicated.
 - 6. Removal, transport and disposal of materials from site.
- B. Related Sections:
 - 1. Section 02 4120 Building Demolition

1.2 SUBMITTALS

- A. Submittals for Review:
Not Used
- B. Quality Control Submittals: Submit prior to beginning demolition:
 - 1. Permits authorizing building demolition.
 - 2. Certificates of severance of utility services.
 - 3. Permit(s) for transportation and disposal of debris.
- C. Closeout Submittals:
 - 1. Indicate location and sizes of any existing pier, pile or foundation discovered but not otherwise removed.

1.3 REGULATORY REQUIREMENTS

- A. Comply with applicable codes, ordinances, rules, and regulations; including, but not limited to: those for demolition, protection of groundwater, control of wastewater and surface runoff, control of safe transportation and legal disposal or recycling of debris.
- B. Arrange for, obtain permits and certificates for, and pay fees required for:
 - 1. Transportation and disposal or recycling of debris.
 - 2. Demolition.
 - 3. Utility Locates, utility severance or relocation, including removing meters and capping lines.
 - 4. Use or closing of streets, sidewalks, or other public places.
 - 5. Other permits and fees arising from compliance with applicable codes, ordinances, rules and regulations required in paragraph 1.3.A, above.
- C. Conform to applicable codes if hazardous or contaminated materials are discovered.

1.4 COORDINATION

- A. Coordinate all Work of this Section with additional requirements indicated in the Architectural, Civil, Shoring and Structural Drawings for site demolition; the location, disconnection, capping, relocation or removal of utilities; work within the public Right of Way, control of surface runoff, protection of improvements or landscape on adjacent properties, excavation and requirements for Geotechnical Special Inspection.

1. Coordinate and schedule relocation of existing Fire Hydrant with General Contractor and Seattle Fire Department.
 2. Do not disturb operation of existing Hydrant until prepared to relocate or replace the hydrant at its new location to provide the least disruption of service.
- B. Comply with all recommendations of the Geotechnical Report relative to protection of undisturbed subsurface soils and slopes.
- C. Coordinate and schedule all work related to removal of existing soil-retaining structures around the site perimeter (selected rockeries and site retaining walls) with the General Contractor and its excavation and shoring subcontractors.

PART 2 PRODUCTS

Not used

PART 3 EXECUTION

3.1 PREPARATION

- A. Prior to beginning demolition, verify that:
1. Structures are unoccupied and removed from service.
 2. Temporary controls and devices are in place and operational.
 3. All surface or underground Utilities in vicinity of the Work have been located and visually marked by utility-location service authorized by the specific utility provider and temporarily or permanently disconnected.
 4. Items salvaged for Owner are removed and stored in designated area.

3.2 DEMOLITION

- A. Demolish the principal building on site in accordance with Section 02 4120 Building Demolition.
- B. Minimize noise and spread of dirt and dust.
1. Comply with City of Seattle limitations on hours of active onsite work.
 2. Sprinkle debris, and use temporary closures as necessary to limit dust to lowest practical level.
 3. Do not use water to extent causing flooding, contaminated runoff, or icing.
- B. Begin demolition at top of each structure and proceed to lowest level, not using explosives.
- C. Provide measures necessary to prevent onsite new soil or groundwater contamination while removing existing Oil/Water Separator and related systems.
- D. Break concrete and masonry into sections less than 3 feet in any dimension, or less if required for transport or disposal.
- E. Remove slabs and foundations to their full depth.
- F. Remove tops of pier, or pile foundation elements to a minimum of 24 inches below the anticipated lowest base elevation for new footings or structural fill, whichever is lower. Document any remaining foundation locations and sizes for future use.
- G. Remove below grade wood and metal.
- H. Remove walks, paving, curbs, gutters, indicated light poles and bases site improvements.
- I. Remove underground utilities back to locations indicated or to points of termination agreed to with serving utility services. Flag and identify underground utilities to remain.

- J. Backfill excavations in maximum 10 inch deep, loose, even, horizontal lifts, using fill of a type approved by the Geotechnical Engineer of Record. Uniformly compact each lift to density required by the Geotechnical Engineer for the fill material utilized.
- K. Uniformly grade areas not requiring backfill to smooth surface. Protect undisturbed subsurface soils as recommended in the Geotechnical Report or as required by the Geotechnical Engineer of Record.

3.3 MATERIAL DISPOSAL

- A. Salvage: Remove, protect, and relocate materials designated to remain property of Owner.
- B. Disposal:
 - 1. Materials, equipment, and debris resulting from demolition operations become property of Contractor.
 - 2. Do not store or burn materials on site.
 - 3. Remove debris as soon as practical.
 - 4. Transport debris in trucks properly licensed and safely equipped for the load carried. Cover debris in trucks to prevent spillage or dust during transport.
 - 5. Transport debris to legally licensed off- site disposal area and legally dispose of.

END OF SECTION

**SECTION 02 4120
BUILDING DEMOLITION**

PART 1 GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Removal of designated building construction, equipment, and fixtures.
 - 2. Identification of utilities.
- B. Related Sections:
 - 1. Section 02 4116 Structure Demolition

1.2 SUBMITTALS

- A. Submittals for Review:
Not Used
- B. Quality Control Submittals: Submit prior to beginning demolition:
 - 1. Permits authorizing building demolition.
 - 2. Certificates of severance of utility services.
 - 3. Permit(s) for transportation and disposal of debris.

1.3 REGULATORY REQUIREMENTS

- A. Comply with applicable codes, ordinances, rules, and regulations; including, but not limited to: those for demolition, protection of groundwater, control of wastewater and surface runoff, control of safe transportation and legal disposal or recycling of debris.
- B. Arrange for, obtain permits and certificates for, and pay fees required for:
 - 1. Transportation and disposal or recycling of debris.
 - 2. Demolition.
 - 3. Utility Locates, utility severance or relocation, including removing meters and capping lines.
 - 4. Use or closing of streets, sidewalks, or other public places.
 - 5. Other permits and fees arising from compliance with applicable codes, ordinances, rules and regulations required in paragraph 1.3.A, above.
- C. Conform to applicable codes if hazardous or contaminated materials are discovered.
- D. Notify affected utility companies before starting work and comply with their requirements.
- E. Do not close or obstruct exits while work continues inside structure.
- F. Do not disable or disrupt building fire or life safety systems without 3 days prior written notice to Owner.

1.4 PROJECT CONDITIONS

- A. Minimize interference with streets, walks, public right-of-ways, and adjacent facilities.
- B. If hazardous materials are discovered, notify the appropriate Authority Having Jurisdiction and the Owner's Representative. Conform to the Authority's or Agency's regulations and instructions for the type(s) of material discovered.

- C. If any of the following conditions are encountered, cease work immediately, notify property Owner or Seattle Engineering Department. Take immediate steps to stabilize immediate area and protect public safety.
 - 1. Existing public Right-of-Way improvements or utilities therein are in danger of disruptive movement, subsidence or collapse.
 - 2. Site Improvements or existing grades on adjacent private properties are in danger of disruptive movement, subsidence or collapse.
- D. If materials or conditions encountered differ from those designated or reasonably anticipated in the Geotechnical Report, Survey, or Contract Documents, contact the Geotechnical Engineer of Record or the Architect, as appropriate.

PART 2 PRODUCTS

Not used

PART 3 EXECUTION

3.1 PREPARATION

- A. Prior to beginning demolition:
 - 1. Erect temporary partitions, barricades, warning devices, and controls to ensure worker and public safety.
 - 2. Ensure all surface or underground Utilities in vicinity of the Work have been located and visually marked by utility-location service authorized by the specific utility provider and have been temporarily or permanently disconnected.

3.2 DEMOLITION

- A. Remove existing building in its entirety.
- B. Minimize noise and spread of dirt and dust.
 - 1. Comply with City of Seattle limitations on hours of active onsite work.
- C. Assign work to trades skilled in procedures involved.
- D. Plug ends of disconnected utilities with threaded or welded caps.
- E. Protect and support active utilities designated to remain. Post warning signs showing location and type of utility and type of hazard.

1.1 MATERIAL DISPOSAL

- A. Salvage: Remove, protect, and relocate materials designated to remain property of Owner.
- B. Disposal:
 - 1. Materials, equipment, and debris resulting from demolition operations become property of Contractor.
 - 2. Do not store or burn materials on site.
 - 3. Remove debris as soon as practical.
 - 4. Transport debris in trucks properly licensed and safely equipped for the load carried. Cover debris in trucks to prevent spillage or dust during transport.
 - 5. Transport debris to legally licensed off- site disposal area and legally dispose of.

END OF SECTION