

SCHEMATIC OUTLINE SPECIFICATIONS
Harvard C.O.A./Senior Center
16 Lancaster County Road

September 23, 2021 *edits from the 9/22 PBC meeting

PROJECT DESCRIPTION

The proposed C.O.A./Senior Center is proposed to be located in a single story building located at 16 Lancaster County Road. The project includes a single phase renovation of the existing building. The renovated area is approximately 5,400 square feet.

ITEM	SCOPE
3 CONCRETE	
Concrete Flatwork	<ul style="list-style-type: none">• Concrete slabs and vapor barrier infill for new under slab plumbing as necessary.• Includes normal weight concrete.
Welded Wire Mesh	<ul style="list-style-type: none">• Includes welded wire mesh necessary to reinforce concrete flat work.
4 MASONRY	
Unit Masonry	<ul style="list-style-type: none">• Exterior pavers over peastone at the terrace.
5 METALS	
Cold-Formed Metal Framing	<ul style="list-style-type: none">• Includes all interior non-loading bearing metal framing.
Metal Fabrications	<ul style="list-style-type: none">• Includes as required all casework and equipment supports.
6 WOOD & PLASTICS	
Rough Carpentry	<ul style="list-style-type: none">• Includes rough fire retardant treated blocking as required to support interior items such as door frames, casework, handrails, plumbing fixtures and accessories.
Finish Carpentry	<ul style="list-style-type: none">• Includes interior plastic laminate custom casework and solid surface counters at sink base locations. Integral solid surface sinks at sink bases and wet locations.
7 THERMAL & MOISTURE PROTECTION	
Building Insulation	<ul style="list-style-type: none">• Includes batt insulation at interior partitions for soundproofing.

Through-Penetration Fire Stop Systems	<ul style="list-style-type: none"> Includes through-penetration firestop at all floor and wall penetrations.
Joint Sealants	<ul style="list-style-type: none"> Includes caulking and sealants as required for a watertight structure. Includes all windows, doors, louvers and expansion joints. Includes all interior joint sealants for doors, frames and casework. Includes UL approved fire stopping joint systems at all fire rated and smoke rated wall penetrations. Includes acoustical and non-fire rated joint systems at all wall and floor penetrations. Includes sealants between dissimilar materials such as casework to gypsum wall board, hollow metal frames to gypsum wall board, and plumbing fixtures to gypsum wall board.
8 DOORS & WINDOWS	
Door Hardware Automatic Door Hardware	<ul style="list-style-type: none"> Includes commercial grade finish hardware. Automatic door hardware for unit entrance doors not included. The existing automatic door hardware will be re-used. Tom confirmed that the existing operators are in good working condition.
Doors & Frames	<ul style="list-style-type: none"> Includes hollow metal knockdown interior frames at doors and borrowed lites. Frames over 3'-0" to be welded type. Insulated Fiberglass full light exterior doors two sets at the terrace and two sets between assembly areas.
Wood Doors	<ul style="list-style-type: none"> Includes solid core red oak veneer, clear finish interior door slabs. Includes fire rated doors are where required.
Access Doors	<ul style="list-style-type: none"> Includes access doors through rated and non-rated wall and hard ceiling assemblies where required.
Aluminum Windows	<ul style="list-style-type: none"> Not included
Glass & Glazing	<ul style="list-style-type: none"> Includes exterior clear low-e warm edge spacer insulated glass; interior clear glazing and interior clear fire rated glazing

	<p>for doors where required.</p> <ul style="list-style-type: none"> Includes door sidelights and vision panels interior glazing.
9 FINISHES	
Gypsum Board Assemblies	<ul style="list-style-type: none"> Includes interior wall metal stud framing with 5/8 gypsum board each side, sound attenuation batts. Includes fire rated partitions at storage and mechanical/electrical areas. All walls, interior partitions and demising walls shall be full height to underside of existing drywall at the underside of the roof trusses. <ul style="list-style-type: none"> Includes level 5 gypsum wall finish. Includes drywall soffits in assembly and sitting areas to create visual interest.
Resilient Flooring	<ul style="list-style-type: none"> Includes Luxury Vinyl Plank throughout the project
Acoustical Tile Ceilings	<ul style="list-style-type: none"> Includes 2' x 2' suspended mineral fiber acoustical tile ceilings with reveal edge and aluminum grid in all areas that have new partitions. Rooms that maintain their existing partitions shall maintain their ceiling (tiles from demoed areas can be salvaged for this purpose). Ceilings shall conform with the building code as it relates to seismic requirements. Washable/Scrubbable tile in the kitchen?
Carpeting/Mats	<ul style="list-style-type: none"> Includes carpet tile in all offices and corridors. Includes wall to wall entry style mat at vestibule.
Wall Protection	<ul style="list-style-type: none"> Includes surface corner guards with fully fastened aluminum retainers clips through-out corridors.
Painting	<ul style="list-style-type: none"> Includes primer and painting (two finish coats) of all interior wall and hard ceiling surfaces. Includes painted metal frames. Includes painting of exterior trim to change the color and rebrand the building.
10 SPECIALTIES	
Miscellaneous Specialties	<ul style="list-style-type: none"> Includes toilet accessories for all toilets. Includes fire extinguishers and recessed cabinets. Exterior sign at gabled end at building front façade.

	<ul style="list-style-type: none"> • Interior signage. • New Modernfold movable partition to separate assembly areas is Add Alternate 2. It would replace the two pair of insulated glass doors. • Retractable awning at the terrace.
11 EQUIPMENT (BY OWNER)	
12 FURNISHINGS (BY OWNER)	
13 SPECIAL CONSTRUCTION (NIC)	
14 CONVEYING SYSTEMS (NIC)	

15 MECHANICAL	
Plumbing and Medical Gas	Refer to Engineers Basis of Design, Outline Specifications
HVAC	Refer to Engineers Basis of Design, Outline Specifications
Fire Protection	Refer to Engineers Basis of Design, Outline Specifications
16 ELECTRICAL	
Building Electrical System Lighting Fire Alarm System Telephone/Data Systems	Refer to Engineers Basis of Design, Outline Specifications <ul style="list-style-type: none"> • Carry \$2,000 for AV wiring at assembly area.

Site upgrades

- reworking of front entry sidewalk and curbing and sidewalk to the right of the building to make it safe and ADA compliant.
- New landscape pavers

Exterior building façade scope (\$15k Allowance)

- Paint existing trim to rebrand the building.
- Misc. repairs such as insect damage at side canopy.
- New gutter at terrace to divert water from pavers.
- **Repairing/restriping the parking lots is not included.**

Hazardous Materials

- Not included

Kitchen Equipment

- Not included

Automatic Sprinkler System

- To be determined.

Septic System Upgrades

- Not included

Water Service Upgrades

- Not included

Grease Trap

- A small, under the kitchen pot sink grease trap is included. A whole kitchen grease trap is not included.

IT equipment and computers

- Not included
- AV system drop down screen and ceiling mounted projector in the large assembly room Not Included.

Furniture, Fixtures and Equipment

- Not Included

Not Included = Not included in construction estimate. The Town may need to carry cost for this scope outside the construction estimate.

Note:

ADD Alternate #1 – Whole building standby power generator (see electrical BoD)

ADD Alternate #2 – Modernfold movable partition in lieu of two double doors between assembly areas.