

- D. Installation:
1. Comply with ANSI 108 series standard specifications and Tile Council of America, Handbook for Ceramic Tile Installation.
 2. Layout tile in grid pattern with alignment of grids, to provide uniform joint width, and to minimize cutting.
 3. Grout, cure, clean and protect tile surfaces.

SECTION 095100 – ACOUSTICAL CEILINGS

- A. Summary:
1. Provide acoustical lay-in ceilings, trim, and metal suspension system.

B. Submittals: Submit product data, samples.

- C. Products:
1. Products: As selected by Architect complying with the following.
 2. Acoustical Tile Ceilings: Refer to Finish Schedule.
 3. Suspension Systems:
 - a. Exposed grid suspension system, ASTM C 635 intermediate duty classification.
 - b. Fire-Rating: Non-fire-resistance rated suspension system.
 - c. Fire-Rating: Fire-resistance rated suspension system.
 - d. Suspension System Accessories: Attachment devices and hangers, ASTM C 635. Devices shall be sized for five times the load design load indicated by ASTM C635 Table 1 for Direct Hung.
 - e. Edge molding and trim.

- D. Installation:
1. The Contractor shall, upon completion of all work above the ceiling (sealing openings in demising walls, installation of ductwork, piping, light fixtures, exhaust fans, etc.), notify the Owner so that the work can be inspected prior to the installation of ceiling tile.
 2. Measure and layout acoustical ceilings to avoid less than 1/2 panel units whenever practical. The finished ceiling height shall match existing, unless noted otherwise.
 3. Install suspension systems in accordance with ASTM C 636 and supported only from building structure. Level main suspension members to within tolerance of 1/8" in 12'-0". Splay hangers where necessary and countersplay to balance resulting horizontal forces. Cross brace suspension to prevent lateral sway and displacement during full seismic load prescribed by code.
 4. Install panels with pattern or grain running one-way.
 5. Provide edge moldings at entire perimeter of ceiling, at columns and wherever necessary to conceal edges of acoustical units. Miter corners of edge moldings accurately and connect securely. Do not use exposed fasteners or pop rivets.
 6. Suspension system shall not be fastened to ductwork, conduit or piping; and lighting fixtures shall be supported independently of the ceiling system.

SECTION 096500 – RESILIENT FLOORING

- A. Summary:
1. Provide resilient flooring.
 2. Provide floor leveling and preparation to provide a smooth and uniform surface suitable to receive new finishes.

B. Submittals: Submit product data, samples, 4 foot by 4 foot mockup, maintenance data.

- C. Products: Refer to Finish Schedule.
1. Auxiliary Materials:
 - a. Edge strips and terminations.
 - b. Feature strips and inlaid borders.

- D. Installation:
1. Prepare surfaces by cleaning, leveling and priming.
 2. Level to 1/8 inch in 10 feet tolerance.
 3. Install tile with tight joints and required patterns.
 4. Pattern shall be installed so that the grain runs all in the same direction.
 5. Not more than 4 days before occupancy, clean resilient flooring and base. Assoon as resilient flooring is completely dry, apply a heavy coat of floor wax and buff thoroughly with mechanical buffers. Cleaning and waxing shall be done in accordance with flooring manufacturer's recommendations. Provide and install anti-static wax prior to occupancy of space.

SECTION 096530 – RESILIENT BASE AND ACCESSORIES

- A. Summary:
1. Provide resilient wall base, resilient flooring accessories, resilient carpet accessories.
 2. Remodel existing resilient wall base and accessories.

B. Submittals: Submit product data, samples, mockup.

- C. Products: As selected by Architect complying with the following:
1. Resilient Wall Base:
 - a. Rubber Wall Base: ASTM F 1861, Type TS, 0.125 inches thick.
 - b. Height: 4 inches unless noted otherwise.
 - c. Type: Straight type with no toe at carpet installations, cove type with topset toe elsewhere.
 2. Resilient Accessories:
 - a. Rubber accessories.
 - b. Rubber reducer strip of the appropriate configuration shall be provided where resilient flooring adjoins carpet. The color (matte finish) shall generally match the carpet color. Submit samples to Architect for approval.
 3. Installation Accessories:
 - a. Concrete Slab Primer: Nonstaining type.
 - b. Trowelable Underlayments and Patching Compounds: Latex-modified, Portland-cement-based formulation.
 - c. Adhesives: Water-resistant type.

- D. Installation:
1. Start flooring materials with patterns, grid or repeats at center of room, unless otherwise noted.
 2. Flooring material changes shall occur beneath door leaf when closed.

SECTION 096810 – TILE CARPETING

- A. Summary:
1. Provide carpet tile and accessories.
 2. Floor leveling and preparation to provide a smooth and uniform surface suitatto receive new finishes.

B. Submittals: Submit product data, samples, carpet tile layout diagrams, mockup, warranty, maintenance data.

- C. Products:
1. Carpet Tile Material: Refer to Finish Schedule
 2. Carpet shall be anti-microbial treated.
 3. Auxiliary Materials:
 - a. Edge guards.
 - b. Adhesives, cements and fasteners.
 4. Carpet Tile Installation Method: Glue-down installation.

- D. Installation:
1. Install with tight seams and carpet tile grain running in same direction, UON.
 2. Provide cutouts for floor outlets and similar penetrations.
 3. Provide edge guards at change of flooring materials.

SECTION 096820 – SHEET CARPETING

- A. Summary:
1. Provide sheet carpet and accessories.
 2. Floor leveling and preparation to provide a smooth and uniform surface suitatto receive new finishes.

B. Submittals: Submit product data, samples, complete seaming diagram, mockup, warranty, maintenance data.

- C. Products:
1. Sheet Carpet Material: Refer to Finish Schedule.
 2. Carpet shall be anti-microbial treated.
 3. Auxiliary Materials:
 4. Edge guards.
 5. Adhesives, cements and fasteners.
 6. Carpet Installation Method: Direct glue down installation.

- D. Installation:
1. Install with tight seams and carpet grain running in same direction.
 2. Provide cutouts for floor outlets and similar penetrations.
 3. Provide edge guards at change of flooring materials.

SECTION 097200 – WALL COVERING

- A. Summary:
1. Provide wall coverings and surface preparation.

B. Submittals: Submit product data, samples, 4 foot by 4 foot mockup.

- C. Products: Refer to Finish Schedule.
1. Fabric Wall Covering:
 - a. Type: ASTM F 793 for Category V, Type II, Commercial Serviceability products.
 - b. Stain Resistance: Factory applied polyvinyl fluoride or polymer coating.

- D. Installation:
1. Comply with manufacturer's recommendations.
 2. Wall covers shall not be applied to exterior walls constructed with an vapor barrier.

SECTION 099000 – PAINTING AND COATING

- A. Summary:
1. Provide painting and surface preparation for interior unfinished surfaces as scheduled.
 2. Provide painting and surface preparation of exposed mechanical and electrical piping, conduit, ductwork, and equipment.
 3. Provide repainting and surface preparation at areas of remodeling.
 4. Provide painting of entire surface where patch painting is required.
 5. Provide painting of entire area.

B. Submittals:

1. Submit product data, samples, 4 foot by 4 foot mockup of each color, extra stock consisting of 1 unopened gallon of each type of paint used.

- C. Products: Paint materials shall be professional grade, best quality.
1. Regulations: Compliance with VOC and environmental regulations.
 2. VOC Content: Products shall comply with the following VOC limits, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, SubpaD (EPA Method 24).
 - a. Flat Paints and Coatings: 50 g/L.
 - b. Nonflat Paints and Coatings: 150 g/L.
 - c. Dry-Fog Coatings: 400 g/L.
 - d. Primers, Sealers, and Undercoaters: 200 g/L.
 - e. Anticorrosive and Antirust Paints Applied to Ferrous Metals: 250 g/L.
 - f. Zinc-Rich Industrial Maintenance Primers: 340 g/L.
 - g. Pretreatment Wash Primers: 420 g/L.
 - h. Floor Coatings: 100 g/L.
 - i. Shellacs, Clear: 730 g/L.
 - j. Shellacs, Pigmented: 550 g/L.
 3. First-line commercial-quality products for coating systems.

- D. Installation:
1. Provide field-applied mock-ups of each color and finish selected on actual surfaces to be painted.
 2. Test sample area for adhesion for each type of paint.
 3. Remove cover plates and protect hardware and adjacent surfaces.
 4. Sand before painting until smooth and flat and sand between coats.
 5. Apply paint to achieve manufacturer's recommended dry film thicknesses.
 6. Paint entire surface where patch painting is required.
 7. Recoat areas which show bleed-through or defects.
 8. Clean paint spatter from adjacent surfaces and glass.
 9. Touch-up damaged surfaces at completion of construction.
 10. Materials scheduled to receive paint are to be filled, sanded and otherwise prepared for priming and finishing in accordance with the best practices of the trade.
 11. The Contractor shall install protective coverings and properly mask adjoiningre-finished materials, including glass, prior to applying paint finish. TIContractor shall not tape protective coverings directly to the exterior window glass where solar film exists on the glass.
 12. Access and electrical panels to be painted out (with appropriate paint product) to match the wall it is mounted on.
 13. Continue finishes into closets within rooms/spaces sharing room numbers.
 14. Where hollow metal frames do not fit tightly against the drywall, the Contractis to fill any such gaps with latex caulking compound, tool compound flush with the back of the frame, and paint it in to match the color of the frame.
 15. Existing metal doors, frames, wall access panels, fire hose cabinets, etc., to be repainted, shall be sanded and prepared as necessary and finished.
 16. Millwork to be painted is to be properly prepared, primed and finished

E. Schedule: Interior finishes are keyed to the Drawings at typical locations. The finishes apply to locations that are not keyed - in and are of the same construction and scope of work. The Contractor and subcontractors are responsible to coordinate the location of typical finish materials and install the work indicated. If discrepancies exist or qualification is required the Contractor is to notify the Architect to obtain clarification.

1. Paint walls P-1 unless otherwise noted.
2. Paint metal doors and frames P-2 unless otherwise noted.
3. Paint GWB ceilings Benjamin Moore; ceiling white, flat finish, unless otherwise noted.
4. Paint GWB soffits P-1, unless otherwise noted.
5. Gypsum Drywall Walls: Gloss: Eggshell. System: 1 coat latex primer, 2 coatslatex finish
6. Gypsum Drywall Walls and Ceilings in Bathrooms, Kitchens and Wet Areas:
 - a. Gloss: Semi
 - b. System: 1 coat latex primer, 2 coats latex finish

7. Gypsum Drywall Walls to Receive Wall Covering: System: 1 coat latex primer.
8. Gypsum Drywall Ceilings:
 - a. Gloss: Flat
 - b. System: 1 coat latex primer, 2 coats latex finish.
9. Metal Doors and Frames:
 - a. Gloss: Semi-gloss.
 - b. System: 1 coat latex primer, 2 coats latex finish
10. Wood for Painted Finish:
 - a. Gloss: Semi
 - b. System: 1 coat interior alkyd enamel undercoat, 1 coat latex enamel, 2 coats latex enamel

SECTION 101100 – VISUAL DISPLAY SURFACES

A. Summary: Provide markerboards. Refer to Drawings for locations and type.

B. Submittals: Submit product data.

- C. Products: Refer to Finish Schedule
1. Accessories: concealed anchors.

- D. Installation:
1. Install plumb and level with concealed anchors, including metal Z clips.
 2. Locate at heights shown or, if not shown, as field directed by Architect. Install all work at one elevation throughout each visually continuous area, UON.
 3. Fabricate field work to match shop work in quality, detail, and appearance.
 4. Restore damaged finishes to eliminate evidence of repair.

SECTION 101400 - SIGNAGE

- A. Summary:
1. Provide building signage to comply with code and accessibility regulations.
 2. Provide blocking and rough-in electrical to coordinate with specialty signage.

B. Submittals: Submit product data, samples, plan indicating locations. Finish to match building standard.

C. Products: Refer to Drawings for complete signage and branding package.

D. Panel Signs: Refer to Drawings.

E. Materials: Refer to drawings.

- F. Accessories: Concealed metal fasteners for entrance and exit signs, non-corrosive to sign material or mounting surface.
1. Copy: Raised text, Braille and English
 2. Minimum size: Minimum required by code.

- G. Installation:
1. Comply with all applicable federal, state and municipal codes, laws and regulations regarding signage for exits and handicapped barriers.
 2. Confirm sign locations and heights prior to installation.
 3. Clean and prepare substrates prior to installation of signs.
 4. Install signs plumb, level and securely.
 5. Install signs uniformly and consistently.
 6. Clean and polish signs after installation.

SECTION 104400 – FIRE EXTINGUISHERS AND CABINETS

- A. Summary:
1. Fire extinguishers.
 2. Fire extinguisher cabinets.
 3. Fire extinguisher mounting brackets.

B. Submittals: Submit product data.

- C. Products: As selected by Architect complying with the following:
1. Standards: UL and FM listed products.
 2. Fire Extinguishers:
 - a. Type: Multipurpose dry chemical.
 - b. Rating: Sized for project requirements.
 - c. Public Area Mounting: Cabinet mounted.
 3. Cabinets:
 - a. Mounting: Recessed, unless noted otherwise.
 - b. Trim: Trimless.
 - c. Doors: Stainless Steel
 - d. Door Style: Duo-panel.
 - e. Accessories: Glass breaker or fire handle.

D. Installation: Comply with manufacturer's recommendations and Fire Marshal's requirements.

SECTION 113100 - APPLIANCES

- A. Summary: Provide kitchen area appliances as indicated on drawings.
1. Full size refrigerators.
 2. Under-counter refrigerators.
 3. Microwave ovens.
 4. Dishwashers.
 5. Ice Makers.
 6. Hot and cold water dispensers.
 7. Other appliances as specified.

B. Submittals: Submit product data, warranty, maintenance data.

C. Products: Refer to Appliance Schedule and drawings.

SECTION 115200 - PROJECTION SCREENS

A. Summary: Provide projection screens.

B. Submittals: Submit product data.

- C. Products: Size as indicated on drawings and complying with the following:
1. Front Projection Screens:
 - a. Operation: Electric, Unless noted otherwise.
 - b. Installation: Recessed ceiling, Unless noted otherwise.
 2. Front Projection Screen Viewing Surface:
 - a. Surface: Matte white, Unless noted otherwise.
 - b. Borders: Black masking borders, Unless noted otherwise.
 3. Trim Kit: Color white, Unless noted otherwise.
 4. Provide all hangers, brackets, and framing required to attach screen from building structure.

- D. Installation:
1. Install trim kit level. Bottom of screen extends to 30" AFF, UON.
 2. Coordinate electrical rough in, power and control wiring and connections. Field adjust limit switches, if necessary. Locate control switch adjacent to light switch, UON.
 3. Test and adjust for optimum operation.

SECTION 122110 - HORIZONTAL LOUVER BLINDS

A. Summary: Coordinate scheduling of Landlord's horizontal louver blinds installation.

SECTION 122400 - ROLLER SHADES

A. Summary: Provide room darkening roller shades. See drawings for locations.

B. Submittals: Submit product data, samples, shop drawing of installation, warranty.

- C. Products:
1. Type: Roller shades.
 2. Window Shadecloth: Refer to Finish Schedule.
 3. Operation: Electrically operated.
 4. Accessories: Fascia plate, color: white, UON.

- D. Installation:
1. Do not attach to window unit, UON in drawings. Secure to concealed blocking and framing in walls and ceilings.
 2. Where Drawings show direct attachment to window units, obtain pre-approval from window manufacturer and do not invalidate any window warranties.
 3. Install shade level and parallel to glass. Locate brackets uniformly and symmetrically.
 4. Test and adjust for optimum operation.

SECTION 168220 - SOUND MASKING SYSTEMS

A. Summary: See Specifications.

DIVISION 21 – FIRE PROTECTION

A. Summary: Refer to Engineer's Drawings and Specifications.

DIVISION 22 – PLUMBING

A. Summary: Refer to Engineer's Drawings and Specifications.

DIVISION 23 – HVAC

Summary: Refer to Engineer's Drawings and Specifications.

DIVISION 26 – ELECTRICAL

A. Summary: Refer to Engineer's Drawings and Specifications.

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REVISIONS

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Portland, ME

TITLE
SPECIFICATIONS

DATE
May 11, 2015

JOB NO.
15051.00

DRAWING NO.

A0.04

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