

**City Hall Renovation and Conservation**

**TILLAMOOK CITY HALL**

**OUTLINE SPECIFICATION**

## DIVISION 01: GENERAL REQUIREMENTS

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### 011100 SUMMARY OF WORK

This project consists of on-site renovation, conservation and expansion of the existing Tillamook City Hall to address structural deficiencies, deferred maintenance, and ADA access. The Tillamook City Hall is located on a City-owned parcel of land located on the northeast corner of Laurel Avenue and 3<sup>rd</sup> Street, which is zoned Public District with the Town Center Overlay. Site work will be limited to the disturbed area at the building expansion, and the associated pedestrian path and plaza area.

The construction classification for the entire building and expansion is considered Type II-B. The occupancy of the building is primarily B, with the Council Chambers on the First Floor considered A-3, and the Ground Floor Evidence Storage considered S-1.

- Renovation of the existing building includes structural strengthening of the existing exterior walls; significant changes to the existing First Floor space plan, to provide formal council meeting chambers, expanded customer service counters, and enclosed office spaces; and replacement of the existing low slope and shingle roofing to address deferred maintenance, and allow for installation of structural sheathing. New built-up roofing will be provided at the low-slope roof, and lead-coated copper standing seam roofing will replace the shingle roofing.
- Conservation of the existing building includes maintenance and repairs to the exterior brick; and repair and rehabilitation to the marble in the historic building lobby, and plaster repairs throughout the existing building.
- Expansion of the building includes removing the non-historic access ramp on the south side of the building; and adding a new, approximately 500 square foot lobby at the southwest corner of the building. The expansion will provide ADA access to the building via an elevator between the existing Ground Floor, new grade level lobby, and existing First Floor; and an additional means of egress from the Ground Floor. The lobby is designed as a steel structure, using the concrete elevator shaft as the buildings lateral system.

The project includes mechanical, electrical, and plumbing, as indicated in the drawings, and following outline specifications.

The existing building, built in 1940, was converted from a Post Office to the City Hall in the 1980's.

The building is on the National Register of Historic Places.

### 012300 ALTERNATES

#### #01A – Structural Upgrades to Historic Lobby – HSS Steel Tubes

*Base Scope-* No structural upgrades at Historic Public Lobby. Patch and repair plaster throughout the Lobby, as noted in the documents

*Alternate-* Structural upgrades to the lobby as noted in the structural drawings with HSS tubes for out of plane strengthening. Roof strengthening at the lobby is in the base scope.. Remove and salvage existing marble wainscot for reinstallation. Fur out interior of South

lobby wall to enclose surface mounted HSS tubes. Remove and salvage existing wood window trim for reinstallation. Provide additional moldings at opening to accommodate increased wall thickness.

#01B – Structural Upgrades to Historic Lobby – Center Core Masonry

*Base Scope-* No structural upgrades at Historic Public Lobby. Patch and repair plaster throughout the Lobby, as noted in the documents

*Alternate-* Center core at brick piers as noted in the structural drawings. Roof strengthening at the lobby is in the base scope. Patch and repair plaster throughout the Lobby, as noted in the documents.

#02 – Restore Existing Exterior Light Fixtures to Historic Condition

*Base Scope -* Existing Lights to remain. Contractor to clean luminaires and re-lamp with LED lamps. Reroute power to new lighting control panel.

*Alternate –* Provide new luminaires as indicated on the drawings. Reroute power to new lighting control panel.

#03 – Install Permanent Emergency Generator

*Base Scope-* Provide new generator plug and disconnect switch for trailer mounted generator. Receptacle to be located in alley next to CT cabinet.

*Alternate-* Provide a new diesel powered 125KW, 208/120V, 3 PH, 4W Generator with level one sound attenuated stainless steel (or aluminum) weatherproof enclosure and 250 gallon skid mount double wall fuel tank. Generator to be located outside in on the west side of the building next to the file storage room. Provide all required connections including but limited to: remote generator annunciator panel, enclosure anti-condensate heater, battery charger, block heater with pump, alternator heater, and control wiring to the ATS.

#04 – Reconstruct Historic Cupola

*Base Scope-* Existing metal cap flashing to remain in place

*Alternate-* Remove existing metal cap flashing to reconstruct cupola to match historic condition. See drawings for additional information.

#05 – Repair Stone at Main Entry

*Base Scope-* Retain current configuration of patched historic signage at entablature

*Alternate-* Carefully chisel out patch from engraving. Hone stone surface to remove stone patching, tool lightly to match adjacent surface.

#06 – Vertical Platform Lift

*Base Scope-* Install 3-stop passenger elevator with 90 degree entry.

*Alternate-* Install 3-stop, enclosed vertical platform lift, with 90 degree entry. Basis of Design Genesis Vertical Lift.

#07 – Galvanized Roofing

*Base Scope-* Provide lead-coated copper standing seam roofing, flashing, and siding, as noted on drawings

*Alternate-* Provide galvanized standing seam roofing, flashing, and siding; with manufacturer standard finish.

#08 – Replace Storm Windows

*Base Scope-* Existing storm windows to remain in current condition.

*Alternate-* Replace existing storm window with new custom aluminum storm window; basis of design: Allied Window Item # BOL-ST.

#09 – Refinish Exterior Windows

*Base Scope-* Exterior windows to remain in current condition

*Alternate-* Rehabilitate and refinish to be weathertight and operate smoothly. Refinish exterior of all windows. Sand wood frames and mullions; reglaze where existing glazing has begun to fail; replace damaged panes; replace rotting and failing wood sills, finish to match existing. Windows to remain operable. Assume replacement of 25 % of sills; 5% of panes.

#10 – Structural Upgrades to Brick Piers at West Wall Adjacent to Stairs

*Base Scope-* Provide HSS steel bracing along height of brick piers as noted in the structural drawings. Remove existing plaster to accommodate installation of shotcrete sheer walls. Remove and salvage existing wood wainscot, chair rail, window and door trim for reinstallation. Provide additional moldings at openings to accommodate increased wall thickness.

*Alternate-* Center core at brick piers as noted on structural drawings. Patch and repair plaster, as noted in the documents

#11 – Reduce Height of Chimney

*Base Scope-* Reduce chimney height to the top of existing parapet height. Tie chimney to structure as noted in the structural drawings.

*Alternate-* Keep chimney height as-is and place full height steel tube on the inside of the chimney to reinforce the chimney as noted in the structural drawings as Alternate.

#12 – Cornice Cap at Low Slope Roof

*Base Scope-* Remove exposed, existing through-wall roof flashing. Provide parapet cap flashing at full perimeter of low slope roof, as noted on the drawings.

*Alternate-* Patch and repair damaged cornice stone, at perimeter of low slope roof. Seal all horizontal joints with lead weather cap.

#13 – Clerestory Window

*Base Scope-* Remove and replace existing clerestory window with fixed, aluminum clad, full divided light windows, to match existing dimensions.

*Alternate-* Refinish existing clerestory windows. Sand wood frames and mullions; reglaze where existing glazing has begun to fail; replace damaged panes; replace rotting and failing wood sills, finish to match existing. Windows do not need to remain operable. Assume replacement of 50% of sills; 100% of glazing; replacement of one (1) panes.

#14 – Replace rusted existing steel lintel angles above window openings.

*Base Scope* – No repair required

*Alternate* – Replace rusted existing steel lintel angles above window openings as indicated in the structural drawings. Shore existing wood roof/ceiling framing as required.

## 013591 HISTORIC TREATMENT PROCEDURES

### DIVISION 02: EXISTING CONDITIONS

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#### 020100 PLANT PROTECTION

Preserve and protect existing trees and shrubs during removal work, site preparation work and construction.

#### 024119 SELECTIVE STRUCTURE DEMOLITION, SALVAGE AND PROTECTION

Demolition and removal of selected portions of building elements, including portions of wall and ceiling finishes as required for structural, mechanical, electrical, plumbing, and fire suppression work; removal of exterior, non-historic ramp; removal of exterior stair to Ground Floor to accommodate new Lobby and egress stair; removal of portions of exterior walls and windows to accommodate Lobby expansion, and new exterior egress door and stairs; removal of interior partition walls, as shown for construction of new space plan, restrooms, and Ground Floor shower room; removal of select plumbing fixtures; removal of abandoned mechanical and electrical equipment; removal of select door hardware. Extent of demolition as shown.

### DIVISION 03: CONCRETE

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#### 030400 CONCRETE RESTORATION

##### 033100 CONCRETE (RETAINING WALLS)

Use 4,000 psi concrete with a maximum slump of 4". Contractor is responsible for providing the mix design. Use Grade 60 reinforcing steel (epoxy coated when required). Contractor is responsible for all concrete testing (strength, slump, and air content). Actual type and size of footing and foundation system used will be based on soil borings.

##### 033200 PEDESTRIAN CONCRETE

Use 4,000 psi concrete with a maximum slump of 4". Crushed rock aggregate. Washed finish to provide a medium textured finish. Contractor is responsible for providing the mix design. Use Grade 60 reinforcing steel (epoxy coated when required). Contractor is responsible for all concrete testing (strength, slump, and air content).

#### 033100 CONCRETE

Concrete for pile caps, minor foundations, and repairs to existing slab on grade. Concrete shall be ready mix in accordance with ASTM C94. Concrete shall develop 28-day compressive strength of 4,500 psi, have a maximum water/cementitious materials ratio of 0.45 and air content of 5%. Slumps shall be determined by the contractor as needed for placement and finishing. Concrete mix design submittal shall include a batching and hauling plan that indicates how the concrete will be maintained in a placeable condition, recognizing that the site is remote. Concrete shall be made with local aggregates, and shall include a minimum of 35% cement replacement by a combination of fly ash and ground granulated blast furnace slag. Reinforcing steel shall meet ASTM A615, Grade 60. Any reinforcing steel to be welded shall meet ASTM A706. Sampling and testing for compressive strength, temperature, slump, and air content shall be performed by the Contractor.

#### 033543 POLISHED CONCRETE FINISHING

See finish plans for extent.

### DIVISION 04: MASONRY

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#### 040120 MASONRY ANCHORS

Masonry anchors to be Helifix (or approved equal) drilled-in anchor ties as indicated in the structural drawings.

#### 040141 MASONRY CLEANING

#### 040142 REPAIR AND RESTORATION OF MASONRY

#### 040511 MORTAR AND MASONRY GROUT

#### 042000 UNIT MASONRY

### DIVISION 05: METALS

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#### 050100 REPAIR AND RESTORATION OF METALS

#### 050170 TREATMENT OF HISTORIC DECORATIVE METALS

#### 051200 STRUCTURAL STEEL - GENERAL

Structural steel framing for the new addition structure, other miscellaneous steel framing, and steel connection elements used with wood framing. Wide-flange steel members for beams and columns shall conform to ASTM A992. Hollow structural sections shall conform to ASTM A500 Grade B. Angles, channels, plates and bars shall conform to ASTM A36. Anchor bolts shall conform to ASTM F1554, Grade 36 or 55 as indicated. Steel to steel connections shall be made with high strength bolts conforming to A325, tightened to the snug tight condition, and with welding using 70 ksi filler metal in accordance with AWS D1.1.

Structural steel shall contain a minimum of 88% recycled material.

All structural steel and fasteners exposed to earth or weather shall be hot-dipped galvanized. Interior steel not exposed to view shall be coated with one coat of the manufacturer's standard rust-inhibitive primer. Interior steel exposed to view shall be primed and painted in accordance with Division 9.

#### 053100 STEEL DECKING

1-1/2"-20GA steel decking at the roof level. 3"-20GA steel decking with 3" concrete topping at the first floor as indicated on the structural drawings.

#### 054000 COLD-FORMED METAL FRAMING

3 5/8" metal stud wall framing, unless noted otherwise.

#### 055113 METAL PAN STAIRS

Lobby stair from grade level Lobby to First Floor: Design-build steel stairs with 2 1/2" thick wood treads, steel risers, and painted finish.

Egress Stair from Ground Floor to grade level Lobby: Design-build steel stairs with concrete treads, steel risers, and painted finish.

#### 055200 METAL HANDRAILS/GUARDRAILS

Tubular steel (galvanized) handrails at interior and exterior stairs, where noted on drawings.

#### 055000 METAL FABRICATIONS

Steel fabricated, wall mounted ladder from First Floor to existing roof hatch, where noted on drawings.

#### 057300 DECORATIVE METAL RAILINGS

Stainless steel railing systems with cable infill, and 1 1/2" diameter wood handrail, where noted on drawings.

Basis of design: VIVA Cube cable rail system.

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

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#### 060140 REPAIR AND RESTORATION OF ARCHITECTURAL WOODWORK

#### 061000 ROUGH CARPENTRY

Wood furring, sheathing, and blocking for built in casework.

Structural wood framing for floor strengthening, wall strengthening, new walls, stairs, ramps and benches, including structural sheathing, blocking, bracing, backing and hardware for structural connections.

Wood framing including dimension lumber, timber, decking, structural sheathing, framing anchors and holddowns. Dimension lumber and timber shall be Douglas Fir, S4S, S-Dry. Dimension lumber for joists or joist sisters shall be No. 1. Dimension lumber for studs, plates,

furring, and blocking shall be No. 2. Timber shall be No. 1. Wall and floor sheathing shall APA rated sheathing, minimum 15/32, Structural 1.

All lumber and timber shall be certified in accordance with the Forest Stewardship Council standards.

061600 SHEATHING

1/2-inch plywood sheathing

062000 FINISH CARPENTRY

At existing building, provide trim at new and relocated windows and doors matching wood species and profiles of historic trim.

Provide baseboard and picture rail matching historic profiles and wood species at new walls or modified areas.

064023 INTERIOR ARCHITECTURAL WOODWORK

Plastic Laminate casework uppers, lowers, and countertops, typical unless noted otherwise.

Custom made wood casework lowers, with solid surface countertops at Public Lobby service counters.

DIVISION 07: THERMAL AND MOISTURE PROTECTION

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071813 SHEET AND FLUID-APPLIED MEMBRANE WATERPROOFING SYSTEM

Liquid applied, non-staining sheet membrane and accessories at parapet gutter conditions.  
Basis of design: GacoFlex NF-621, by Gaco Western Inc.

072100 BUILDING INSULATION

3-1/2-inch thick (R-15) mineral wool batts at new exterior walls

072216 ROOF INSULATION

Flat and tapered polyisocyanurate insulation at Lobby roof.

074113 STANDING SEAM METAL ROOF PANELS

Provide prefinished, prefabricated, concealed fastener lead-coated copper standing seam roof system.

Basis of design: Bridger Steel

074213 METAL WALL PANELS

Provide prefinished, prefabricated, concealed fastener lead-coated copper flat wall panel system.

Basis of Design: Bridger Steel

075552 MODIFIED BITUMINOUS MEMBRANE ROOFING

Provide exterior insulated SBS modified bitumen built-up roof (BUR) system with UltraWhite capsheet, over ½” protection board.  
Basis of Design: Johns Manville or Firestone.

#### 076000 FLASHING AND SHEET METAL

Provide metal flashings at new penetrations.

#### 079200 JOINT SEALANTS

Use silicone or polyurethane sealants in color to match adjacent surfaces.

### DIVISION 08: OPENINGS

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#### 080111 REPAIR AND RESTORATION OF METAL DOORS AND FRAMES

#### 080114 REPAIR AND RESTORATION OF WOOD DOORS

#### 080152 REPAIR AND RESTORATION OF WOOD WINDOWS

#### 080152.93 TREATMENT OF HISTORIC WOOD WINDOWS

Rehabilitate and refinish to be weathertight and operate smoothly.

#### 081433 STILE AND RAIL WOOD DOORS

Provide new interior and exterior, solid core panel doors as shown, to match profiles of existing.

#### 081433.98 TREATMENT OF HISTORIC WOOD DOORS

At existing wood doors to be modified for egress, rehabilitate existing doors. Repair losses or damage and refinish.

#### 084113 ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

Provide storefront entrance and glazing system at new public lobby.

Basis of design: Kawneer Company, Inc - EnCORE Framing System.

#### 085113 ALUMINUM WINDOWS

Provide new, fixed clearstory windows, with wood trim interior, and aluminum exterior. Provide Low-E glazing, and full divided light grille to match existing.

Basis of Design: Andersen E-Series.

#### 085200 WOOD WINDOWS

Provide new interior clerestory fixed windows, with wood trim, as per building sections.

#### 087100 DOOR HARDWARE

Provide new hardware at new doors.

Use levers on latch and lock sets, except at service or utility areas use spherical knobs. Master key all locks.

Basis of design: Schlage ND series

#### 089000 LOUVERS AND VENTS

Provide louvers and vents where required for mechanical and plumbing systems.

## DIVISION 09: FINISHES

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090121 REPAIR AND RESTORATION OF PLASTER

090150 REPAIR AND RESTORATION OF DECORATIVE PAINTING

096613 REPAIR AND RESTORATION OF PORTLAND CEMENT TERRAZZO FLOORING

092900 GYPSUM BOARD ASSEMBLIES

Use 5/8" regular gypsum board on designated interior walls and on all ceilings. 5/8" water resistant gypsum board in wet areas. Use cementitious glass mesh mortar units on walls designated to have ceramic tile applied. Use Type X gypsum board on partitions requiring fire rating. Provide level 2 finish at gypsum board utilized as a backer board (behind wall paneling and tile) and level 4 finish when exposed to view.

At acoustically sensitive areas (HR/City Recorder Office, Mayors Office, Council Chambers, Finance Office) provide 25GA resilient channels, horizontally at 24" oc, one side. Fill cavity with acoustic batt insulation.

092300

Provide gypsum plaster on expanded metal lath, where plaster patching is indicated on drawings.

093000 TILE

Provide ceramic floor and wall tile match existing, as shown on finish plans.

Basis of design: Heritage Tile, Mosaic and Subway collections.

095100 ACOUSTIC CEILINGS

Provide suspended acoustical ceilings, as indicated on drawings.

Basis of design: Armstrong, Ultima 2'-0" x 2'-0" Tegular

096800 CARPETING

Provide carpet tile in as shown on finish plans.

Basis of Design: Mohawk.

099100 PAINTING

All interior walls to receive two coats of paint over a primer coat (3 coats, total).

## DIVISION 10: SPECIALITIES

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101100 VISUAL DISPLAY UNITS

Provide whiteboards and markerboards in offices and council chambers.

101400 SIGNAGE

Code required signs for rooms, path of travel, and exiting.

102800 TOILET AND SHOWER ACCESSORIES

Stainless steel (satin finish) recessed accessories including soap dispensers, towel dispensers, waste receptacles, toilet paper holders, grab bars, feminine napkin dispensers and disposals, and framed glass mirrors.

104400 FIRE PROTECTION SPECIALTIES

Manual extinguishing equipment, cabinets, and accessories located in accordance with NFPA 10.

DIVISION 11: EQUIPMENT

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113100 APPLIANCES

Kitchen equipment owner furnished, contractor installed (OFCI)

116653 PHYSICAL TRAINING EQUIPMENT

Owner furnished, Owner installed (OFOI)

DIVISION 12: FURNISHINGS

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124816 – ENTRANCE FLOOR GRILLES

Provide Walk-off mat at lobby vestibule. Recess floor slab to accommodate walk-off mat.  
Basis of design: Grate Grid, by Mats, Inc.

12122413 – ROLLER WINDOW SHADES

Provide manually operated roller shades with fascia at all exterior windows.  
Basis of design: Legacy Shade, by Roll-A-Shade

DIVISION 13: SPECIAL CONSTRUCTION

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Section not used.

DIVISION 14: CONVEYING EQUIPMENT

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142000 ELEVATORS

Install 3-stop in-ground, rear/side slung elevator. Standard interior cab design and finishes. Smoke Guard on all elevator doors.  
Basis of Design: MEI Total Elevator Solutions.

DIVISION 21: FIRE SUPPRESSION

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## 211300 FIRE SUPPRESSION SPRINKLER SYSTEMS

Design, furnish, install, and test automatic wet pipe fire sprinkler and standpipe systems for the elevator shaft, in accordance with NFPA 13.

## DIVISION 22: PLUMBING

See Division 22 specifications, attached.

## DIVISION 23: HEATING, ENTILATING, AND AIR CONDITIONING

See Division 23 specifications, attached.

## DIVISION 25: INTERGRATED AUTOMATION

Section not used.

## DIVISION 26: ELECTRICAL

See Division 26 specifications, attached.

## DIVISION 27: COMMUNICATIONS

Section not used.

## DIVISION 28: ELECTRONICS SAFTEY AND SECURITY

See Division 28 specifications, attached.

## DIVISION 31: EARTHWORK

### 311000 SITE CLEARING

Demolition of existing site features in limits of work including ramp, pavement, landscaping and utilities.

### 312000 EARTH MOVING

Materials for aggregate base of new pavements surfaces

### 312316 STRUCTURE EXCAVATION

Excavation and backfill for pile caps and minor footings. Excavate as needed for foundations. Shore in accordance with OSHA requirements. Backfill with native materials, compacted in 8-inch lifts with two passes of a vibrating plate compactor or mechanical impact compactor (“jumping jack”).

## DIVISION 32: EXTERIOR IMPROVEMENTS

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### 321216 ASPHALT PAVING

Patching of vehicular surfaces in parking lot and alley.

### 321600 CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAYS

Pedestrian access to new entry at addition.

Patching of vehicular surfaces in parking lot.

### 329000 PLANTING

Per site plan.

### 328400 IRRIGATION

Temporary irrigation for plant establishment.

## DIVISION 33: UTILITIES

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### 331100 WATER UTILITY DISTRIBUTION PIPING

Section not used.

### 333100 SANITARY UTILITY SEWERAGE PIPING

Provide new sewer service to addition.

Pipe, NPS 15 and Smaller: ASTM D 3034, SDR 35, PVC Type PSM sewer pipe with bell-and-spigot ends for solvent-cemented or gasketed joints.

### 334100 STORM UTILITY DRAINAGE PIPING

Connection of roof drainage from addition and conveyance to onsite or public storm drainage system.

PVC Sewer Pipe and Fittings, NPS 15 and Smaller: ASTM D 3034, SDR 35 with bell-and-spigot ends for gasketed joints with ASTM F 477, elastomeric seals.

### 334600 SUBDRAINAGE

Foundation drainage for building addition as recommended by the geotechnical engineer.

Perforated schedule 40 ABS Pipe and Fittings: ASTM F628 or D2661, solvent welded joints.

## DIVISION 34: TRANSPORTATION

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Section not used.

End of Outline Specifications