

## **CONSTRUCTION REQUIREMENTS**

Note: The buildings on the UCCS campus are divided into two categories: General Fund and Auxiliaries. General Fund Buildings include academic and administrative functions. Auxiliary buildings include residence halls, athletic, and dining facilities. In some cases, construction standards differ depending on the building category. Confirm building category with Facilities Services Project Manager.

### **Division 09 - Finishes**

- Plaster and Gypsum Board
- Wall Construction
- Ceilings
- Floorings
- Wall Finishes
- Acoustic Treatment
- Painting and Coating
- Window Sills
- Access Panels

### **DIVISION NINE: FINISHES**

- A. Plaster
  - a. For exterior plaster locations, install control joints at all locations subject to cracking.
  - b. Avoid vertical stucco surfaces that extend down to horizontal flatwork. Ice, snow melt and shovels will cause early deterioration of the stucco.
- B. Gypsum Board:
  - a. Type X drywall, 5/8" thickness.
  - b. Provide impact resistant drywall on lower 4 feet of heavily trafficked corridor walls.
  - c. Use moisture and mold resistant backer board at "wet" locations. Install within 5 feet of any water source.
- C. Wall Construction:
  - a. Corridor walls shall be constructed out of metal framing.
  - b. Provide (2) studs at all door jamb openings.
  - c. Stud spacing to be 16" O.C.
  - d. Install studs so that flanges are pointed in same direction.
- D. Ceilings:
  - a. Standard Acoustical Ceiling Tiles (ACT) are to be 2' x 4', or 2' x2' tegular type with pre-finished, 15/16" exposed T grid.
  - b. Ceiling grid wall angle to be miter cut and tight fit at corners.
  - c. Wire hangers to be self-supported; do not hang off MEP piping.
  - d. Other ceiling systems may be approved by Project Manager

E. Flooring:

- a. Sheet Vinyl Flooring
  - i. Sheet vinyl may be used on horizontal surfaces only.
  - ii. Sheet vinyl shall be commercial grade and have heat welded seams.
  - iii. Light commercial grade sheet vinyl not acceptable.
  - iv. Integral cove base is NOT permitted.
  
- b. Resilient Tile
  - i. Use 0.125" thick commercial grade, through pattern resilient tile.
  
- c. Carpet:
  - i. Carpet tile is preferred with face yarn of 100% solution dyed, premium branded nylon fiber. Carpet tiles must be glued down. Use of 'corner stickers' is **not permitted**.
  - ii. UCCS has an agreement to purchase some carpets at a very deep discount through the system PSC (E & I Contract Number CNR-01134). Specifying these manufacturers may save considerably on project budgets.
  - iii. Other manufacturers will be considered on a case by case basis.
  - iv. Avoid use of any solid color carpet.
  
- d. Rubber Base:
  - i. Corridor walls to be provided with rubber base. Minimum height: 4". Minimum thickness: 0.125".
  - ii. Preformed corners NOT permitted.
  - iii. Rolled goods only.
  - iv. Cove base preferred in all locations.
  - v. Other base materials may be utilized with Owner approval.
  - vi. Use special adhesive when applying to metal casework for strong bond.
  
- e. Floor Tile:
  - i. Waterproof and crack isolation membrane to be discussed with UCCS Project Manager where applicable.
  - ii. Provide grout sealer at tile floors.
  - iii. Porcelain tile preferred at heavy traffic locations.
  - iv. Avoid the use of light colored grout.
  
- f. Transition Strips
  - i. Provide low profile, rubber transition strips. Minimum 1 1/2" width.
  
- g. Walk Off Carpet Mats:
  - i. Walk – Mohawk Carpet Tile Style: First Step II
  - ii. Install in building vestibules.
  - iii. Comply with LEED requirements for distance of travel.
  
- h. Stairs:

- i. Carpeted treads – Provide rubber nosing of contrasting color.
    - ii. Rubber risers, or powder coated metals – Preferred; Avoid light colors.
    - iii. Metal risers – Risers must be baked on or powder coated finishes. No field painting. No white or light-colored risers.
    - iv. Carpeted risers – Not preferred.
    - v. Open or Perforated risers – Discuss with Project Manager.
  - i. Adhesives:
    - i. Refer to LEED standards for low VOC products.
  - j. Floor Prep:
    - i. Minor floor prep required where floor is not consistently level.
    - ii. Skimcoat area as needed.
    - iii. Major floor prep to be discussed with UCCS Project Manager.
  - k. Moisture Testing:
    - i. Moisture testing of new concrete slabs is required prior to installation of flooring materials. Comply with manufacturers recommendations.
    - ii. Results are to be discussed with UCCS Project Manager and verified by third party.
- F. Wall Finishes:
  - a. Level 4 finish is standard.
- G. Window Sills:
  - a. Gypsum board sills are NOT permitted.
  - b. Provide solid surfacing materials, laminate, metal or hardwood sills.
- H. Acoustic Treatment:
  - a. Minimum STC Levels:
    - i. Offices – 35
    - ii. Classrooms – 50
    - iii. Conference Rooms- 50
    - iv. Mechanical Rooms – 50
    - v. IT Rooms – 50
    - vi. Restrooms- 50
- I. Painting and Coatings:
  - a. Interior Painting:
    - i. Basis of Design to be Sherman Williams Pro-Mar 200 Zero VOC or equal.
    - ii. Provide 1 coat primer, 2 finish coats.
  - b. Concrete Sealer
    - i. Provide concrete sealer on all interior exposed concrete surfaces.
  - c. Paint exposed MEP Items in public areas
    - i. Equipment, including panelboards
    - ii. Uninsulated metal piping
    - iii. Uninsulated plastic piping
    - iv. Pipe hangers and supports

- v. Metal conduit
- vi. Plastic conduit
- vii. Ductwork- UNO.
- viii. Equipment, and pipe insulation
- ix. Other items as directed by Architect

J. Access Panels:

- a. Provide steel locking powder coated access panels. Painted steel access panels are not desired.
- b. Key should be standard among all public accessible locations throughout building. Confirm key type with UCCS Project Manager.