



UNIVERSITY OF COLORADO  
AT COLORADO SPRINGS



**DWIRE HALL  
RENOVATION AND  
TECHNOLOGY UPGRADE**

**DESIGN DEVELOPMENT  
OUTLINE SPECIFICATIONS**

April 1, 2006

ROOT ROSENMAN ARCHITECTS



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DWIRE HALL RENOVATION & TECHNOLOGY UPGRADE  
University of Colorado at Colorado Springs

**DESIGN DEVELOPMENT - ARCHITECTURAL OUTLINE SPECIFICATIONS**

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**EXTERIOR**

**SITWORK**

Demolish paving, planting, and other site construction in the immediate area of the building only as required for new construction as shown on the drawings. Stockpile topsoil and clean fill material. Salvage components of the existing irrigation system and deliver to the Owner. Fully protect existing trees to remain, including their root systems.

Repair all site areas disturbed by construction. Place fill and topsoil and fine grade to establish new grades as shown.

Install pavements, retaining walls and stairs as shown. Include installation of the packed gravel (crusher-fines). Install the new sections of the asphalt fire lane/walkway, and make smooth transitions to existing paved areas.

*Note: The irrigation system, including controllers, all plant materials, sod and mulch are to be supplied and installed by the Owner. Over lot and fine grading remains the responsibility of the Contractor.*

**EXISTING BUILDING**

Demolish non-structural in-fill panels for enlarging window openings per elevations. Where the finished work will be exposed, the concrete cuts are to be smooth and straight without saw blade offsets, and a minimum of saw marks. Ease outside corners at exposed cuts.

Power-wash concrete and brick walls that remain.

Window openings, east, west and north sides:

Provide new modular brick sill walls 2'-8" high over studs, rigid insulation and 5/8" GB, or as otherwise shown on the drawings. Provide plastic laminate sills.

Provide 4-1/2" x 1-3/4" storefront framing with Kynar coating, standard color. Exposed concrete jambs on the exterior side of the windows are to be trimmed (fully covered) with 2" aluminum tubes to match the window framing.

Concrete sills below the brick knee walls are to be flashed with aluminum to match the framing.

Glazing: East and west, 1" clear insulating glass with low-E coating on No. 2 surface.

North, 1" clear insulating glass.

Note: Brick to be modular to match color and texture of existing, with 20% white glazed brick in a pattern TBD. This note also applies to the new brick walls at the southeast addition.

## SOUTHEAST ADDITION

Brick veneer over sheathing on 6" metal studs, batt insulation and 5/8" GB.

Provide 12" aluminum coping to match the depth of the atrium roof overhang.

Framing: Kawneer Trifab VersaGlaze 450 Standard, 4-1/2" x 1-3/4" storefront with Kynar finish, standard color.

Glazing: Vision lites: 1" clear insulating glass with low-E coating on No. 2 surface  
Sill units to be 1" spandrel glass over studs, rigid insulation and 5/8" GB. Spandrel glass is to have PPG Starfire low-iron glass outer lite, with standard white coating on the no. 3 surface. Provide plastic laminate sills.

Sunshades: Provide painted steel and Intertec aluminum grille sunshades as detailed. (See below).

## ATRIUM

Curtainwall: Kawneer 1600 Wall System 5, 2 1/2" x 7 1/2" curtainwall with Kynar finish, standard color. Provide exposed steel back-up system as shown on the architectural and structural drawings.

Glazing: PPG 1" insulating Solarban 70XL, Starfire low-iron glass.

Sunshades: Provide painted steel framing supporting Doralco/Intertec, straight line, aluminum grilles as shown. Intertec grilles to be as follows:

Atrium: 3' x 3' x 3' x 1/8"

East Windows: 2 1/2" x 2 1/2" x 1/8"

Aluminum grilles to have Kynar finish in standard color.

Doors: Kawneer 9'-0" x 3'-0" standard medium stile, full insulating glass doors with standard color Kynar finish, pivot hinges, high quality stainless steel push-pull hardware. Provide a paddle-operated automatic opener for one door in each set.

Vestibule: Top and sides to be clear 1" insulating PPG Starfire glass with a sandblasted no. 3 surface.

Vestibule flooring to be C/S Pedimat with carpet inserts.

Soffits: Natural white stucco applied to metal lath on cold-rolled metal channel support system.

Architectural Steel:

Architecturally exposed structural steel and other steel components are to be fabricated and finished as follows. These requirements pertain to the atrium columns, the sunshade supports at the atrium and east addition and the curtainwall backup structure.

Fabrication, Delivery and Erection: Conform to AISC Code of Standard Practice, Section 10.

Surface Preparation: Commercial Blast Cleaning SSPC-SP6.

Primer: Exterior - Devoe Catha-Coat 302H  
Interior - Standard Red Oxide

Finish Coating: Devoe Devthane 378

Note: All primers and finish coatings are to be spray applied.

**Alternate:** Provide a ten-foot high vestibule at the west end doors. Construction to be steel frame, aluminum storefront, 1" clear insulating glass sides. Include lighting and cabinet unit heater. Provide a paddle-operated automatic door operator for one door in each pair. Floor to be C/S Pedimat. Omit section of sunshades at the vestibule.

MECHANICAL PENTHOUSE

Steel frame, metal deck, EPDM single-ply roofing over rigid insulation, Portland cement stucco walls on metal lath on sheathing on metal studs, batt insulation and GB, taped and painted.

ROOFING

Existing building has been re-roofed in recent years. Patch and repair only as required by installation of penthouse, mechanical equipment and other construction activities.

New Construction: Single-ply EPDM roofing over tapered insulation.

INTERIOR

GENERAL

Demolition:

Prior to demolition, request that the Owner identify any built-in items to be salvaged. Remove the items and deliver them to the Owner.

Demolish existing interior construction as shown on the drawings, and as necessary incidental to construction.

Carpet: Use allowance of \$27/SY throughout.

Doors and Frames:

Frames to be custom hollow metal, 1½" face frames, some with sidelights as scheduled.

Wood doors to be clear-finish maple, medium grade.

Architectural Woodwork:

Woodwork in atrium to be AWI Premium Grade. All other woodwork to be AWI Custom grade.

Casework will be plastic laminate or wood, as shown. Wood to be clear-finish maple, medium grade.

Blinds: Provide standard 1" mini-blinds at all exterior windows and the windows that look into the atrium. (Atrium glass excluded).

ATRIUM

Floor: Thinset 3/8" Epoxy Terrazzo in two-color pattern, self-cove base. Carpet inlay at the seating area at the west end study lounge.

Wood Trim: Clear-finish maple, medium grade.

Acoustical Wall Panels:

Where shown, provide Tectum Fabri-Tough panels, standard color.

Glass Wall Panels:

On the east and west ends of the 2<sup>nd</sup> floor Function Room, atrium side, provide back-painted ¼" PPG Starfire glass panels, adhered to GB substrate.

Ceiling: Suspended Armstrong Optima Plank, 24" x 96" x 1" in steel bolt-slot grid, in "cloud" configuration as shown. Provide painted 1" x 2" x 1/8" extruded aluminum channel around the perimeter of each cloud.

Stair: Steel construction, epoxy terrazzo treads and landings, GB soffits.

Guardrails: Steel posts attached to steel fascias as shown, with non-structural ½" clear tempered glass panels in slots in posts. Provide 1½" diameter slotted stainless steel top rail mounted to top edge of glass.

Steel fabrication and finishing to meet standards for architectural steel above. In addition, welds are to be continuous, ground smooth and blended and contoured. Ease exposed edges.

**Alternate:** Substitute steel panels for glass panels. Steel panels to be fabricated with ½" x ½" horizontal bars spaced 4" apart, welded to 1" x ½" vertical bars at ends.

Rolling Grilles:

At the 2<sup>nd</sup> floor and 3d floor stair landings, provide fire-mode closure with Cookson Rolling Grilles, aluminum, natural anodized finish, standard pattern 5014, push-up operation.

Blinds: **Unit Cost:** Provide unit cost for motor-operated, computer-managed MechoShades for atrium glazing. Fabric to be EuroVeil 5300.

CORRIDORS

Floors: Carpet, rubber base

Walls: Painted high-impact GB in main corridors, painted GB in office corridors

Ceilings: Suspended Armstrong 'Optima' 2x2 in steel bolt-slot grid.

150-SEAT AUDITORIUM

Floors: Carpet aisles and cross-circulation, stained concrete at seating areas.

Walls: GB with Tectum Fabri-Tough acoustical panels applied to 80% of the surface.

Ceiling: Above audience area, provide suspended Tectum 1½" square edge clouds, spaced as shown. Exposed construction above clouds to be painted black. Ceiling above platform to be GB.

Seating: Provide and install KI Concerto Auditorium Seating as shown. Seats and backs to be fully upholstered. Every seat to have a medium-size tablet arm.

**Alternate:** Substitute KI Aria seating with wood seat backs

CLASSROOMS, SEMINAR ROOMS, CONFERENCE ROOMS, COMPUTER CLASSROOMS, COMPUTER LABS, BREAKOUT ROOMS, 2<sup>ND</sup> FLOOR FUNCTION ROOM

Floor: Carpet, rubber base

Walls: GB

Ceilings: Suspended Armstrong 'Optima' 2x2 in steel bolt-slot grid

Fixed Tables: KI Portico T-base with modesty panels, sizes and configurations as shown.

*Note: Provide acoustical glass wall on south side of 2<sup>nd</sup> floor Function Room. Provide manually operated MechoShades at this wall.*

#### PGM SWING LAB

Floors: Carpet, rubber base  
Walls: GB  
Ceilings: Exposed construction, painted, with suspended acoustical tile between tee stems.

*Note: Provide high-level acoustical isolation for this space.*

#### PGM LAB

Floors: VCT, rubber base  
Walls: GB  
Ceiling: Armstrong 'Optima' 2x2

#### OFFICE AREAS

Floors: Carpet, rubber base  
Walls: GB  
Ceilings: Suspended Armstrong 'Optima' 2x2 in steel bolt-slot grid

#### RESTROOMS

Floors: 6" x 6" quarry tile  
Walls: 2" x 2" ceramic mosaic tile, full height  
Ceilings: GB substrate with 12" x 12" glue-up acoustical tile

##### Toilet Partitions:

General Partitions floor-mounted, head-braced, standard, powder coated, steel partitions

##### Toilet Accessories:

Provide individual mirrors with purse shelves above wall-mounted lavs.  
Provide baby changing stations at both 1<sup>st</sup> floor restrooms.  
Provide all other accessories normal to restrooms.

#### CUSTODIAL ROOMS, ELECTRIC ROOMS, MISC. SUPPORT SPACES

Floors: Sealed concrete, rubber base  
Walls: Finished GB  
Ceilings: Exposed construction

## EXISTING STAIRS

- Carpet treads and landings.
- Paint walls.
- Rework or replace handrails/guardrails to meet current codes.

## ELEVATOR

- Refurbish cab interiors: Carpet, plastic laminate panels, new ceiling and lighting.
- Remove rear doors and provide new wall panel for cab.
- Enclose rear shaft openings with CMU.
- Provide new control system to meet current codes.
- Upgrade operating machinery as required.