

2-24-1950

Andrews Field House Specifications

Wofford College

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SPECIFICATIONS

to be used in the
erection of

Field House

to be built for

Wofford College

Spartanburg, S. C.

Architect

No. 300

S P E C I F I C A T I O N S

FOR THE WORK AND MATERIALS TO BE FURNISHED BY THE CONTRACTOR IN THE CONSTRUCTION AND COMPLETION OF AN ADDITION TO THE FIELD HOUSE AT WOFFORD COLLEGE, SPARTANBURG, S.C.

PLANS No. 300 Revised February 24.1950.

INSTRUCTIONS TO BIDDERS.-

The contractor will carefully inspect the present building, and Site. He will be responsible for its being kept in undamaged condition, and if damaged in any way through fault or negligence on his part he will make the damaged parts good to the full satisfaction of the owners. He will remove a part of the wall at the present heating boiler, so as to remove the present boiler, and to replace the new boiler in the location of the old boiler now in place. He build back the work torn out same as it now is. He will alter the present chimney and rebuild it to conform to the size as indicated on the heating plans. He will cart and store the old boiler as directed by the owner.

He will furnish all materials, labor, appliances etc., as will be needed in the erection and completion of the new addition as shown on the plans, and described in this specification. The bidder to whom the contract is awarded, will be required to furnish an approved Surety Bond for the faithful performance of his contract in the full amount of the contract price. He will also be required to carry suitable insurance for liability of himself and the owner for damages or accident to person or property; he will also carry workmans compensation insurance, and fire insurance to fully protect the owners from loss.

The contractor will as soon as he has signed the contract provide the owner with an itemised schedule or breakdown of the estimated costs of the building, which shall be agreed to as a basis for the monthly payments.

GENERAL CONDITIONS.-

These specifications and the accompanying drawing are intended to embrace, all the materials, labor, workmanship Etc., necessary, for the erection and completion of the building addition in all its parts. The entire work is to be done in a substantial and workmanlike manner using good materials, suitable for the work for which it is used. All work is to be performed by skilled mechanics. In case the new addition, makes it necessary to remove or change the location of existing wiring, or pipes, or other existing obsticals the contractor will cause same to be done, at his own expense, as a part of his contract. It will be the duty of the owner to have prepared, all working drawings, and details, as will be needed to fully illustrate the work to be done, and to furnish a competent supervisor of construction, to see that all work is constructed in full accordance with the plans and specifications. He will have full authority to condemn all work not properly done, and to accept and approve certificates for payment for all work in his judgment satisfactory, and in accordance with the plans and specifications.

The general contractor will be required to Build a weather tight Utility house for general storage of materials, and to supply office space, and toilet facilities for white and colored workmen, seperately and to keep same in a sanitary and clean condition. All Utility houses will be cleared away on the completion of the work, leaving the grounds clean and undamaged.

The contractor shall immediately remove, repair, reconstruct at his own expense all work condemned by the supervisor, as not being done in according to the plans and specifications. Failure to do so when it is pointed out by the superintendent, may cause him to disapprove future payments, until such work has been done, and approved as satisfactory.

J.M.G. W.M.H.

Partial payments will be made once a month, of 90 percent of the cost of the labor and materials, based on the agreed breakdown, as furnished by the contractor, which breakdown, shall be approved by the architect and the owner at the beginning of the work. At the completion of the work, the architect will ~~will~~ make a final inspection of the work and materials that comprise the completed contract, and if found to be in satisfactory condition and in accordance with the plans and specifications, He will present his final estimate to the owners, who shall pay or cause to be paid to the contractor within thirty days, the full amount of the contract price, less the previous payments. The final payment to the contractor shall release the owner from all responsibility of the payment of any claims, for materials furnished or work done under this contract.

PROCEDURE TO BE USED IN TAKING WORK FROM THE CONTRACTOR.- In case of unnecessary or inexcusable delay in the general conduct of the work, or in the event of an actual or practical abandonment of the work, the architect will notify, the contractor and his Bondsmen in writing to the effect. If the contractor or his bondsmen shall not within six days thereafter take such measures as will in the judgment ~~of the~~ of the architect insure the satisfactory completion of the work, in the time specified in the contract, the architect may then, by and with the consent of the owner, notify the aforesaid contractor and his bondsmen to discontinue all work under this contract, and it is hereby agreed that the contractor and his bondsmen shall immediately respect such notice, and stop work, and cease to have any right to possession to the premises. The architect shall thereupon have the power, under the direction of the owner, to place such labor and materials, equipment etc., as he may deem advisable, by contract or otherwise, to complete the work herein described, and to use such materials and equipment, as he may find upon the premises and to procure other materials and equipment for the completion of the contract, all expenses of such completion of the work including the additional payments to be made to the persons completing same, and other claims arising under this contract shall be deducted, and paid by the owner out of such moneys as may then be due the said contractor, or that may become due under the virtue of this agreement. In case such expenses is less than the sum which would have been payable for such work, the contractor will be entitled to receive the difference. If the expense is greater the bondsmen will be called on to make up the difference

CONSTRUCTION REQUIREMENTS.-

The contractor will take the site in its present condition, and under the direction of the architect he will stake out the work to be done, and will establish the proper lines and levels. He will then excavate for all footings under the walls as indicated on the plans, cutting the dirt to the proper size and depth, the sides straight and uniform, He will then fill the footing trenches with concrete so that the surface will be straight and level, and the the height indicated. All concrete will be machine mixed, made as follows , Clean sharp sand 2 cu.ft. 1 inch crushed stone 4 cu. ft. to 1 bag of portland cement, mixed with sufficient water to the proper consistency and poured in place while fresh, the above proportions will be used for all concrete work throughout the job. All exposed surfaces will be rubbed to a smooth surface.

BRICK WORK.- All face walls will be done with wire cut texture brick to match the present building, all inside walls will be done with all hard common brick, all brick work will be done by skilled brick layers, in a straight and workmanlike manner, the joints to be well flushed with mortar and will be tool pointed where exposed to view. All mortar used will be made with an approved mortar mix as directed, the joints to be uniform and well flushed

The front pediment and lettering as shown will be done with Limestone, and will be executed by skilled craftsmen. A large scale working drawing of this work will be submitted for approval by the architect, before the detailed work is executed, the stone will be carefully protected from abuse in handling, will accurately set in place and will be back painted the lettering will be V cut Roman letters well balanced into the space allotted, and as large as the space will accommodate.

CONCRETE TRIM.-

All window sills will be made of concrete, as well as the caps for the pilasters, the face surfaces will be rubbed finish

FLOORS.-

The floors for the Gymnasium, class room, and offices will be done with either concrete base, or hot tar and sand base, at the discretion of the contractor. In either case as follows, the earth surface will be leveled to the proper depth and will be screeded with 2"x4" set straight and level in proper spacings to be worked properly, then pour concrete, or hot tar and sand, screeded to a level surface with the top of the screeds, then remove the screeds, and fill in the spaces between so as to have a smooth level surface of either concrete, or hot tar and sand, then the entire surface will be coated with hot pitch so as to be moisture proof, on this lay 2"x4" flat, 20" on center for nailing, fill in between with concrete or hot tar and sand screed level with the top of nailing strips, over this lay a sub floor of 13/16" x 6 and 8" sheathing, then water proof building paper, then a finish floor of either tongue and grooved Oak or maple flooring, grade #1 common and better, well driven up and securely nailed in place. On completion the wood floors will be machine sanded and finished with a coat of filler, shellac, and varnish.

The floors for the Loggia, dressing room, corridor, entrances, and toilet rooms will be done with 4" concrete screeded and trowel finish. The shower and toilet rooms to be sloped to the floor drains.

WALL CAPPING;-

All brick walls will be capped as indicated with hard burned clay wall capping, with starter, inside and outside corners, and angle pieces, laid carefully with cement mortar, well flushed up, so as to be secure and water tight, and done by a skilled brick layer, in a first class manner.

CHIMNEY.-

The present chimney now in use may be found to be too small for the larger boiler to be used, in such case the contractor will be required to increase the size of the present chimney to the proper size for the new Boiler to be installed, this will be done as directed by the architect, who will give full instructions and directions before the contract is signed.

STEEL WORK.-

The contractor will provide all the steel work as will be required, for the roof trusses, the steel beams, and angle irons for all doors and windows as indicated on the plans. All steel trusses will be designed to sustain a live load of fifty pounds per sq. ft. they will be fabricated to provide for all nailing bearings with bolts etc., as will be required, they will have steel angle struts, and braces to hold them securely in place, provide suitable bearing plates for all trusses and steel beams. The schedule of requirements is on the plans. All steel will be shop painted.

The steel windows as shown on the plans and listed, giving the number required and type numbers will be equal to FENESTRA Steel sash furnished completely assembled with wall fins, clips etc., ready for glazing, they will be securely set and built into the brick walls as indicated.

All steel sash will be glazed with Double strength B clear glass securely set in place and puttied with Steel sash putty, neatly done by an experienced Glazier.

CARPENTRY.-

The contractor will furnish and install all framing and sheathing required to completely construct the building in all its requirements as indicated on the plans, also such lumber as will be required for scaffolding. The framing materials will be of Local Pine lumber, square and sound, free from large or loose knots or other defects that would impair its strength or durability. The schedule of materials is shown on the plans, the contractor will carefully verify the accuracy of the estimates as to quantity, and will be responsible for its correctness.

All framing will be done in a workmanlike manner by skilled carpenters, and as directed by the architect.

MILL WORK AND FINISH.-

The contractor will furnish and install all the doors, frames, transoms and other wood finish including the ticket office counter, the Trophy cabinets, all to be completed and finished complete as shown by the plans. The finish lumber will be of Kiln Dried material #1 common and better, the workmanship to be first class. The contractor will furnish suitable finish hardware, to properly finish the work ready for operation.

ROOFING.-

The contractor will carefully inspect the sheathing and will see that all boards are properly nailed and smooth. He will then apply a layer of resin sized builders paper, tacked down, he will then apply two layers of Barrett Specification felt, lapping half its width, this will be tarred down with hot pitch, then for the part of the roof to be covered with Spanish tile, lay the tile directly, using proper flashings, plastic cement etc., to make the job weather tight and free from leaks.

The part of the roof indicated to be Tar Gravel will be done in full accordance with the 'Barrett' specifications completed with all flashings, and counter flashings to make the roof and wall connections weather tight, and guaranteed not to leak. The downspouts from the present building coming in contact with the new building will be provided with a catch basin at the new roof line and will continue through the new roof to the ground drains now in place. Provide 26 Gauge Galv. Iron gutters for the new roof as shown by the front elevation and construction detail. Furnish and install 3"x 4" galv. iron conductor pipe provided with conductor heads, and Galv. iron scuppers through the brick parapet walls all to be secured and made weather tight. The conductor pipe will be connected with 4" soil pipe shoe, and storm drainage, the storm drainage and connecting soil pipe shoe to be installed by the plumbing contractor, provide Sisalcraft flashings as indicated over the lintels for all exposed windows and doors. The entire roofing to be properly flashed, and made weather tight. Furnish and install Galv. iron gravel strip and cornice break where the Tar Gravel roof connects with the Spanish tile roof.

PLASTERING.-

The interior walls of the class room, offices, and stud partition side of the corridor, the stud partition side of the dressing room and toilets will be plastered, on Rocklath base on all walls except the toilets, which will be metal lath. The corners and angles will be provided with metal lath cornerrights and metal corner beads. The plaster will be U.S. Gypsum Co's Cement plaster, applied to all rock lath, and Portland cement plaster for the toilet rooms, applied a scratch coat and a brown coat rod-ded straight, and floated to a straight true surface. The finish coat will be Hard white finish troweled smooth, for all except the toilet rooms, which will be cement finish troweled smooth. The contractor will provide plaster grounds at the floor and the ceiling to straighten the plaster to. and to provide nailing for the finish. The Loggia will be plastered on all walls.

The ceilings for the rooms, halls, above mentioned will be finished with 16"x 32" x 1/2" Tongue and grooved Pressed board panels, secured to nailing strips 1 3/16" x 6" nailed to the joists 16" on centers, after the ceiling has been applied the angle around the walls will be finished with a 3" bed moulding. All interior brick walls except as mentioned above will have the mortar joints pointed up, and will be left unfinished, except to be painted two coats of suitable paint, as will be approved by the architect. All plaster work will be painted two coats as directed.

ELECTRICAL WORK.-

All electrical work will be installed throughout to supply the light outlets, the motors for the heating units, stoker and vacuum pumps, and the electric water heater. Using 3 wire 220 for the water heater and motors requiring same, and 120 for the light outlets. The connections to be made with the source of supply now in the building, or to be put in if needed by the contractor. The wiring will be done in conduit, in accordance with the Electrical Code of The City of Spartanburg. The wiring to be completed in every way ready to turn on the lights. The electric fixtures will be furnished by the owner but will be set by the contractor under this contract.

PAINTING.-

All interior and exterior wood work will be painted three coats, All Galv. Iron cornices and downspouts will be painted two coats, all plaster walls will be painted three coats, all interior brick walls, and open work in the Gymnasium will be painted two coats. All paint used will be of good quality and suitable for the purpose for which used. The steel sash will be painted two coats after they have been glazed. All work will be dry and properly prepared for the paint, the colors and paint used will be selected and approved by the architect. All paint will be applied by skilled painters, allowing proper time between each coat for proper drying.

PLUMBING.-

The plumbing will include a complete installation and completion of all the plumbing fixtures, including the connections with the sewer and water lines, either as now available at the building or necessary for the connections to the sewer, or the water lines.

All plumbing work to be done in accordance with the City Plumbing Code, a certificate of acceptance from the City inspector will be required.

FIXTURES REQUIRED.-

Install three showers as indicated on the plans, Sparkmans Sentinel balanced temperature controlled, with Adusta stream heads, less ball joint. One Signet 2" floor drain and back water trap, with iron top.

CLOSETS.-

Two water closets Elgers B 7010 Sanus Heavy pattern Siphon jet closets with large trap way & 1 1/2" top spud and enlarged rim. # 110 Y W B Sloan Crown flush valve, and # 9500 Church Black Moltex O F Seat

URINALS.-

Two Elgers B 8100 V 185 Crown flush valves,
Sheet 5.

PLUMBING CONTINUED.-

& 2" universal streamway Chrom' Patd. Grid N.B. Use three dividing partitions with extended shields.

LAVATORIES.-

Two Elgers B 4144, 20" x 18" V/C Lavatories with Chrom' plated centerset fixtures less plug and chain, with 1½" Ch Pl. open wash strainer & 1½" ch.pl. P trap, 3/8" I.P.S. angle supplies with stops

DRINKING FOUNTAIN.-

One Halséy W Taylors # 2600 Drinking fountain with Automatic stream control, and sanitary angle stream Bubble

WATER HEATER.-

One # 82 S. R.2 Automatic Electric Water heater with Dual elements 10 yr. Warrenty, as manufactured by the Clayton & Lambert Co. of Louisville, Ky.

STORM DRAINS.*

Each of the downspouts from the roof will be provided with storm drains to convey the water from the roof to the existing drain line, or to a new drain disposal if the present drain line is insufficient. Use 4" soil pipe from the bottom of downspouts, connected with long turn T C 4" bends and T C Wys. to main drain line of 6" T C converging to main line of 8" T C drain to the proper disposal All drain lines will be laid with cement mortar joints, clean on the inside of the pipe, and graded to drain properly, without traps