PART C - INTERIORS

C10 INTERIOR CONSTRUCTION

The existing facility is constructed as a shell and core, with partition assemblies in place for the first floor lobby, public toilet facilities, mechanical shafts, and building support spaces. The interior face of the exterior wall system at the upper floors does not include metal stud framing and gypsum board assemblies, and are to be completed by Design/Build Contractor in order to maintain acoustic separation between rooms at the exterior face of the building. In addition, the back face of the precast panels are exposed, and not insulated. In both cases, interior metal framing (studs) will be required, as well as an evaluation by the Design/Build team to determine if any additional insulation or moisture mitigation is required. Ceilings in the proposed "tenant improvement" space have not been constructed, and the building structure is exposed. The Design/Build contractor shall patch and repair any applied fireproofing removed or damaged during construction to maintain the code required protection. The Interior Construction section of this report describes the design criteria for the following elements:

- New interior partitions including masonry partitions, rough carpentry, fire and smoke assembly identification, fire-stopping and joint sealants, glazing, non-structural metal framing (studs, channels, etc.), gypsum board assemblies, and sliding partitions. Partition scope also includes metal framing for wall reinforcing (backing) at equipment, casework, and furniture locations. Framing shall be attached and braced per the performance requirements outlined in this report. Partition construction shall meet the requirements for appropriate fire, smoke, and acoustic assemblies per the building codes and acoustic criteria outlined in the first chapter of this report. Provide and coordinate framing details at doors such that "king studs" attached to the structure above do not conflict with MEP systems passing over the door.

- Interior doors and hardware including hollow metal doors and frames, fire rated doors, interior aluminum doors and frames, flush & sliding wood doors, access doors and panels, coiling doors and grilles, ICU doors, folding/operable doors, and door hardware. Door finish is to be selected by the Design/Build team interior designer, conforming to SHC Facility Design Standards. Hardware components to be selected from Emeryville facility list of approved products, and combined into hardware groups assigned to individual openings, meeting both Emeryville and AHJ requirements. Refer to the electrical section of this report for electrified hardware (access control, push plates, etc.) requirements.

- Refer to the matrices at end of Part C for additional information regarding building elements in this section

- Refer to Emeryville Health Care Facility Standards, Ambulatory Care Standards, and the codes and standards referenced in this report.

- Refer to Emerystation Greenway Building Assessment (Exhibit 3)

C1010 Partitions

1. Unit Masonry:

    a. Interior CMU Partitions: Basis of Design: Standard non-Loadbearing Units: ASTM C 129. Size: Standard units with nominal face dimensions of 16 x 8 x 8 inches. Masonry Mortar Type N. Bond: Running. Mortar Joints: Flush.

    b. Locations: As required for partitions located in the existing parking garage.

2. Rough Carpentry:

    a. Provide miscellaneous rough carpentry items including fire retardant treated wood materials, communications and electrical room mounting boards, miscellaneous wood nailers, furring, and grounds.

3. Identification of Fire and Smoke Assemblies:

    a. Identification for fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions. Regulatory Requirements: Comply with Marking and Identification requirements as adopted by the Local Authority having Jurisdiction.

4. Firestopping:

    a. Interior Firestopping: Provide firestopping from single source manufacturer. Basis of Design: Products by 3M Fire Protection Products, Rectroseal, Hilti Inc. or a comparable manufacturer.

5. Joint Sealers:

    a. Interior Sealants: Provide joint sealants at vertical surfaces, horizontal non-traffic surfaces, horizontal traffic surfaces, perimeter joints between interior wall surfaces and frames of interior doors windows, joints between plumbing fixtures and adjoining walls, floors, and counters, tile control and expansion joints and that establish and maintain continuous joint seals without staining or deteriorating joint substrates.

6. Glazing:

    a. Interior Glazing: Minimum 1/4 inch Tempered float glass, safety glazing, fire rated safety glazing at code required locations.

    b. Laminated Safety Glazing: For use in doors and sidelights at locations where a translucent interlayer is required for patient, or staff privacy. Use tempered float glazing in laminated glazing assemblies as an additional safety measure.

    c. Glass thickness for glass supported on top and bottom only:
        1) Up to 8 feet high: minimum 3/8 inch.
        2) Up to 10 feet high: minimum 1/2 inch.
        3) Up to 12 feet high: minimum 5/8 inch.

    d. Radiation shielded glazing: Provide at equipment locations as noted in Section F.

7. Gypsum Board Assemblies:

    a. All gypsum board products installed prior to dry in must have a mold resistant score of 10 per ASTM D 3273.

    b. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut Application: Use for vertical surfaces, unless otherwise indicated.

    c. Board for Wet Areas: ANSI Cement-Based Board: Non-gypsum-based; aggregated Portland cement panels with glass fiber mesh embedded in front and back surfaces complying with ANSI A118.9 or ASTM C1325or Glass-Mat-Faced Board: Coated glass mat water-resistant gypsum backing panel as defined in ASTM C1178. Basis of Design USG Corporation; Durock Brand Cement Board or Georgia-Pacific Gypsum; DensShield Tile Backer

    d. Ceiling Board: Special sag-resistant gypsum ceiling board as defined in ASTM C 1396/C 1396M; sizes to minimize joints in place; ends square cut.

    e. Shaftwall and Coreboard: Type X; 1 inch (25 mm) thick by 24 inches (610 mm) wide, beveled long edges, ends square cut ASTM C1396 or C117.

    f. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.
        1) Down or up lighting or natural critical lighting
        2) Walls or ceilings scheduled for dark colored finishes
        3) Walls or ceilings subject to strong side (low angle) lighting

8. Non-Structural Metal Framing:

    a. Non-Loadbearing Framing System and Reinforcing (backing) Components: ASTM C 645; galvanized sheet steel, of size and properties necessary to comply with ASTM C 754 for the spacing indicated, with maximum deflection of wall framing of L/240 at 5 psf.

    b. Shaft Wall Studs and Accessories: ASTM C 645; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 with maximum deflection of wall framing of L/240 at 7.5 psf or seismic force, Fp, whichever control.

    c. Ceiling Hangers: Acoustical tile or lay-in panel ceilings shall be installed in accordance with ASTM C635, ASTM A636, and ASTM E580, Section 5 – Seismic Design Categories D, E and F as modified by ASCE 7-10, Section 13.5.6.2.2..

9. Backing:

    a. Provide wall backing for all wall-mounted fixtures and equipment using performance criteria noted in 8a. above.

C1020 Interior Doors

1. Hollow Metal Doors and Frames:

    a. Basis of Design: Field finished, ANSI A250.8 Level 3 physical performance level A, Model 2 seamless from: Ceco, Curries, Fleming or comparable manufacturer. Provide welded frames.

2. Stainless Steel doors and Frames:

    a. Provide at the following locations:
        1. Sterile Processing Department

3. Impact Resistant Plastic clad doors and frames:

    a. Manufacturer: Acrovyn, Marshfield, comparable product by another manufacturer.

    b. Provide at the following locations:
        1. Soiled Utility
        2. Clean Supply.
        3. Equipment Storage

4. Flush Wood Doors and Wood Frames:

    a. Basis of Design: Premium Grade, Heavy Duty Performance in accordance with WDMA I.S.1-A. Plain Sliced, slip veneer match, balance assembly match from: Marshfield Door Systems, Lyndon Doors, Algoma Hardwoods, Graham Wood

Doors, Eggers Industries, or comparable manufacturer.

b. Basis of design veneer species is maple, no heartwood, and non-tinted transparent finish.

c. Provide at the following locations:
1. Public Corridors
2. Exam rooms.
3. Offices.
4. Conference rooms
5. Staff Lounge
6. Staff Locker rooms

5. Sliding Wood Doors:

a. Basis of Design: Aurora Slider Hi-Performance Doors System with full wrap frames and Anodized finish by GoldFinch Bros. Inc.

b. Locations: Alternate door type for exam Rooms.

6. Access Doors and Panels:

a. Interior Access Doors and Panels: Areas subject to humidity galvanized steel, typical areas manufacturer's standard steel, wet areas stainless steel. Public areas recessed doors, non-public areas flush doors. Fire rated in locations required to maintain the wall or ceiling rating. Basis of Design: Factory fabricated access doors and panels from: Karp Associates, Inc. or Nystrom, Inc. or J.L. Industries or comparable manufacturer.

7. Sliding Glass Doors:

a. Factory glazed sliding doors and frames. Top hung, no track across opening, stops and ADA accessible hardware, options for glazing infill and frame finish. Basis of Design: Raumplus North America, DIRTT Environmental Systems or comparable.

b. Location: Alternate door type for conference/consult rooms, offices, and/or exam rooms.

8. Overhead Coiling Doors:

a. Interior Coiling Doors: Fire rated overhead coiling doors, motorized and linked to fire alarm system. High cycle equipment. Stainless Steel slats. Basis of Design: FireKing 630 Series by Overhead Door or a comparable product by Cornell Iron Works Inc., The Cookson Company, or McKeon.

9. Overhead Coiling Grilles:

    a. Interior Overhead Coiling Grilles: Overhead coiling grille, motorized. Curtain anodized aluminum horizontal rods and vertical circles. Basis of Design: SG3000 Series with ACL curtain by McKeon Door Company or a comparable product by Cornell Iron Works Inc. or The Cookson Company.

10. Intensive Care Unit - Critical Care Unit Entrances:

    a. ICU/CCU Entrance Doors: Packaged units consisting of doors, sidelights, frames, and hardware. Factory assembled, manually operated, extruded aluminum doors and frames with normally-closed but operable sidelights. Basis of Cost: Horton with laminated glass panels and decorative film, inter-layer.

    b. Provide at the following locations:
        1. PreOp/PACU Isolation rooms

11. Door Hardware:

    a. Provide Commercial quality heavy duty door hardware including but not limited to: ball bearing 5 knuckle hinges, electrified hinges electrified locks and electrified exit devices as required below, mortise locksets with interchangeable core cylinders, include interchangeable core cylinders for all specialty doors supplied by other specification sections, automatic openers for up to (quantity TBD) doors with "push plate" actuators. Provide complete trim accessories including electromagnetic hold opens at (quantity TBD) doors, card operated electrified locking hardware at (quantity TBD) doors. Lead lined doors shall be hung on Rixson L147 pivot sets, and all hardware attached to lead lined doors shall be lead lined as required to meet the specified level of shielding. Primary Finish: Satin Stainless Steel, 630. Secondary Finish: Satin chrome plated over nickel on brass or bronze, 626 where 630 is not available. Please refer to Emeryville Health Care Standards included in Exhibit 2.