
SPECIFICATIONS

RENOVATIONS TO CHAMPLAIN COLLEGE FOR TRENT UNIVERSITY

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TRENT 25023/Specifications

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1. GENERAL

1.1. The owner is Trent University.

1.2. Construction will be reviewed periodically by the Owner and the Architect. The Architect will be the administrator of the contract.

2. WORK UNDER THIS CONTRACT

2.1. Generally includes for the following work:

Includes renovation of existing spaces in the main floor of the one storey annex to this student residence to provide a new kitchenette, utility room for services, and washroom upgrade. There is a remediation of hazardous materials that will be done prior to the start of this contract later this fall during the reading week break. A Cash Allowance has been included to deal with any further items discovered on site during construction.

END OF SECTION 01010

1. Cash allowances shall be expended only on the Architect's/owner's written instructions.
2. The Contractor's charges for overhead and profit on account of Cash Allowance shall be included in the Contract Amount in accordance with G.C. 4.1 of the General Conditions of the Contract as amended.
3. Credit the Owner with any unused portion of Cash Allowances in the statement for final payment.
4. If a test made under payment by a specified allowance proves that the material tested is unacceptable, then the subsequent testing and replacement materials shall be at Contractor's expenses.
5. Include in the stipulated sum quoted a single Cash Allowance in the amount of \$10,000.00.
 - Removal of any hazardous material discovered during demolition.

TOTAL \$10,000.00

END OF SECTION 01020

1. GENERAL

- 1.1. Demolition and/or removal means the complete removal of all items and associated work from the site and the making good of all disturbed surfaces affected to acceptable finishes.
- 1.2. Electrical and mechanical demolition for installation of heating, ventilation, and electrical lighting including light fixtures and associated systems is the responsibility of the respective trade under supervision of the general contractor.
- 1.3. Remove existing components as required for installation of new work as noted. Confirm locations of all existing services on site prior to demolition activities.
- 1.4 Remove existing:
 - millwork
 - shower head/control and plumbing as indicated
 - lighting as noted
 - new openings for mechanical
 - new openings in existing concrete floor slab to allow service connections as per demolition plan

2. EXECUTION

- 2.1. Note that work is being performed within an existing building and the contractor is to provide protection of the work and property in accordance with Part 9 of CCDC 2.
- 2.2. Keep access areas to work reasonably clean during work and on completion perform final cleaning as specified.

END OF SECTION 02000

1. GENERAL

- 1.1 Conform to General Instructions as applicable.
- 1.2 Millwork includes for new cabinetry as noted on the drawings. Co-ordinate mechanical & electrical service installation with Division 15 & 16
- 1.3 All millwork to A.W. MAC standards.
- 1.4 Site measure to confirm all existing conditions. Submit shop drawings and samples of laminates, door panels, edging & all hardware to Architect for selection prior to ordering.
- 1.5 Warranty all work against manufacturing defects, including warpage or delamination, for a period of five (5) years from substantial performance date. Make good or replace work showing defects in this period, as requested, at no cost to the owner.
- 1.6 Install hollow metal doors and finished hardware as called for on drawings.

2. MATERIALS

- 2.1 Finishing Work: Materials used for finish work shall be sound, free from defects that would mar finished appearance, well seasoned and air dried and of good quality for intended purposes. Wood laminates pressure bonded
- 2.2 All cabinetry to have plastic laminate over particle board. All exposed edges to have 3mm PVC edge banding. All interiors of doors to be classified as exposed. Use ¾" for all shelving, door/drawer fronts and gables. Use ½" for drawer bottoms and cabinet backs.

- 2.3 All counter tops and counter edges/splashes & window sills covers to be faced with plastic laminate type 1 general purpose. Post form tops with 4" splash as indicated, and laminate all exposed surfaces. Use ¾" plywood cores typical all locations.
- 2.4 All cabinetry to be frameless type complete with metal drawer slides (both sides) with ball bearings, 120° self closing hinges, and metal d pulls - brushed chrome finish. Use recessed chrome pilasters for shelf support (2 per side typical). Specific list as follows:

PULLS	4" long stainless steel functional pull 3311 BP221170 Richelieu complete with screws
DOOR HINGES	125 Degree Clip top BLUMOTION Soft Close Hinges with Dowel 71B7580D180 and adjustable Cam Mounting Plates 173H710180 and Hinge Cover Plates
DRAWERS	Blum BLUMOTION Movento, Full Extension Concealed undermount, soft closing drawer slides.
DOOR BUMPER	Clear soft adhesive type (2 per door)
RECESSED PILASTER	K & V #255 ZC
PILASTER CLIP	K & V #256 ZC

- 2.5 Wood base – to match existing in size and finish.

3. **EXECUTION**

- 3.1 Include for all finishing work indicated on drawings.
- 3.2 Edge all doors, shelves, drawer fronts etc. PVC banding with adhesive.
Fasten all work blind using screws and secure to solid blocking/substrate.
- 3.3 Co-ordinate work with other finishing trades/ mechanical and electrical trades for installation of services. Note all kicks to receive vinyl base supplied/installed by Division 9.

- 3.4 Installation and assembly work on job shall be executed by skilled trades. Install all work level, plumb, & true in all respects.
- 3.5 Provide smooth surfaces with fastenings sunk and filled over to received finish. Use draw bolts in counter top joints.
- 3.6 Provide millwork bulkhead to enclose piping to match other cabinetry.
- 3.6 Install wood base to area called for.

END OF SECTION 06400

1. GENERAL

- 1.1. Comply with Requirements of Division 01.
- 1.2. Install work within 1/8" of dimension location and flat within 1/8" maximum in 1/8" and 1/16" maximum in any running 12".
- 1.3. Proceed with work only in areas protected and closed from the elements with temperature above 10 deg. C.
- 1.4. Co-ordinate installation of grilles and light fixtures.

2. MATERIALS

- 2.1. Gypsum board: CSA A82.27-M1977 in thickness shown, abuse resistant for all areas. Rated drywall for locations as noted.
- 2.2. Resilient channels, steel galvanized.
- 2.3. Corner beads steel galvanized, ½ bead.
- 2.4. Screws: self drilling Phillips head, drywall screws #6 x 1" for single thickness.
- 2.5. Bracing channels: cold rolled steel, galvanized.
- 2.6. Furring clips: minimum 1/8" thick, galvanized.
- 2.7. Tie wire: 1/8" thick, soft annealed and galvanized steel wire.
- 2.8. Hangers: galvanized annealed steel wire, 3/32" diameter to support a maximum weight of 150 lbs., 2/16" diameter of 308 ½ lbs., 3/16" diameter galvanized annealed steel rod to support a maximum weight of 550 lbs.
- 2.9. Joint cement, tape, topping compound: as recommended by wallboard manufacturer.

- 2.10 Metal studs (non load bearing): Galvanized sheet steel, minimum 0.59 mm overall thickness zinc coating Z275 (20gsg) screwable with crimped web and returned flange and tabs for security batt insulation in place. Provide knockout openings in web at 6" o.c. to accommodate (if required), horizontal mechanical and electrical service lines, and bracing. Width as shown on drawings.
- 2.11 Floor and Ceiling Partition Track: Galvanized sheet steel minimum 0.50 mm overall thickness zinc coating Z275 (20gsg) pre-punched with square holes along center line and with minimum 1 – 1 ¼" legs, top track having longer legs where required to compensate for deflection of structure above. Width to suit metal studs.

3. EXECUTION

- 3.1. Install gypsum board as recommended by Gypsum Association Specification No. GA-216-82 regarding temperature, finishing and methods of installation.
- 3.2. Frame openings and built in equipment with furring, furr in ducts, pipes and dropped beams occurring in finished areas.
- 3.3. Provide for integration of supports of equipment and components, and installation of flush mounted recessed components included in work of other sections only after consultation and verification with them of their requirements.
- 3.4. Framing and furring shown on drawings is indicative, but do not consider it as exact or complete. Construct work to withstand stresses imposed by use without either distortion or dimensional changes. Install wall framing to heights called for and brace all walls with diagonal supports to suit, full height to underside of roof deck for rated assemblies. Framing to be full height and anchor to underside of existing floor structure above.

- 3.5. Make good drywall at cutouts for services and other work, and where defective. Fill in defective joints, holes and other depressions with joint compound, and ensure that surfaces are smooth and evenly textured to receive finish treatments. Install sound insulation and resilient channels in locations as per drawings.
- 3.6. Remove droppings and excessive joint compound from work of this and other sections before it sets.
- 3.7. Clean off beads and other metal trim, and leave all surfaces ready for specified finishes.
- 3.8. Reinstall existing doors/frames as called for with existing hardware. Adjust for smooth operation.
- 3.9. Clean up and remove excess material from site.

END OF SECTION 09250

1. **GENERAL**

- 1.1. Comply with General Requirements Division 01.
- 1.2. Meet standards specified in Architectural Painting Specification Manual, Ontario Edition published by the Canadian Painters Contractor's Association.
- 1.3. Submit samples of each specified paint, colour and wood finish.
- 1.4. Submit list of all materials, manufacturer catalogue numbers, etc.
- 1.5. Deliver to Owner on completion of work, one quart of each colour, clearly labeled.
- 1.6. Cover or make surfaces adjacent to those being finished and protect work of others from damage and/or paint spills.
- 1.7. Repainting of existing repaired surfaces shall extend to closest edge(s) if proper match not obtainable.

2. **MATERIALS**

- 2.1. Manufacturers approved for supply of materials are:
 - Canadian Industries Ltd. (CIL)
 - Dulux
 - Pratt & Lambert Inc.
 - Canadian Pittsburgh Industries Ltd.
 - Benjamin Moore
 - Glidden

2.2. Supply only the best quality material for each specified line.

2.3. Materials used shall meet or exceed CGSB Specifications.

3. EXECUTION

3.1. Examine surfaces prior to application for moisture content and acid alkali balance.
Acceptance of surfaces signifies responsibility for finished products.

3.2. Clean all surfaces and remove foreign materials, fill cracks, holes and depression and smooth for finish.

3.3. Paint piping, conduit, grilles, duct work exposed to view to match background colour.

3.4. Patch, repair and paint all new duct penetrations. Paint all new and existing concrete block, metal deck/joists, ductwork, doors and frames.

3.5. Colours will be provided by Architect upon award of contract.

3.6. Finishes:

Interior Metal Work

- 1 coat primer
- 2 coats of acrylic latex semi-gloss finish

Interior Existing Drywall

- 2 coats of acrylic latex eggshell finish

Interior New Painted Drywall

- 1 coat of latex sealer
- 2 coats of acrylic latex eggshell finish
(corridor drywall Bulkhead)

3.7. Clean-Up

- 3.7.1. Clean up daily. All paint rags, empty cans shall be removed from the site upon completion of each day's work. Upon Total Completion provide total clean up.

END OF SECTION 09900

APPENDIX

RENOVATIONS TO CHAMPLAIN COLLEGE TRENT UNIVERSITY											Wilcox Architects Inc. September 2025 Page 1 of 1		
ROOM FINISH SCHEDULE													
		WALLS					FLOOR & BASE			CEILING			
		North	East	South	West	Comments	Floor	Base	Comments	Type	Fin	Comments	
Rm. No.	Room Name	ALL NEW U.O.N					ALL NEW U.O.N			ALL NEW U.O.N			
100	NEW KITCHEN	NEW DW/PT	NEW DW/EX PLAST/PT	NEW DW/PT	NEW DW/PT	----	EX CONC	NEW WD	-----	EX CONC	----	8’ HT	
101	NEW UTILITY	EX PLAST/PT	EX PLAST/PT	NEW DW/PT	NEW DW/PT	----	EX CONC	----	-----	EX CONC	----	8’ HT	
102	EX W/C	EX CT	EX PLAST/PT	NEW DW/PT	NEW DW/EX PLAST/PT	----	EX CONC	NEW WD	-----	EX CONC	----	8’ HT	

APPENDIX

LIST OF ABBREVIATIONS

Wilcox Architects Inc.
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A	ARC	ADJ	Adjustable
AB	Air Barrier	AL, ALUM	Aluminum
ABV	Above	ARCH	Architectural
A.C.	Air Condition	A.T.	Acoustic Tile
BL, BLK.	Block	BR ANOD	Bronze Anodized
BLDG	Building	B/S	Both Sides
BLKHD.	Bulkhead	BTM, B/	Bottom Of
BLW	Below	B.U.R.	Built-Up Roof
BM.	Beam, Beams		
CAB.	Cabinet	COL	Column
CABS	Cabinets	CONC.	Concrete
CAR	Carpet	CONT.	Continuous
C.B.	Catch Basin	CRS	Course
CB	Concrete Block	CS	Concrete Slab
CCS	Clear Concrete Sealer	CT	Ceramic Tile
CLF	Chain Link Fence	CTNG	Coating
CLG	Ceiling	CTOP	Counter Top
CLOS	Closet	C/W	Complete With
CNR	Corner		
D.C.	Display Case	DN	Down
DIA	Diameter	DR	Door
D/G	Double Glazed	DW	Drywall
E	East	EQ	Equal
EL	Elevation	E/S	Each Side
ELEC,ELEC'L	Electrical	EX., EXIST	Existing
ELEV	Elevator	EXT.	Exterior
ENCL	Enclosed		

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F	Female	FIN	Finish
FD	Floor Drain	FL	Floor
FND	Foundation	FLS	Flood Lights
F.E.	Fire Extinguisher	F.P.	Fire Protection
FFL	Finish Floor Level	FR.	Frame
F/G	Fixed Glazing	F.R.	Fire Rated; Fire Rating
F.H.	Fire Hydrant	FTG.	Footing
GALV.	Galvanized	GR	Grade
GL	Glazing	GWG	Georgian Wired Glass
H.C.	Handicap	HORIZ	Horizontal
HD	Head	H.P.	Hydro Pole
HDWRE	Hardware	HR	Hour
H.M.	Hollow Metal	HT, HGT.	Height
H.O.	Hold Open	HTR.	Heater
ID	Inside Diameter	INSUL	Insulation
INC/	Including	INT.	Interior
IND	Indicates	I/S	Inside
INFO	Information		
J	Joist		
LBL	Label		
LOC	Location		
LWR	Lower		

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M	Male	MIR	Mirror
MANF	Manufacture	M.L.B.	Micro-Lam-Beam
MAT.	Material	MT	Minute
MAX	Maximum	MTD	Mounted
MECH,MECH'L	Mechanical	MTL	Metal
M.H.	Manhole	M.U.A.	Make-Up-Air
MIN	Minimum		Mechanical Unit
N.	North	N.I.C.	Not In Contract
OA	Overall	OH	Overhead
O.B.C.	Ontario Building Code	OPNG	Opening
O/H	Overhang	O.S.	Over Size
PART'N	Partition	POL.	Polyethylene
P.C.	Pre-Cast	PR	Pair Prefinished
PL	Plate	PREFORM	Preformed
P.LAM	Plastic Laminate	P.T.	Pressure Treated
PLY, PLYWD	Plywood	PT	Paint
R	Radius	REF.	Reference
R.D.	Roof Drain	REV	Reversed
REF	Refrigerator	R.S.O.	Rough Stud Opening
REQ'D	Required	R & S	Rod and Shelf
RES	Resistance	R.W.L.	Rain Water Leader

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LIST OF ABBREVIATIONS

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S	South	S.P.	Splash Pad
S.A.B.	Sound Attenuation Blanket	S.P.M.	Single Ply Membrane
SAN.	Sanitary	S.S.	Stop Sink
SC	Solid Core	ST	Stain
SCR	Screen	STD	Standard
SEP	Separation	STL	Steel
S/G	Single Glazing	STR	Stringers
SHLVS	Shelves	STRUCT'L	Structural
SHTG	Sheating	ST.S	Storm Sewer
S.O.G.	Slab On Grade		
T/	Top Of	T.T.	Terrazo Tile
T.B.	Thermal Broken	T. & WD	Towel & Waste Disposal
T. & B.	Top And Bottom		
TEX	Textured	TYP	Typical
T. & G.	Tongue & Groove		
U/C	Under Counter	UPR	Upper
U.O.N.	Unless Otherwise Noted	U/S	Underside
V.	Vinyl	VERT	Vertical
VAL	Valance	V.T.	Vinyl Tile
VAN	Vanity	V.W.C.	Vinyl Wallcovering
V.B.	Vapour Barrier		
W/	With	WIN	Window
W.C.	Water Closet	W.F.	Wood Fibre
WD	Wood	W.V.	Water Valve