

9 Finishes

GENERAL

Designers shall verify that all applicable portions of these standards are incorporated into the project's design, drawings, specifications and final construction. Requests for variances from these standards shall be submitted in writing to the DCM Project Manager, using the KU Standards Variance Request Form found in [Appendix A1.1](#), for review and written approval or rejection as indicated on the form.

RELATED DOCUMENTS & REQUIREMENTS

Refer to the following for requirements that also apply to work of this section.

- [Division 1 - General Requirements](#)
- KU Graphics Program Manual, re: painted graphics or signage

SELECTION OF MATERIALS, COLORS & FINISHES – DESIGN GUIDELINES

General: The Project Architect shall develop a "Finish & Color Board" during the construction document phase, to be reviewed and approved for general content by the DCM Project Manager, DCM Architectural Support person, DCM Director, University Architect and the Building Committee.

- The Project Architect shall provide a "Final Finish & Color Board" to be reviewed and approved by these same persons during the early stages of construction.
- Paints: Since the University is required to use painting materials produced by the Kansas Dept. of Corrections, Designers are encouraged to select colors that are available from their color ranges.
- Flat Paints: Shall not be used in high-traffic areas such as corridors, classrooms and support spaces.
- Restrooms: Ceramic tile on floors, bases and walls. Extend wall tile to the ceiling. Wall base tile and grout shall match floor.
- Mechanical Rooms: Walls and ceilings shall be painted. Floors shall be sealed concrete, with no wall base.
- Plaster: The use of exterior portland cement or synthetic plasters should be limited to protected soffit areas, as approved by DCM, due to poor KU experience with these materials on both older and more recent facilities.
- Stairs and Corridors: Flooring shall be a durable, easily maintained finish material. Carpet shall not be used except for corridors within office suites.

- Classrooms Over 20 Persons: Flooring shall be VCT or similar hard, durable finish material under seating areas. Aisles and teaching areas may be carpet, if approved by DCM.

GENERAL SPECIFICATION GUIDELINES – ALL SECTIONS

Maintenance Materials: The Designer shall require the Contractor to provide designated minimum amounts of finish materials for ceilings, flooring, paints and other materials as identified by the Owner to the University as maintenance materials.

- Verify specific materials and quantities to be specified with DCM and FO for each project.
- Maintenance materials shall be delivered to storage areas either within the building under construction, or elsewhere on campus, as designated by FO.

GYPNUM BOARD ASSEMBLIES – 09260

Metal Stud Framing:

- 16" on-center or less; anchored or braced at 4'-0" on-center or less to the structure above.
- Specs shall require that all metal studs be screw-attached on both sides to runners, top and bottom of walls.

Gypsum Board:

- 5/8" minimum thickness on all walls and ceilings.
- All gypsum board shall be Type "X", even if not required to be, to accommodate future renovations or occupancy changes.

Blocking:

- Provide 2x wood blocking in all gypsum board partitions behind all wall-mounted equipment.
- Verify locations of all current and future equipment and blocking locations with user group.

Acoustical Insulation:

- Provide in all gypsum board partitions.

ACOUSTICAL PANEL CEILINGS – 09511

General: KU prefers to limit the number of different acoustical ceiling panel and grid systems that need to be maintained in stock, so Designers are to limit the number and type of ceiling systems within each new building to those that are commonly maintained in production. Verify proposed ceiling systems are acceptable to DCM.

- Standard ceilings are typically 2' x 4' x 5/8" square-edged panels, with random fissured texture and a white finish, in a 1" wide heavy-duty white ceiling grid.
- Premium ceilings are typically 2' x 2' x 3/4" tegular-edged panels, with a random nubby texture and a white finish, in a 1" wide heavy-duty white ceiling grid.
- High-humidity environments, such as animal labs, kitchens, cage wash areas and similar locations, are typically "Glasboard" or similar humidity-resistant products, utilizing stainless steel hanger wires (not aluminum hanger wires, which can stretch over time) and an aluminum face grid.
- Acoustical Insulation: Designers shall specify that a two foot (2') minimum width of acoustical insulation shall be placed along each side of all walls that extend to but not above ceilings.

WOOD FLOORING – 09640

General: Select systems that have been tested and engineered to provide appropriate resiliency and other properties, suitable for intended uses of space to receive wood flooring.

- Parquet floors are discouraged, and shall only be used if approved by the DCM Director.

Finish: Solvent-based, per manufacturer's recommendations. Apply first coat immediately after finishing of wood floors is completed. Second coat shall be applied shortly before time of Substantial Completion.

RESILIENT FLOOR TILE – 09651

General: 1/8" minimum thickness required for resilient flooring products. Raised rubber disc tiles are discouraged, due to more difficult maintenance.

CARPET – 09680

General: Select carpets based on durability, stain hiding and ease of maintenance criteria. Review proposed carpets with DCM.

- Carpets shall be secured with direct glue-down methods.
- Carpet fibers shall be solution-dyed nylon, type 6.
- Level loop tuft is preferred for durability.

- Tuft-bind shall be 20 pound average, wet or dry.
- Backing system shall be latex-free.

PAINTING – 09910

General: Latex enamel paints are typical material used on campus. Typical sheens are "eggshell" on walls and "semi-gloss" on trim.

Solvent-based products are not to be specified unless specifically approved by DCM.

All concrete masonry is to receive at least one coat of block filler.

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