

# **Project Manual**

## **Bidding Documents**

# **Central Elementary School Interior Renovations**

Dover, Delaware

**BECKER MORGAN GROUP, INC.**



ARCHITECTURE  
ENGINEERING

**Capital School District**

**2021101.00**

**September 13, 2024**

**Title Page/Consultants Directory**

By

**Owner's Representative**

Capital School District  
198 Commerce Way  
Dover, Delaware 19904

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**TABLE OF CONTENTS****DIVISION 00 – BIDDING AND CONTRACT REQUIREMENTS**

---

000101	PROJECT CONTACTS
000110	TABLE OF CONTENTS
000115	LIST OF DRAWINGS
001113	ADVERTISEMENT FOR BID
002113	INSTRUCTIONS TO BIDDERS
003119	INFORMATION AVAILABLE TO BIDDERS
004114	SUPPLEMENTS TO BID FORM
004126	BID FORMS INCLUDING: BID FORM SUB-CONTRACTOR LIST NON-COLLUSION STATEMENT AFFIDAVIT OF EMPLOYEE DRUG TESTING PROGRAM AFFIDAVIT OF CONTRACTOR QUALIFICATIONS AFFIDAVIT OF CRAFT TRAINING COMPLIANCE
004313	STATE OF DELAWARE BID BOND
005226	AGREEMENT INCLUDING STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR (AIA A132 – 2019)
005413	SUPPLEMENT TO AGREEMENT BETWEEN OWNER AND CONTRACTOR A132 2019
005414	SUPPLEMENT TO A139-2019 – EXHIBIT A – INSURANCE AND BONDS
006113.13	STATE OF DELAWARE PERFORMANCE BOND FORM
006113.16	STATE OF DELAWARE PAYMENT BOND FORM
006276	APPLICATION AND CERTIFICATE FOR PAYMENT AND CONTINUATION SHEET (AIA G732-2019 & G703-1992)
006300	CLARIFICATION AND MODIFICATION FORMS
007226	GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA A232- 2019)
007313	SUPPLEMENTARY GENERAL CONDITIONS A232-2019 INCLUDING ATTACHMENT “A” CONSTRUCTION MANAGER GENERAL CONDITIONS
007316	INSURANCE REQUIREMENTS - SAMPLE CERTIFICATE OF INSURANCE
007346	WAGE DETERMINATION REQUIREMENTS - DELAWARE PREVAILING WAGE RATES
008113	GENERAL REQUIREMENTS
008114	DRUG TESTING FORMS
009300	RECORD CLARIFICATIONS AND PROPOSALS PAYROLL REPORT FORM

**DIVISION 01 – GENERAL REQUIREMENTS**

---

011100	SUMMARY OF WORK
011200	MULTIPLE CONTRACT SUMMARY
011216	WORK SEQUENCE
011400	WORK RESTRICTIONS
012000	PRICE AND PAYMENT PROCEDURES
012100	ALLOWANCES
012200	UNIT PRICES

012300	ALTERNATES
012500	SUBSTITUTION PROCEDURES
012500A	SUBSTITUTION REQUEST FORM
012600	CONTRACT MODIFICATION PROCEDURES
012600A	FIELD BULLETIN EXHIBIT
012900	PAYMENT PROCEDURES
012973	SCHEDULE OF VALUES
013100	PROJECT MANAGEMENT AND COORDINATION
013113	PROJECT COORDINATION
013216	CONSTRUCTION PROGRESS SCHEDULE
013233	PHOTOGRAPHIC DOCUMENTATION
013300	SUBMITTAL PROCEDURES
013300A	RELEASE FOR USE OF DIGITAL MEDIA
013319	FIELD TEST REPORTING
013500	SPECIAL PROCEDURES
014000	QUALITY REQUIREMENTS
014200	REFERENCES
014219	REFERENCE STANDARDS
015000	TEMPORARY FACILITIES & CONTROLS
016000	PRODUCT REQUIREMENTS
017000	EXECUTION AND CLOSEOUT REQUIREMENTS
017329	CUTTING AND PATCHING
017419	CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL
017700	CLOSEOUT PROCEDURES
017836	WARRANTIES
017836.13	WARRANTIES AND BONDS

DIVISION 02 -- EXISTING CONDITIONS

024100 - DEMOLITION

DIVISION 03 -- CONCRETE

NOT USED

DIVISION 04 -- MASONRY

042000 - UNIT MASONRY

047200 - CAST STONE MASONRY

DIVISION 05 -- METALS

055213 - PIPE AND TUBE RAILINGS

DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES

061053 - MISCELLANEOUS ROUGH CARPENTRY



DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

071113 - BITUMINOUS DAMPPROOFING  
072100 - THERMAL INSULATION  
072119 - FOAMED-IN-PLACE INSULATION  
075323 - ETHYLENE-PROPYLENE-DIENE-MONOMER ROOFING - JOHNS MANVILLE  
076200 - SHEET METAL FLASHING AND TRIM  
077100 - ROOF SPECIALTIES  
079200 - JOINT SEALANTS

DIVISION 08 -- OPENINGS

081113 - HOLLOW METAL DOORS AND FRAMES  
081416 - FLUSH WOOD DOORS  
084313 - ALUMINUM-FRAMED STOREFRONTS  
084435 - PROTECTIVE FRAMED GLAZING ASSEMBLIES  
085653 - SECURITY WINDOWS  
088000 - GLAZING

DIVISION 09 -- FINISHES

092116 - GYPSUM BOARD ASSEMBLIES  
092216 - NON-STRUCTURAL METAL FRAMING  
095100 - ACOUSTICAL CEILINGS  
095423 - LINEAR METAL CEILINGS  
096500 - RESILIENT FLOORING  
096623 - RESINOUS MATRIX TERRAZZO FLOORING  
096813 - TILE CARPETING  
099113 - EXTERIOR PAINTING  
099123 - INTERIOR PAINTING

DIVISION 10 -- SPECIALTIES

101100 - VISUAL DISPLAY UNITS  
101419 - DIMENSIONAL LETTER SIGNAGE  
101423 - PANEL SIGNAGE  
102113.19 - PLASTIC TOILET COMPARTMENTS  
102123 - CUBICLE CURTAINS AND TRACK  
102600 - WALL AND DOOR PROTECTION  
102641 - BALLISTICS RESISTANT PANELS  
102800 - TOILET, BATH, AND LAUNDRY ACCESSORIES  
107326 - WALKWAY COVERINGS

DIVISION 11 -- EQUIPMENT

113013 - RESIDENTIAL APPLIANCES  
116623 - GYMNASIUM EQUIPMENT

DIVISION 12 -- FURNISHINGS

TABLE OF CONTENTS

000110-3

123200 - MANUFACTURED WOOD CASEWORK  
123600 - COUNTERTOPS

DIVISION 13 -- SPECIAL CONSTRUCTION

NOT USED

DIVISION 14 -- CONVEYING EQUIPMENT

142400 - HYDRAULIC ELEVATORS

DIVISION 21 -- FIRE SUPPRESSION

210500 - COMMON WORK RESULTS FOR FIRE SUPPRESSION  
210523 - GENERAL-DUTY VALVES FOR WATER-BASED FIRE-SUPPRESSION PIPING  
210548 - VIBRATION AND SEISMIC CONTROLS FOR FIRE SUPPRESSION PIPING AND EQUIPMENT  
210553 - IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT  
211300 - FIRE-SUPPRESSION SPRINKLER SYSTEMS

DIVISION 22 -- PLUMBING

220517 - SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING  
220523 - GENERAL-DUTY VALVES FOR PLUMBING PIPING  
220529 - HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT  
220553 - IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT  
220719 - PLUMBING PIPING INSULATION  
221005 - PLUMBING PIPING  
221429 - SUMP PUMPS  
224000 - PLUMBING FIXTURES

DIVISION 23 -- HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)

230130.51 - HVAC AIR-DISTRIBUTION SYSTEM CLEANING  
230517 - SLEEVES AND SLEEVE SEALS FOR HVAC PIPING  
230529 - HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT  
230593 - TESTING, ADJUSTING, AND BALANCING FOR HVAC  
230713 - DUCT INSULATION  
230719 - HVAC PIPING INSULATION  
230923 - DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC  
232300 - REFRIGERANT PIPING  
233100 - HVAC DUCTS AND CASINGS  
233300 - AIR DUCT ACCESSORIES  
233700 - AIR OUTLETS AND INLETS  
238126.13 - SMALL-CAPACITY SPLIT-SYSTEM AIR CONDITIONERS

DIVISION 25 -- INTEGRATED AUTOMATION

NOT USED

DIVISION 26 -- ELECTRICAL

260505 - SELECTIVE DEMOLITION FOR ELECTRICAL  
260513 - MEDIUM-VOLTAGE CABLES  
260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES  
260526 - GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS  
260529 - HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS  
260533.13 - CONDUIT FOR ELECTRICAL SYSTEMS  
260533.16 - BOXES FOR ELECTRICAL SYSTEMS  
260533.23 - SURFACE RACEWAYS FOR ELECTRICAL SYSTEMS  
260553 - IDENTIFICATION FOR ELECTRICAL SYSTEMS  
260573 - POWER SYSTEM STUDIES  
260583 - WIRING CONNECTIONS  
260923 - LIGHTING CONTROL DEVICES  
260936 - MODULAR DIMMING CONTROLS - LUTRON QS  
262726 - WIRING DEVICES  
262816.16 - ENCLOSED SWITCHES  
262913 - ENCLOSED CONTROLLERS  
265100 - INTERIOR LIGHTING

DIVISION 27 -- COMMUNICATIONS

270529 - HANGERS AND SUPPORTS FOR COMMUNICATIONS SYSTEMS  
270533.13 - CONDUIT FOR COMMUNICATIONS SYSTEMS

DIVISION 28 -- ELECTRONIC SAFETY AND SECURITY

284600 - FIRE DETECTION AND ALARM

DIVISION 31 -- EARTHWORK

312000 - EARTH MOVING

DIVISION 32 -- EXTERIOR IMPROVEMENTS

321313 - CONCRETE PAVING  
321373 - CONCRETE PAVING JOINT SEALANTS

DIVISION 33 -- UTILITIES

NOT USED

DIVISION 34 -- TRANSPORTATION

NOT USED

DIVISION 40 -- PROCESS INTEGRATION

TABLE OF CONTENTS

000110-5

NOT USED

DIVISION 46 -- WATER AND WASTEWATER EQUIPMENT

NOT USED

END OF SECTION

SECTION 000115  
LIST OF DRAWING SHEETS

GENERAL

- G001-E COVER SHEET
- G101-E LIFE SAFETY PLAN AND CODE STUDY
- G102-E OVERALL FIRST FLOOR LIFE SAFETY PLAN
- G103-E OVERALL SECOND AND THIRD FLOOR LIFE SAFETY PLAN

CIVIL

- C-201 SITE PLAN (FRONT ENTRY)
- C-202 SITE PLAN (PLAYGROUND)

STRUCTURAL

- S001-E COVER SHEET
- S002-E PROJECT SCHEDULES AND GENERAL NOTES
- S100-E FIRST FLOOR OVERALL KEY PLAN
- S101B-E FOUNDATION PLAN - AREA B
- S102B-E SECOND FLOOR FRAMING PLAN - AREA B
- S103B-E THIRD FLOOR FRAMING PLAN - AREA B
- S104B-E ROOF FRAMING PLAN - AREA B
- S201-E PARTIAL PLANS & DETAILS
- S501-E FRAMING SECTIONS
- S502-E SECTIONS & DETAILS

S503-E SECTIONS

ARCHITECTURAL

A001-E CONSTRUCTION TYPES - WALL TYPES, SLABS, FLOORS, ROOFS, AND CEILINGS

A002-E CONSTRUCTION TYPES - SIGNAGE, RAILINGS, AND LADDERS

AD101B-E FIRST FLOOR DEMOLITION PLAN - AREA B

AD101D-E FIRST FLOOR DEMOLITION PLAN - AREA D/E

AD102B-E SECOND FLOOR DEMOLITION PLAN - AREA B

AD102D-E SECOND FLOOR DEMOLITION PLAN - AREA D/E

AD103-E THIRD FLOOR DEMOLITION PLAN - AREA B

AD104-E FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN

AD105-E SECOND AND THIRD FLOOR DEMOLITION REFLECTED CEILING PLANS

A101-E OVERALL FIRST FLOOR PLAN

A101B-E FIRST FLOOR PLAN - AREA B

A101D-E FIRST FLOOR PLAN - AREA D/E

A102-E OVERALL SECOND AND THIRD FLOOR PLAN

A102B-E SECOND FLOOR PLAN - AREA B

A102D-E SECOND FLOOR PLAN - AREA D/E

A103-E THIRD FLOOR PLAN - AREA B

A104-E OVERALL FIRST FLOOR REFLECTED CEILING PLAN

A105-E OVERALL SECOND AND THIRD FLOOR REFLECTED CEILING PLANS

- A106-E FIRST FLOOR FINISH PLAN - AREAS B, D/E (BASE BID)
- A107-E SECOND AND THIRD FLOOR FINISH PLANS - AREAS B, D/E (BASE BID)
- A108-E OVERALL FIRST FLOOR FINISH PLAN (ALTERNATE)
- A109-E OVERALL SECOND AND THIRD FLOOR FINISH PLANS (ALTERNATE)
- A111-E ARCHITECTURAL SITE PLAN
- A112-E ARCHITECTURAL SITE DETAILS
- A113-E ARCHITECTURAL SITE DETAILS
- A201-E EXTERIOR ELEVATIONS
- A301-E BUILDING SECTIONS
- A401-E ELEVATOR ENLARGED PLANS AND SECTIONS
- A402-E ENLARGED TOILET PLANS
- A403-E ENLARGED NEW WORK REFLECTED CEILING PLANS
- A404-E ENLARGED STAIR PLANS
- A405-E ENLARGED STAIR PLANS
- A406-E ENLARGED STAIR PLANS
- A501-E PLAN DETAILS
- A601-E DOOR TYPES AND SCHEDULE
- A602-E INTERIOR FLOORING TRANSITION DETAILS
- A701-E INTERIOR ELEVATIONS

PLUMBING



P-001	PLUMBING LEGEND
PD-100B	UNDER SLAB PLUMBING DEMOLITION PLAN - AREA B
PD-101B	FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA B
PD-101D/E	FIRST FLOOR PLUMBING DEMOLITION PLAN - AREA D/E
PD-102B	SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA B
PD-102D/E	SECOND FLOOR PLUMBING DEMOLITION PLAN - AREA D/E
PD-103B	THIRD FLOOR PLUMBING DEMOLITION PLAN - AREA B
P-100A	BASEMENT PLUMBING PLAN - AREA A
P-100B	UNDER SLAB PLUMBING PLAN - AREA B
P-100D/E	CRAWL SPACE PLUMBING PLAN - AREA D/E
P-101A	FIRST FLOOR PLUMBING PLAN - AREA A
P-101B	FIRST FLOOR PLUMBING PLAN - AREA B
P-101D/E	FIRST FLOOR PLUMBING PLAN - AREA D/E
P-102B	SECOND FLOOR PLUMBING PLAN - AREA B
P-102D/E	SECOND FLOOR PLUMBING PLAN - AREA D/E
P-103B	THIRD FLOOR PLUMBING PLAN - AREA B
P-401	FIRST FLOOR PLUMBING ENLARGED PLANS
P-402	SECOND AND THIRD FLOOR PLUMBING ENLARGED PLANS
P-501	PLUMBING DETAILS AND SCHEDULES
P-601	PLUMBING DIAGRAMS
P-602	PLUMBING SANITARY RISER DIAGRAMS

MECHANICAL

M-001 MECHANICAL LEGEND

M-002 EXISTING ROOFTOP MECHANICAL EQUIPMENT

MD-101B FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA B

MD-101D/E FIRST FLOOR MECHANICAL DEMOLITION PLAN - AREA D/E

MD-102B SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA B

MD-102D/E SECOND FLOOR MECHANICAL DEMOLITION PLAN - AREA D/E

MD-103B THIRD FLOOR MECHANICAL DEMOLITION PLAN - AREA B

M-101A FIRST FLOOR MECHANICAL NEW WORK PLAN - AREA A

M-101B FIRST FLOOR MECHANICAL NEW WORK PLAN - AREA B

M-101D/E FIRST FLOOR MECHANICAL NEW WORK PLAN - AREA D/E

M-102B SECOND FLOOR MECHANICAL NEW WORK PLAN - AREA B

M-102D/E SECOND FLOOR MECHANICAL NEW WORK PLAN - AREA D/E

M-103B THIRD FLOOR MECHANICAL NEW WORK PLAN - AREA B

M-501 MECHANICAL DETAILS AND SCHEDULES

ELECTRICAL

E-001 ELECTRICAL LEGEND

ED-101B FIRST FLOOR ELECTRICAL DEMOLITION PLAN - AREA B

ED-101D/E FIRST FLOOR ELECTRICAL DEMOLITION PLAN - AREA D/E

ED-102B SECOND FLOOR ELECTRICAL DEMOLITION PLAN - AREA B

ED-102D/E SECOND FLOOR ELECTRICAL DEMOLITION PLAN - AREA D/E

ED-103B THIRD FLOOR ELECTRICAL DEMOLITION PLAN - AREA B

E-101B FIRST FLOOR ELECTRICAL POWER AND FIRE ALARM PLAN - AREA B

E-101D/E FIRST FLOOR ELECTRICAL POWER AND FIRE ALARM PLAN - AREA D/E

E-102B SECOND FLOOR ELECTRICAL POWER AND FIRE ALARM PLAN - AREA B

E-102D/E SECOND FLOOR ELECTRICAL POWER AND FIRE ALARM PLAN - AREA D/E

E-103B THIRD FLOOR ELECTRICAL POWER AND FIRE ALARM PLAN - AREA B

E-201B FIRST FLOOR ELECTRICAL LIGHTING PLAN - AREA B

E-201D/E FIRST FLOOR ELECTRICAL LIGHTING PLAN - AREA D/E

E-202B SECOND FLOOR ELECTRICAL LIGHTING PLAN - AREA B

E-202D/E SECOND FLOOR ELECTRICAL LIGHTING PLAN - AREA D/E

E-203B THIRD FLOOR ELECTRICAL LIGHTING PLAN - AREA B

E-501 ELECTRICAL DETAILS

E-601 ELECTRICAL RISER DIAGRAM

END OF SECTION 000115

**SECTION 001113 – ADVERTISEMENT FOR BID**

Public notice is hereby given that sealed bids for Project No. 2021101.00 will be received by the State of Delaware, Capital School District, at **Central Middle School located at 211 Delaware Ave. Dover Delaware 19901 until 2:00pm local time on October 24, 2024**, at which time they will be publicly opened and read aloud in the auditorium room. Bidder bears the risk of late delivery. Any bids received after the stated time will be returned unopened.

Project involves the interior renovations to the existing school. This is a construction management project. Bids are to be for the following contract:

E-1: Site Work	E-6: Floor Covering Work
E-2: Concrete & Masonry Work	E-7: Caulking/Painting
E-3: Carpentry & General Work	E-8: Mechanical
E-4: Aluminum Storefront/Windows Glass & Glazing	E-9: Sprinkler Systems
E-5: Drywall/Metal Stud/Acoustical	E-10: Electrical

Attention is called to construction schedule as detailed in the Bid Documents.

A **NON-MANDATORY** Pre-Bid Meeting will be held on October 3, 2024, at 2:00pm at **Central Middle School located at 211 Delaware Ave. Dover Delaware 19901** in the auditorium for the purpose of establishing the listing of subcontractors and to answer questions. All representatives must be employed by the company you are representing. Representatives of each party to any Joint Venture must attend this meeting. **ATTENDANCE OF THIS MEETING IS NOT A PREREQUISITE FOR BIDDING ON THIS CONTRACT.**

Sealed bids shall be addressed to Capital School District, Attn: James Baustert Building & Grounds Supervisor. The outer envelope should clearly indicate: **Central Middle Elementary School Interior Renovations Project No. 2021101.00, Company Name, Contract you are bidding, SEALED BID - DO NOT OPEN."**

Construction documents will be available for review at the following locations: Richard Y Johnson & Son Inc., and Delaware Contractors Association. Contract documents may be purchased at DiCarlo Printers, located at 2006 Northwood Drive, Salisbury MD, 21801 or RCI Printing and Graphics located at 298 Churchmans Road, New Castle DE, 19720. Electronic documents will be available on Richard Y. Johnson & Son, Inc's website [www.ryjson.com](http://www.ryjson.com) under plan room. It is the responsibility of each bidder to review and coordinate all project documents. This includes plans, specifications and addendums. All documents will be available on the day of the pre-bid meeting.

Questions should be directed to the Construction Manager, Richard Y. Johnson & Son, Inc. in writing only. The fax number is (302) 422-4696. Email questions too Attn: Jesse Dixon ([jdixon@ryjson.com](mailto:jdixon@ryjson.com)).

A bid security in the amount of 10% of the bid must accompany each bid. Bid Security shall specify the Owner as the obligee. Owner: Capital School District, 198 Commerce Way, Dover, Delaware 19904.

Minority Business Enterprises (MBE), Disadvantaged Business Enterprises (DBE) and Women-Owned Business Enterprises (WBE) will be afforded full opportunity to submit bids on this contract and will not be subject to discrimination on the basis of race, color, national origin or sex in consideration of this award. Each bid must be accompanied by a bid security equivalent to ten percent of the bid amount and all additive alternates. The successful bidder must post a performance bond and payment bond in a sum equal to 100 percent of the contract price upon execution of the contract. The Owner reserves the right to reject any or all bids and to waive any informalities therein. The Owner may extend the time and place for the opening of the bids from that described in the advertisement, with not less than two calendar days notice by certified delivery, facsimile machine or other electronic means to those bidders receiving plans.

## **INSTRUCTIONS TO BIDDERS**

### **TABLE OF ARTICLES**

1. DEFINITIONS
2. BIDDER'S REPRESENTATION
3. BIDDING DOCUMENTS
4. BIDDING PROCEDURES
5. CONSIDERATION OF BIDS
6. POST-BID INFORMATION
7. PERFORMANCE BOND AND PAYMENT BOND
8. FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR

**ARTICLE 1: GENERAL**

## 1.1 DEFINITIONS

1.1.1 Whenever the following terms are used, their intent and meaning shall be interpreted as follows:

1.2 STATE: The State of Delaware.

1.3 AGENCY: Contracting State Agency as noted on cover sheet.

1.4 DESIGNATED OFFICIAL: The agent authorized to act for the Agency.

1.5 BIDDING DOCUMENTS: Bidding Documents include the Bidding Requirements and the proposed Contract Documents. The Bidding Requirements consist of the Advertisement for Bid, Invitation to Bid, Instructions to Bidders, Supplementary Instructions to Bidders (if any), General Conditions, Supplementary General Conditions, General Requirements, Special Provisions (if any), the Bid Form (including the Non-collusion Statement), and other sample bidding and contract forms. The proposed Contract Documents consist of the form of Agreement between the Owner and Contractor, as well as the Drawings, Specifications (Project Manual) and all Addenda issued prior to execution of the Contract.

1.6 CONTRACT DOCUMENTS: The Contract Documents consist of the, Instructions to Bidders, Supplementary Instructions to Bidders (if any), General Conditions, Supplementary General Conditions, General Requirements, Special Provisions (if any), the form of agreement between the Owner and the Contractor, Drawings (if any), Specifications (Project Manual), and all addenda.

1.7 AGREEMENT: The form of the Agreement shall be AIA Document A101, Standard Form of Agreement between Owner and Contractor where the basis of payment is a STIPULATED SUM. In the case of conflict between the instructions contained therein and the General Requirements herein, these General Requirements shall prevail.

1.8 GENERAL REQUIREMENTS (or CONDITIONS): General Requirements (or conditions) are instructions pertaining to the Bidding Documents and to contracts in general. They contain, in summary, requirements of laws of the State; policies of the Agency and instructions to bidders.

1.9 SPECIAL PROVISIONS: Special Provisions are specific conditions or requirements peculiar to the bidding documents and to the contract under consideration and are supplemental to the General Requirements. Should the Special Provisions conflict with the General Requirements, the Special Provisions shall prevail.

1.10 ADDENDA: Written or graphic instruments issued by the Owner/Architect prior to the execution of the contract which modify or interpret the Bidding Documents by additions, deletions, clarifications or corrections.

1.11 BIDDER OR VENDOR: A person or entity who formally submits a Bid for the material or Work contemplated, acting directly or through a duly authorized representative who meets the requirements set forth in the Bidding Documents.

1.12 SUB-BIDDER: A person or entity who submits a Bid to a Bidder for materials or labor, or both for a portion of the Work.

- 1.13 BID: A complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.
- 1.14 BASE BID: The sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents as the base, to which Work may be added or from which Work may be deleted for sums stated in Alternate Bids (if any are required to be stated in the bid).
- 1.15 ALTERNATE BID (or ALTERNATE): An amount stated in the Bid, where applicable, to be added to or deducted from the amount of the Base Bid if the corresponding change in the Work, as described in the Bidding Documents is accepted.
- 1.16 UNIT PRICE: An amount stated in the Bid, where applicable, as a price per unit of measurement for materials, equipment or services or a portion of the Work as described in the Bidding Documents.
- 1.17 SURETY: The corporate body which is bound with and for the Contract, or which is liable, and which engages to be responsible for the Contractor's payments of all debts pertaining to and for his acceptable performance of the Work for which he has contracted.
- 1.18 BIDDER'S DEPOSIT: The security designated in the Bid to be furnished by the Bidder as a guaranty of good faith to enter into a contract with the Agency if the Work to be performed or the material or equipment to be furnished is awarded to him.
- 1.19 CONTRACT: The written agreement covering the furnishing and delivery of material or work to be performed.
- 1.20 CONTRACTOR: Any individual, firm or corporation with whom a contract is made by the Agency.
- 1.21 SUBCONTRACTOR: An individual, partnership or corporation which has a direct contract with a contractor to furnish labor and materials at the job site, or to perform construction labor and furnish material in connection with such labor at the job site.
- 1.22 CONTRACT BOND: The approved form of security furnished by the contractor and his surety as a guaranty of good faith on the part of the contractor to execute the work in accordance with the terms of the contract.

**ARTICLE 2: BIDDER'S REPRESENTATIONS**

- 2.1 PRE-BID MEETING
- 2.1.1 A pre-bid meeting for this project will be held at the time and place designated. Attendance at this meeting is a pre-requisite for submitting a Bid, unless this requirement is specifically waived elsewhere in the Bid Documents.
- 2.2 By submitting a Bid, the Bidder represents that:
- 2.2.1 The Bidder has read and understands the Bidding Documents and that the Bid is made in accordance therewith.
- 2.2.2 The Bidder has visited the site, become familiar with existing conditions under which the Work is to be performed, and has correlated the Bidder's his personal observations with the requirements of the proposed Contract Documents.

2.2.3 The Bid is based upon the materials, equipment, and systems required by the Bidding Documents without exception.

### 2.3 JOINT VENTURE REQUIREMENTS

2.3.1 For Public Works Contracts, each Joint Venturer shall be qualified and capable to complete the Work with their own forces.

2.3.2 Included with the Bid submission, and as a requirement to bid, a copy of the executed Joint Venture Agreement shall be submitted and signed by all Joint Venturers involved.

2.3.3 All required Bid Bonds, Performance Bonds, Material and Labor Payment Bonds must be executed by both Joint Venturers and be placed in both of their names.

2.3.4 All required insurance certificates shall name both Joint Venturers.

2.3.5 Both Joint Venturers shall sign the Bid Form and shall submit a valid Delaware Business License Number with their Bid or shall state that the process of application for a Delaware Business License has been initiated.

2.3.6 Both Joint Venturers shall include their Federal E.I. Number with the Bid.

2.3.7 In the event of a mandatory Pre-bid Meeting, each Joint Venturer shall have a representative in attendance.

2.3.8 Due to exceptional circumstances and for good cause shown, one or more of these provisions may be waived at the discretion of the State.

### 2.4 ASSIGNMENT OF ANTITRUST CLAIMS

2.4.1 As consideration for the award and execution by the Owner of this contract, the Contractor hereby grants, conveys, sells, assigns and transfers to the State of Delaware all of its right, title and interests in and to all known or unknown causes of action it presently has or may now or hereafter acquire under the antitrust laws of the United States and the State of Delaware, relating to the particular goods or services purchased or acquired by the Owner pursuant to this contract.

## **ARTICLE 3: BIDDING DOCUMENTS**

### 3.1 COPIES OF BID DOCUMENTS

3.1.1 Bidders may obtain complete sets of the Bidding Documents from the Architectural/Engineering firm designated in the Advertisement or Invitation to Bid in the number and for the deposit sum, if any, stated therein.

3.1.2 Bidders shall use complete sets of Bidding Documents for preparation of Bids. The issuing Agency nor the Architect assumes no responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents.

3.1.3 Any errors, inconsistencies or omissions discovered shall be reported to the Architect immediately.

3.1.4 The Agency and Architect may make copies of the Bidding Documents available on the above terms for the purpose of obtaining Bids on the Work. No license or grant of use is conferred by issuance of copies of the Bidding Documents.



### 3.2 INTERPRETATION OR CORRECTION OF BIDDING DOCUMENTS

- 3.2.1 The Bidder shall carefully study and compare the Bidding Documents with each other, and with other work being bid concurrently or presently under construction to the extent that it relates to the Work for which the Bid is submitted, shall examine the site and local conditions, and shall report any errors, inconsistencies, or ambiguities discovered to the Architect.
- 3.2.2 Bidders or Sub-bidders requiring clarification or interpretation of the Bidding Documents shall make a written request to the Architect at least seven days prior to the date for receipt of Bids. Interpretations, corrections and changes to the Bidding Documents will be made by written Addendum. Interpretations, corrections, or changes to the Bidding Documents made in any other manner shall not be binding.
- 3.2.3 The apparent silence of the specifications as to any detail, or the apparent omission from it of detailed description concerning any point, shall be regarded as meaning that only the best commercial practice is to prevail and only material and workmanship of the first quality are to be used. Proof of specification compliance will be the responsibility of the Bidder.
- 3.2.4 Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for all permits, labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work.
- 3.2.5 The Owner will bear the costs for all impact and user fees associated with the project.

### 3.3 SUBSTITUTIONS

- 3.3.1 The materials, products and equipment described in the Bidding Documents establish a standard of quality, required function, dimension, and appearance to be met by any proposed substitution. The specification of a particular manufacturer or model number is not intended to be proprietary in any way. Substitutions of products for those named will be considered, providing that the Vendor certifies that the function, quality, and performance characteristics of the material offered is equal or superior to that specified. It shall be the Bidder's responsibility to assure that the proposed substitution will not affect the intent of the design, and to make any installation modifications required to accommodate the substitution.
- 3.3.2 Requests for substitutions shall be made in writing to the Architect at least ten days prior to the date of the Bid Opening. Such requests shall include a complete description of the proposed substitution, drawings, performance and test data, explanation of required installation modifications due the substitution, and any other information necessary for an evaluation. The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval shall be final. The Architect is to notify Owner prior to any approvals.
- 3.3.3 If the Architect approves a substitution prior to the receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding.
- 3.3.4 The Architect shall have no obligation to consider any substitutions after the Contract award.

### 3.4 ADDENDA

- 3.4.1 Addenda will be mailed or delivered to all who are known by the Architect to have received a complete set of the Bidding Documents.
- 3.4.2 Copies of Addenda will be made available for inspection wherever Bidding Documents are on file for that purpose.
- 3.4.3 No Addenda will be issued later than 4 days prior to the date for receipt of Bids except an Addendum withdrawing the request for Bids or one which extends the time or changes the location for the opening of bids.
- 3.4.4 Each bidder shall ascertain prior to submitting his Bid that they have received all Addenda issued, and shall acknowledge their receipt in their Bid in the appropriate space. Not acknowledging an issued Addenda could be grounds for determining a bid to be non-responsive.

**ARTICLE 4: BIDDING PROCEDURES**

**4.1 PREPARATION OF BIDS**

- 4.1.1 Submit the bids on the Bid Forms included with the Bidding Documents.
- 4.1.2 Submit the original Bid Form for each bid. Bid Forms may be removed from the project manual for this purpose.
- 4.1.3 Execute all blanks on the Bid Form in a non-erasable medium (typewriter or manually in ink).
- 4.1.4 Where so indicated by the makeup on the Bid Form, express sums in both words and figures, in case of discrepancy between the two, the written amount shall govern.
- 4.1.5 Interlineations, alterations or erasures must be initialed by the signer of the Bid.
- 4.1.6 BID ALL REQUESTED ALTERNATES AND UNIT PRICES, IF ANY. If there is no change in the Base Bid for an Alternate, enter "No Change". The Contractor is responsible for verifying that they have received all addenda issued during the bidding period. Work required by Addenda shall automatically become part of the Contract.
- 4.1.7 Make no additional stipulations on the Bid Form and do not qualify the Bid in any other manner.
- 4.1.8 Each copy of the Bid shall include the legal name of the Bidder and a statement whether the Bidder is a sole proprietor, a partnership, a corporation, or any legal entity, and each copy shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further give the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current Power of Attorney attached, certifying agent's authority to bind the Bidder.
- 4.1.9 Bidder shall complete the Non-Collusion Statement form included with the Bid Forms and include it with their Bid.
- 4.1.10 In the construction of all Public Works projects for the State of Delaware or any agency thereof, preference in employment of laborers, workers or mechanics shall be given to bona fide legal citizens of the State who have established citizenship by residence of at least 90 days in the State.
- 4.1.11 Each bidder shall include in their bid a copy of a valid Delaware Business License.

- 4.1.12 Each bidder shall include signed Affidavit(s) for the bidder and each listed Subcontractor certifying compliance with OMB Regulation 4104 "Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on " Large Public Works Projects" "large Public Works" is based upon the current threshold required for bidding Public Works as set by the Purchasing and Contracting Advisory Council.
- 4.2 BID SECURITY
- 4.2.1 All bids shall be accompanied by a deposit of either a good and sufficient bond to the agency for the benefit of the agency, with corporate surety authorized to do business in this State, the form of the bond and the surety to be approved by the agency, or a security of the bidder assigned to the agency, for a sum equal to at least 10% of the bid plus all add alternates, or in lieu of the bid bond a security deposit in the form of a certified check, bank treasurer's check, cashier's check, money order, or other prior approved secured deposit assigned to the State. The bid bond need not be for a specific sum, but may be stated to be for a sum equal to 10% of the bid plus all add alternates to which it relates and not to exceed a certain stated sum, if said sum is equal to at least 10% of the bid. The Bid Bond form used shall be the standard OMB form (attached).
- 4.2.2 The Agency has the right to retain the bid security of Bidders to whom an award is being considered until either a formal contract has been executed and bonds have been furnished or the specified time has elapsed so the Bids may be withdrawn or all Bids have been rejected.
- 4.2.3 In the event of any successful Bidder refusing or neglecting to execute a formal contract and bond within 20 days of the awarding of the contract, the bid bond or security deposited by the successful bidder shall be forfeited.
- 4.3 SUBCONTRACTOR LIST
- 4.3.1 As required by Delaware Code, Title 29, section 6962(d)(10)b, each Bidder shall submit with their Bid a completed List of Sub-Contractors included with the Bid Form. NAME ONLY ONE SUBCONTRACTOR FOR EACH TRADE. A Bid will be considered non-responsive unless the completed list is included.
- 4.3.2 Provide the Name and Address for each listed subcontractor. Addresses by City, Town or Locality, plus State, will be acceptable.
- 4.3.3 It is the responsibility of the Contractor to ensure that their Subcontractors are in compliance with the provisions of this law. Also, if a Contractor elects to list themselves as a Subcontractor for any category, they must specifically name themselves on the Bid Form and be able to document their capability to act as Subcontractor in that category in accordance with this law.
- 4.4 EQUALITY OF EMPLOYMENT OPPORTUNITY ON PUBLIC WORKS
- 4.4.1 During the performance of this contract, the contractor agrees as follows:
- A. The Contractor will not discriminate against any employee or applicant for employment because of race, creed, color, sex or national origin. The Contractor will take affirmative action to ensure the applicants are employed, and that employees are treated during employment, without regard to their race, creed, color, sex or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion or transfer; recruitment or recruitment

advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided by the contracting agency setting forth this nondiscrimination clause.

- B. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, sex or national origin."

#### 4.5 PREVAILING WAGE REQUIREMENT

- 4.5.1 Wage Provisions: In accordance with Delaware Code, Title 29, Section 6960, renovation projects whose total cost shall exceed \$15,000, and \$100,000 for new construction, the minimum wage rates for various classes of laborers and mechanics shall be as determined by the Department of Labor, Division of Industrial Affairs of the State of Delaware.
- 4.5.2 The prevailing wage shall be the wage paid to a majority of employees performing similar work as reported in the Department's annual prevailing wage survey or in the absence of a majority, the average paid to all employees reported.
- 4.5.3 The employer shall pay all mechanics and labors employed directly upon the site of work, unconditionally and not less often than once a week and without subsequent deduction or rebate on any account, the full amounts accrued at time of payment, computed at wage rates not less than those stated in the specifications, regardless of any contractual relationship which may be alleged to exist between the employer and such laborers and mechanics.
- 4.5.4 The scale of the wages to be paid shall be posted by the employer in a prominent and easily accessible place at the site of the work.
- 4.5.5 Every contract based upon these specifications shall contain a stipulation that sworn payroll information, as required by the Department of Labor, be furnished weekly. The Department of Labor shall keep and maintain the sworn payroll information for a period of 6 months from the last day of the work week covered by the payroll.

#### 4.6 SUBMISSION OF BIDS

- 4.6.1 Enclose the Bid, the Bid Security, and any other documents required to be submitted with the Bid in a sealed opaque envelope. Address the envelope to the party receiving the Bids. Identify with the project name, project number, and the Bidder's name and address. If the Bid is sent by mail, enclose the sealed envelope in a separate mailing envelope with the notation "BID ENCLOSED" on the face thereof. The State is not responsible for the opening of bids prior to bid opening date and time that are not properly marked.
- 4.6.2 Deposit Bids at the designated location prior to the time and date for receipt of bids indicated in the Advertisement for Bids. Bids received after the time and date for receipt of bids will be marked "LATE BID" and returned.
- 4.6.3 Bidder assumes full responsibility for timely delivery at location designated for receipt of bids.
- 4.6.4 Oral, telephonic or telegraphic bids are invalid and will not receive consideration.

4.6.5 Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids, provided that they are then fully in compliance with these Instructions to Bidders.

#### 4.7 MODIFICATION OR WITHDRAW OF BIDS

4.7.1 Prior to the closing date for receipt of Bids, a Bidder may withdraw a Bid by personal request and by showing proper identification to the Architect. A request for withdraw by letter or fax, if the Architect is notified in writing prior to receipt of fax, is acceptable. A fax directing a modification in the bid price will render the Bid informal, causing it to be ineligible for consideration of award. Telephone directives for modification of the bid price shall not be permitted and will have no bearing on the submitted proposal in any manner.

4.7.2 Bidders submitting Bids that are late shall be notified as soon as practicable and the bid shall be returned.

4.7.3 A Bid may not be modified, withdrawn or canceled by the Bidder during a thirty (30) day period following the time and date designated for the receipt and opening of Bids, and Bidder so agrees in submitting their Bid. Bids shall be binding for 30 days after the date of the Bid opening.

### **ARTICLE 5: CONSIDERATION OF BIDS**

#### 5.1 OPENING/REJECTION OF BIDS

5.1.1 Unless otherwise stated, Bids received on time will be publicly opened and will be read aloud. An abstract of the Bids will be made available to Bidders.

5.1.2 The Agency shall have the right to reject any and all Bids. A Bid not accompanied by a required Bid Security or by other data required by the Bidding Documents, or a Bid which is in any way incomplete or irregular is subject to rejection.

5.1.3 If the Bids are rejected, it will be done within thirty (30) calendar day of the Bid opening.

#### 5.2 COMPARISON OF BIDS

5.2.1 After the Bids have been opened and read, the bid prices will be compared and the result of such comparisons will be made available to the public. Comparisons of the Bids may be based on the Base Bid plus desired Alternates. The Agency shall have the right to accept Alternates in any order or combination.

5.2.2 The Agency reserves the right to waive technicalities, to reject any or all Bids, or any portion thereof, to advertise for new Bids, to proceed to do the Work otherwise, or to abandon the Work, if in the judgment of the Agency or its agent(s), it is in the best interest of the State.

5.2.3 An increase or decrease in the quantity for any item is not sufficient grounds for an increase or decrease in the Unit Price.

5.2.4 The prices quoted are to be those for which the material will be furnished F.O.B. Job Site and include all charges that may be imposed during the period of the Contract.

5.2.5 No qualifying letter or statements in or attached to the Bid, or separate discounts will be considered in determining the low Bid except as may be otherwise herein noted. Cash or separate discounts should be computed and incorporated into Unit Bid Price(s).

### 5.3 DISQUALIFICATION OF BIDDERS

5.3.1 An agency shall determine that each Bidder on any Public Works Contract is responsible before awarding the Contract. Factors to be considered in determining the responsibility of a Bidder include:

- A. The Bidder's financial, physical, personnel or other resources including Subcontracts;
- B. The Bidder's record of performance on past public or private construction projects, including, but not limited to, defaults and/or final adjudication or admission of violations of the Prevailing Wage Laws in Delaware or any other state;
- C. The Bidder's written safety plan;
- D. Whether the Bidder is qualified legally to contract with the State;
- E. Whether the Bidder supplied all necessary information concerning its responsibility; and,
- F. Any other specific criteria for a particular procurement, which an agency may establish; provided however, that, the criteria be set forth in the Invitation to Bid and is otherwise in conformity with State and/or Federal law.

5.3.2 If an agency determines that a Bidder is nonresponsive and/or nonresponsible, the determination shall be in writing and set forth the basis for the determination. A copy of the determination shall be sent to the affected Bidder within five (5) working days of said determination.

5.3.3 In addition, any one or more of the following causes may be considered as sufficient for the disqualification of a Bidder and the rejection of their Bid or Bids.

5.3.3.1 More than one Bid for the same Contract from an individual, firm or corporation under the same or different names.

5.3.3.2 Evidence of collusion among Bidders.

5.3.3.3 Unsatisfactory performance record as evidenced by past experience.

5.3.3.4 If the Unit Prices are obviously unbalanced either in excess or below reasonable cost analysis values.

5.3.3.5 If there are any unauthorized additions, interlineation, conditional or alternate bids or irregularities of any kind which may tend to make the Bid incomplete, indefinite or ambiguous as to its meaning.

5.3.3.6 If the Bid is not accompanied by the required Bid Security and other data required by the Bidding Documents.

5.3.3.7 If any exceptions or qualifications of the Bid are noted on the Bid Form.

### 5.4 ACCEPTANCE OF BID AND AWARD OF CONTRACT

- 5.4.1 A formal Contract shall be executed with the successful Bidder within twenty (20) calendar days after the award of the Contract.
- 5.4.2 Per Section 6962(d)(13) a., Title 29, Delaware Code, "The contracting agency shall award any public works contract within thirty (30) days of the bid opening to the lowest responsive and responsible Bidder, unless the Agency elects to award on the basis of best value, in which case the election to award on the basis of best value shall be stated in the Invitation To Bid."
- 5.4.3 Each Bid on any Public Works Contract must be deemed responsive by the Agency to be considered for award. A responsive Bid shall conform in all material respects to the requirements and criteria set forth in the Contract Documents and specifications.
- 5.4.4 The Agency shall have the right to accept Alternates in any order or combination, and to determine the low Bidder on the basis of the sum of the Base Bid, plus accepted Alternates.
- 5.4.5 The successful Bidder shall execute a formal contract, submit the required Insurance Certificate, and furnish good and sufficient bonds, unless specifically waived in the General Requirements, in accordance with the General Requirement, within twenty (20) days of official notice of contract award. Bonds shall be for the benefit of the Agency with surety in the amount of 100% of the total contract award. Said Bonds shall be conditioned upon the faithful performance of the contract. Bonds shall remain in affect for period of one year after the date of substantial completion.
- 5.4.6 If the successful Bidder fails to execute the required Contract and Bond, as aforesaid, within twenty (20) calendar days after the date of official Notice of the Award of the Contract, their Bid guaranty shall immediately be taken and become the property of the State for the benefit of the Agency as liquidated damages, and not as a forfeiture or as a penalty. Award will then be made to the next lowest qualified Bidder of the Work or readvertised, as the Agency may decide.
- 5.4.7 Each bidder shall supply with its bid its taxpayer identification number (i.e., federal employer identification number or social security number) and a copy of its Delaware business license, and should the vendor be awarded a contract, such vendor shall provide to the agency the taxpayer identification license numbers of such subcontractors. Such numbers shall be provided on the later of the date on which such subcontractor is required to be identified or the time the contract is executed. The successful Bidder shall provide to the agency to which it is contracting, within 30 days of entering into such public works contract, copies of all Delaware Business licenses of subcontractors and/or independent contractors that will perform work for such public works contract. However, if a subcontractor or independent contractor is hired or contracted more than 20 days after the Bidder entered the public works contract the Delaware Business license of such subcontractor or independent contractor shall be provided to the agency within 10 days of being contracted or hired.
- 5.4.8 The Bid Security shall be returned to the successful Bidder upon the execution of the formal contract. The Bid Securities of unsuccessful bidders shall be returned within thirty (30) calendar days after the opening of the Bids.

## **ARTICLE 6: POST-BID INFORMATION**

- 6.1 CONTRACTOR'S QUALIFICATION STATEMENT

6.1.1 Bidders to whom award of a Contract is under consideration shall, if requested by the Agency, submit a properly executed AIA Document A305, Contractor's Qualification Statement, unless such a statement has been previously required and submitted.

6.2 BUSINESS DESIGNATION FORM

6.2.1 Successful bidder shall be required to accurately complete an Office of Management and Budget Business Designation Form for Subcontractors.

**ARTICLE 7: PERFORMANCE BOND AND PAYMENT BOND**

7.1 BOND REQUIREMENTS

7.1.1 The cost of furnishing the required Bonds, that are stipulated in the Bidding Documents, shall be included in the Bid.

7.1.2 If the Bidder is required by the Agency to secure a bond from other than the Bidder's usual sources, changes in cost will be adjusted as provide in the Contract Documents.

7.1.3 The Performance and Payment Bond forms used shall be the standard OMB forms (attached).

7.2 TIME OF DELIVERY AND FORM OF BONDS

7.2.1 The bonds shall be dated on or after the date of the Contract.

7.2.2 The Bidder shall require the attorney-in-fact who executes the required bonds on behalf of the surety to affix a certified and current copy of the power of attorney.

**ARTICLE 8: FORM OF AGREEMENT BETWEEN AGENCY AND CONTRACTOR**

8.1 Unless otherwise required in the Bidding Documents, the Agreement for the Work will be written on AIA Document A101, Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Stipulated Sum.

END OF INSTRUCTIONS TO BIDDERS





**BID FORM**

**ALTERNATES**

Alternate prices conform to applicable project specification section. Refer to specifications for a complete description of the following Alternates. An “ADD” or “DEDUCT” amount is indicated by the crossed out part that does not apply.

**ALTERNATE No. 1A: WALL PAINT (Contract E-7)**

1. BASE BID: Paint only classroom walls as indicated on Finish Plans.
2. ALTERNATE: Paint Corridor walls in Areas B, D and E as indicated on Finish Plans.

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

**ALTERNATE No. 1B: WALL PAINT (Contract E-7)**

1. BASE BID: Paint only classroom walls as indicated on Finish Plans.
2. ALTERNATE: Paint Corridor walls and cafeteria in Area C as indicated on Finish Plans.

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

**ALTERNATE No. 2A: DOOR FRAMES (Contract E-7)**

1. BASE BID: Paint only door frames as indicated in Door Schedule.
2. ALTERNATE: Paint all existing door frames in areas B, D and E.

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

**ALTERNATE No. 2B: DOOR FRAMES (Contract E-7)**

1. BASE BID: Paint only door frames as indicated in Door Schedule.
2. ALTERNATE: Paint all existing door frames in area C.

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

**ALTERNATE No. 3A: FLOORING (Contract E-6)**

1. BASE BID: Install flooring only in areas indicated on Finish Plans A106-E and A107-E.
2. ALTERNATE: Install flooring with Nora Rubber Tile as indicated on Finish Plans A108-E and A109-E.

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

**ALTERNATE No. 3B: FLOORING (Contract E-6)**

1. BASE BID: Install flooring only in areas indicated on Finish Plans A106-E and A107-E.
2. ALTERNATE: Install flooring with Patcraft Admix as indicated on Finish Plans A108-E and A109-E.

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

**ALTERNATE No. 4: PROPANE TANK (Contract E-1)**

1. BASE BID: Propane tank and fence to remain as indicated on A112-E and C-201.
2. ALTERNATE: Propane tank and fence to be demolished and area to be re graded as indicated on A112-E and C-201.

Add/Deduct: \_\_\_\_\_  
(\$ \_\_\_\_\_ )

## **BID FORM**

### **ALLOWANCES**

#### **Contract No. 2 Concrete & Masonry Work**

**1** – Include the lump sum of the following amount **\$25,000** in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager. Note: All Base Bid quantity Allowances are to be included in Base Bid in addition to unforeseen allowance. See Section 012100 Allowances.

#### **Contract No. 3 Carpentry & General Work**

**2** – Include the lump sum of the following amount **\$100,000** in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager. Note: All Base Bid quantity Allowances are to be included in Base Bid in addition to unforeseen allowance. See Section 012100 Allowances.

#### **Contract No. 8 Mechanical**

**3** – Include the lump sum of the following amount **\$25,000** in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager. Note: All Base Bid quantity Allowances are to be included in Base Bid in addition to unforeseen allowance. See Section 012100 Allowances

#### **Contract No. 10 Electrical**

**4** – Include the lump sum of the following amount **\$25,000** in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager. Note: All Base Bid quantity Allowances are to be included in Base Bid in addition to unforeseen allowance. See Section 012100 Allowances

### **UNIT PRICES**

Unit prices conform to applicable project specification section. Refer to the specifications for a complete description of the following Unit Prices

NONE USED

**BID FORM**

I/We acknowledge Addendums numbered \_\_\_\_\_ and the price(s) submitted include any cost/schedule impact they may have.

This bid shall remain valid and cannot be withdrawn for thirty (30) days from the date of opening of bids (60 days for School Districts and Department of Education), and the undersigned shall abide by the Bid Security forfeiture provisions. Bid Security is attached to this Bid.

The Owner shall have the right to reject any or all bids, and to waive any informality or irregularity in any bid received.

This bid is based upon work being accomplished by the Sub-Contractors named on the list attached to this bid.

Should I/We be awarded this contract, I/We pledge to achieve substantial completion of all the work within \_\_\_\_\_ calendar days of the Notice to Proceed.

The undersigned represents and warrants that he has complied and shall comply with all requirements of local, state, and national laws; that no legal requirement has been or shall be violated in making or accepting this bid, in awarding the contract to him or in the prosecution of the work required; that the bid is legal and firm; that he has not, directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken action in restraint of free competitive bidding.

Upon receipt of written notice of the acceptance of this Bid, the Bidder shall, within twenty (20) calendar days, execute the agreement in the required form and deliver the Contract Bonds, and Insurance Certificates, required by the Contract Documents.

I am / We are an Individual / a Partnership / a Corporation

By \_\_\_\_\_ Trading as \_\_\_\_\_  
(Individual's / General Partner's / Corporate Name)  
\_\_\_\_\_  
(State of Corporation)

Business Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Witness: \_\_\_\_\_ By: \_\_\_\_\_  
(SEAL) ( Authorized Signature )  
\_\_\_\_\_  
( Title )  
Date: \_\_\_\_\_

**ATTACHMENTS**

- Sub-Contractor List
- Non-Collusion Statement
- Affidavit of Employee Drug Testing Program
- Affidavit of Contractor Qualifications
- Bid Security
- (Others as Required by Project Manuals)

**BID FORM**

**SUBCONTRACTOR LIST**

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b of the Delaware Code, the following subcontractor listing must accompany any bid submittal. The bidder must list **in each category** the full name and address (City & State) of the sub-contractor that the bidder will be using to perform the work and provide material for that subcontractor category. Should the bidder's listed subcontractor intend to provide any of their subcontractor category of work through a third-tier contractor, the bidder shall list that third-tier contractor's full name and address (City & State). **If the bidder intends to perform any category of work itself, it must list its full name and address.** For clarification, if the bidder intends to perform the work themselves, the bidder **may not** insert "not applicable", "N/A", "self" or anything other than its own full name and address (City & State). To do so shall cause the bid to be rejected. In addition, the failure to produce a completed subcontractor list with the bid submittal shall cause the bid to be rejected. If you have more than three (3) third-tier contractors to report in any subcontractor category, print out additional page(s) containing the appropriate category, complete the rest of your list of third-tier contractors for that category, notate the addition in parentheses as (CONTINUATION) next to the subcontractor category and an asterisk (\*) next to any additional third-tier contractors, and submit it with your bid.

<b><u>Subcontractor Category</u></b>	<b><u>Subcontractor</u></b>	<b><u>Address (City &amp; State)</u></b>	<b><u>Subcontractors tax-payer ID # or Delaware Business license #</u></b>
1.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
2.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

**BID FORM**

3.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
4.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____
5.	_____	_____	_____
A.	_____	_____	_____
B.	_____	_____	_____
C.	_____	_____	_____

**BID FORM**

**NON-COLLUSION STATEMENT**

This is to certify that the undersigned bidder has neither directly nor indirectly, entered into any agreement, participated in any collusion or otherwise taken any action in restraint of free competitive bidding in connection with this proposal submitted this date (*to the Capital School District*).

All the terms and conditions of (*Project or Contract Number*) have been thoroughly examined and are understood.

**NAME OF BIDDER:** \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE (TYPED):** \_\_\_\_\_

**AUTHORIZED REPRESENTATIVE (SIGNATURE):** \_\_\_\_\_

**TITLE:** \_\_\_\_\_

**ADDRESS OF BIDDER:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**E-MAIL:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

Sworn to and Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

My Commission expires \_\_\_\_\_ . NOTARY PUBLIC \_\_\_\_\_ .

**THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.**

**BID FORM**

**AFFIDAVIT  
OF  
EMPLOYEE DRUG TESTING PROGRAM**

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors implement a program of mandatory drug testing for Employees who work on Large Public Works Contracts funded all or in part with public funds.

We hereby certify that we have in place or will implement during the entire term of the contract a Mandatory Drug Testing Program for our employees on the jobsite, including subcontractors, that complies with this regulation:

**Contractor/Subcontractor Name:** \_\_\_\_\_

**Contractor/Subcontractor Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Authorized Representative (typed or printed):** \_\_\_\_\_

**Authorized Representative (signature):** \_\_\_\_\_

**Title:** \_\_\_\_\_

Sworn to and Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

My Commission expires \_\_\_\_\_. NOTARY PUBLIC \_\_\_\_\_.

**THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.**



**BID FORM**

**AFFIDAVIT  
OF  
CONTRACTOR QUALIFICATIONS**

We hereby certify that we will abide by the contractor's qualifications outlined in the construction bid specifications for the duration of the contract term.

In accordance with Title 29, Chapter 69, Section 6962(d)(10)b.3 of the Delaware Code, after a contract has been awarded the successful bidder shall not substitute another subcontractor whose name was submitted on the Subcontractor Form except for the reasons in the statute and not without written consent from the awarding agency. Failure to utilize the subcontractors on the list will subject the successful bidder to penalties as outlined in the General Requirements Section 5.2 of the contract.

**Contractor Name:** \_\_\_\_\_

**Contractor Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Authorized Representative (typed or printed):** \_\_\_\_\_

**Authorized Representative (signature):** \_\_\_\_\_

**Title:** \_\_\_\_\_

Sworn to and Subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

My Commission expires \_\_\_\_\_. NOTARY PUBLIC \_\_\_\_\_.

**THIS PAGE MUST BE SIGNED AND NOTARIZED FOR YOUR BID TO BE CONSIDERED.**

**AFFIDAVIT OF  
CRAFT TRAINING COMPLIANCE**

We, the contractor, hereby certify that we and all applicable subcontractors will abide by the contractor and subcontractor craft training requirements outlined below for the duration of the contract. Craft training must be provided by a contractor and/or subcontractor for each craft on a project for which there are Delaware Department of Labor approved and registered training programs. A list of crafts for which there are approved and registered training programs is maintained by the Delaware Department of Labor and can be found at <https://laborfiles.delaware.gov/main/det/apprenticeship/DE%20Craft%20Training%20Occupation%20List%20Effective%20March%201%202022.pdf>. If you have questions regarding craft training programs, please submit them in writing to the Delaware Department of Labor at: [apprenticeship@delaware.gov](mailto:apprenticeship@delaware.gov). The Craft Training Compliance Affidavit must be submitted prior to contract execution.

In accordance with Title 29, Chapter 69, Section 6960A.(a)(1), a contract relating to a public works project under § 6962 of Title 29 must include a craft training program for each craft in the project if at the time the contractor executes a public works contract, all of the following apply:

- a. A project meets the prevailing wage requirement under Section 6960 of Title 29.
- b. The contractor employs 10 or more total employees.
- c. The project is not a federal highway project, except for the project under Section 6962(c)(11) of Title 29.
- d. There is an apprenticeship program for a craft in the project on the list of crafts under Section 204(b)(2) of Title 19.

Pursuant to Title 29, Chapter 69, Section 6960A.(a)(2), **a contractor must commit that all subcontractors provide craft training** if paragraph (a)(1) of this section applies to the subcontractor. Failure to provide required craft training or payment on the project may subject the successful contractor and/or subcontractor(s) to penalties as outlined in Title 29, Chapter 69, Section 6960A.(d)(1)-(3).

**Craft(s)** \_\_\_\_\_

**Contractor Name:** \_\_\_\_\_

**Contractor Address:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Contractor Program  
Registration Number(s)** \_\_\_\_\_

On this line also indicate whether DE, Other State (identify) or US Registration Number

Or

A payment has been made in the amount established under Section 204(b)(2)b.2. of Title 19, for the craft into the Delaware Department of Labor’s Apprenticeship and Training Fund.

Or

Craft Training requirements are not applicable because:  
\_\_\_\_\_

**Authorized Representative (typed or printed):** \_\_\_\_\_

**Authorized Representative (signature):** \_\_\_\_\_

**Title:** \_\_\_\_\_

State of Delaware

County of \_\_\_\_\_ )

Before me, a notary public, in and for said county and state, personally appeared, \_\_\_\_\_, who acknowledged to me that she/he did execute the foregoing instrument on behalf of \_\_\_\_\_.  
**IN TESTIMONY WHEREOF**, I have subscribed my name and affixed my official seal this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Notary Public

Commission Expires \_\_\_\_\_

THIS PAGE MUST BE SIGNED AND NOTARIZED TO BE CONSIDERED.

**BID BOND**

TO ACCOMPANY PROPOSAL  
(Not necessary if security is used)

KNOW ALL MEN BY THESE PRESENTS That: \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_ in the County of \_\_\_\_\_  
\_\_\_\_\_ and State of \_\_\_\_\_ as **Principal**, and \_\_\_\_\_  
\_\_\_\_\_ of \_\_\_\_\_ in the County of \_\_\_\_\_  
and State of \_\_\_\_\_ as **Surety**, legally authorized to do business in the State of Delaware  
("State"), are held and firmly unto the **State** in the sum of \_\_\_\_\_  
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_), or \_\_\_\_\_ percent not to exceed \_\_\_\_\_  
\_\_\_\_\_ Dollars (\$ \_\_\_\_\_)  
of amount of bid on Contract No. \_\_\_\_\_, to be paid to the **State** for the use and  
benefit of \_\_\_\_\_ (*insert State agency name*) for which payment  
well and truly to be made, we do bind ourselves, our and each of our heirs, executors, administrators, and  
successors, jointly and severally for and in the whole firmly by these presents.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH That if the above bonded **Principal**  
who has submitted to the \_\_\_\_\_ (*insert State agency name*) a  
certain proposal to enter into this contract for the furnishing of certain material and/or services within the  
**State**, shall be awarded this Contract, and if said **Principal** shall well and truly enter into and execute this  
Contract as may be required by the terms of this Contract and approved by the \_\_\_\_\_  
\_\_\_\_\_ (*insert State agency name*) this Contract to be entered into within twenty days after  
the date of official notice of the award thereof in accordance with the terms of said proposal, then this  
obligation shall be void or else to be and remain in full force and virtue.

Sealed with \_\_\_\_\_ seal and dated this \_\_\_\_\_ day of \_\_\_\_\_ in the year of our Lord two  
thousand and \_\_\_\_\_ (20\_\_\_\_).

SEALED, AND DELIVERED IN THE  
Presence of

Corporate Seal By: \_\_\_\_\_  
Seal Authorized Signature  
Attest \_\_\_\_\_  
Title  
Name of Surety  
Witness: \_\_\_\_\_ By: \_\_\_\_\_  
\_\_\_\_\_



# AIA<sup>®</sup> Document A132™ – 2019

## **Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition**

**AGREEMENT** made as of the    day of    in the year  
(In words, indicate day, month, and year.)

**BETWEEN** the Owner:  
(Name, legal status, address, and other information)

and the Contractor:  
(Name, legal status, address, and other information)

for the following Project:  
(Name, location, and detailed description)

The Construction Manager:  
(Name, legal status, address, and other information)

The Architect:  
(Name, legal status, address, and other information)

The Owner and Contractor agree as follows.

### **ADDITIONS AND DELETIONS:**

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition; B132™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser. AIA Document A232™–2019 is adopted in this document by reference. Do not use with other general conditions unless this document is modified.



## TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND DATES OF SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

### EXHIBIT A INSURANCE AND BONDS

### EXHIBIT B DETERMINATION OF THE COST OF THE WORK

#### ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than Modifications, appears in Article 9.

#### ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

#### ARTICLE 3 DATE OF COMMENCEMENT AND DATES OF SUBSTANTIAL COMPLETION

##### § 3.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:  
*(Insert a date or a means to determine the date of commencement of the Work.)*

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

##### § 3.2 The Contract Time shall be measured from the date of commencement of the Work.

**§ 3.3 Substantial Completion of the Project or Portions Thereof**

**§ 3.3.1** Subject to adjustments of the Contract Time as provided in the Contract Documents, the date of Substantial Completion of the Work of all of the Contractors for the Project will be:

*(Insert the date of Substantial Completion of the Work of all Contractors for the Project.)*

**§ 3.3.2** Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work of all of the Contractors for the Project are to be completed prior to Substantial Completion of the entire Work of all of the Contractors for the Project, the Contractors shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

**§ 3.4 When the Work of this Contract, or any Portion Thereof, is Substantially Complete**

**§ 3.4.1** Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall substantially complete the entire Work of this Contract:

*(Check one of the following boxes and complete the necessary information.)*

Not later than ( ) calendar days from the date of commencement of the Work.

By the following date:

**§ 3.4.2** Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work of this Contract are to be substantially complete prior to when the entire Work of this Contract shall be substantially complete, the Contractor shall substantially complete such portions by the following dates:

Portion of Work	Date to be substantially complete
-----------------	-----------------------------------

**§ 3.4.3** If the Contractor fails to substantially complete the Work of this Contract, or portions thereof, as provided in this Section 3.4, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

**ARTICLE 4 CONTRACT SUM**

**§ 4.1** The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be one of the following:

*(Check the appropriate box.)*

Stipulated Sum, in accordance with Section 4.2 below

Cost of the Work plus the Contractor's Fee, in accordance with Section 4.3 below

Cost of the Work plus the Contractor's Fee with a Guaranteed Maximum Price, in accordance with Section 4.4 below

*(Based on the selection above, complete Section 4.2, 4.3 or 4.4 below.)*

**§ 4.2 Stipulated Sum**

**§ 4.2.1** The Contract Sum shall be (\$ ), subject to additions and deductions as provided in the Contract Documents.

**§ 4.2.2 Alternates**

**§ 4.2.2.1** Alternates, if any, included in the Contract Sum:

Item	Price
------	-------



§ 4.2.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.  
*(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.2.3 Allowances, if any, included in the Contract Sum:  
*(Identify each allowance.)*

Item	Price
------	-------

§ 4.2.4 Unit prices, if any:  
*(Identify the item and state the unit price, and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

**§ 4.3 Cost of the Work Plus Contractor's Fee without a Guaranteed Maximum Price**

§ 4.3.1 The Cost of the Work is as defined in Exhibit B, Determination of the Cost of the Work.

§ 4.3.2 The Contractor's Fee:  
*(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee.)*

§ 4.3.3 The method of adjustment of the Contractor's Fee for changes in the Work:

§ 4.3.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 4.3.5 Rental rates for Contractor-owned equipment shall not exceed \_\_\_\_\_ percent ( \_\_\_\_\_ %) of the standard rental rate paid at the place of the Project.

§ 4.3.6 Unit prices, if any:  
*(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.3.7 The Contractor shall prepare and submit to the Construction Manager, within 14 days of executing this Agreement, a written Control Estimate for the Owner's review and approval. The Control Estimate shall include the items in Section B.1 of Exhibit B, Determination of the Cost of the Work.

**§ 4.4 Cost of the Work Plus Contractor's Fee with a Guaranteed Maximum Price**

§ 4.4.1 The Cost of the Work is as defined in Exhibit B, Determination of the Cost of the Work.

§ 4.4.2 The Contractor's Fee:  
*(State a lump sum, percentage of Cost of the Work or other provision for determining the Contractor's Fee.)*



§ 4.4.3 The method of adjustment of the Contractor's Fee for changes in the Work:

§ 4.4.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 4.4.5 Rental rates for Contractor-owned equipment shall not exceed percent ( %) of the standard rental rate paid at the place of the Project.

§ 4.4.6 Unit Prices, if any:  
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.4.7 Guaranteed Maximum Price

§ 4.4.7.1 The Contract Sum is guaranteed by the Contractor not to exceed (\$ ), subject to additions and deductions by Change Order as provided in the Contract Documents. This maximum sum is referred to in the Contract Documents as the Guaranteed Maximum Price. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Contractor without reimbursement by the Owner.

§ 4.4.7.2 Alternates

§ 4.4.7.2.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
------	-------

§ 4.4.7.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.  
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.4.7.3 Allowances, if any, included in the Guaranteed Maximum Price:  
(Identify each allowance.)

Item	Price
------	-------

§ 4.4.7.4 Assumptions, if any, upon which the Guaranteed Maximum Price is based:  
(Identify each assumption.)

§ 4.4.8 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by Change Order.

§ 4.4.9 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions contained in Section 4.4.7.4. The Owner shall promptly furnish such revised Contract Documents

to the Contractor. The Contractor shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions contained in Section 4.4.7.4 and the revised Contract Documents.

**§ 4.5 Liquidated damages, if any:**

*(Insert terms and conditions for liquidated damages, if any, to be assessed in accordance with Section 3.4.)*

**§ 4.6 Other:**

*(Insert provisions for bonus, cost savings or other incentives, if any, that might result in a change to the Contract Sum.)*

**ARTICLE 5 PAYMENTS**

**§ 5.1 Progress Payments**

**§ 5.1.1** Based upon Applications for Payment submitted to the Construction Manager by the Contractor, and Certificates for Payment issued by the Construction Manager and Architect, the Owner shall make progress payments on account of the Contract Sum, to the Contractor, as provided below and elsewhere in the Contract Documents.

**§ 5.1.2** The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

**§ 5.1.3** Provided that an Application for Payment is received by the Construction Manager not later than the day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the day of the month. If an Application for Payment is received by the Construction Manager after the application date fixed above, payment of the amount certified shall be made by the Owner not later than ( ) days after the Construction Manager receives the Application for Payment.

*(Federal, state or local laws may require payment within a certain period of time.)*

**§ 5.1.4 Progress Payments Where the Contract Sum is Based on a Stipulated Sum**

**§ 5.1.4.1** Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Construction Manager and Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

**§ 5.1.4.2** Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

**§ 5.1.4.3** In accordance with AIA Document A232™-2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

**§ 5.1.4.3.1** The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

**§ 5.1.4.3.2** The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;



- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A232–2019;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A232–2019; and
- .5 Retainage withheld pursuant to Section 5.1.7.

**§ 5.1.5 Progress Payments Where the Contract Sum is Based on the Cost of the Work without a Guaranteed Maximum Price**

**§ 5.1.5.1** With each Application for Payment, the Contractor shall submit the cost control information required in Exhibit B, Determination of the Cost of the Work, along with payrolls, petty cash accounts, receipted invoices, or invoices with check vouchers attached, and any other evidence required by the Owner, Construction Manager or Architect to demonstrate that payments already made by the Contractor on account of the Cost of the Work equal or exceed progress payments already received by the Contractor, plus payrolls for the period covered by the present Application for Payment, less that portion of the payments attributable to the Contractor's Fee.

**§ 5.1.5.2** Applications for Payment shall show the Cost of the Work actually incurred by the Contractor through the end of the period covered by the Application for Payment and for which the Contractor has made or intends to make actual payment prior to the next Application for Payment.

**§ 5.1.5.3** In accordance with AIA Document A232-2019 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

**§ 5.1.5.3.1** The amount of each progress payment shall first include:

- .1 The Cost of the Work as described in Exhibit B, Determination of the Cost of the Work;
- .2 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and
- .3 The Contractor's Fee computed upon the Cost of the Work described in the preceding Section 5.1.5.3.1.1 at the rate stated in Section 4.3.2; or if the Contractor's Fee is stated as a fixed sum in Section 4.3.2 an amount which bears the same ratio to that fixed-sum Fee as the Cost of the Work included in Section 5.1.5.3.1.1 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

**§ 5.1.5.3.2** The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A232–2019;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A232–2019;
- .5 The shortfall, if any, indicated by the Contractor in the documentation required by Section 5.1.5.1 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 5.1.7.

**§ 5.1.5.4** The Owner, Construction Manager and Contractor shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors and the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

**§ 5.1.5.5** In taking action on the Contractor's Applications for Payment, the Construction Manager and Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor, and such action shall not be deemed to be a representation that (1) the Construction Manager and Architect have made a detailed examination, audit or arithmetic verification of the documentation submitted in accordance with Article 5 or



other supporting data; (2) that the Construction Manager and Architect have made exhaustive or continuous on-site inspections; or (3) that the Construction Manager and Architect have made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 5.1.5.6 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.1.5.7 If final completion of the Work is materially delayed through no fault of the Contractor, then the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A232-2019.

**§ 5.1.6 Progress Payments Where the Contract Sum is Based on the Cost of the Work with a Guaranteed Maximum Price**

§ 5.1.6.1 With each Application for Payment, the Contractor shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner, Construction Manager or Architect to demonstrate that payments already made by the Contractor on account of the Cost of the Work equal or exceed progress payments already received by the Contractor plus payrolls for the period covered by the present Application for Payment, less that portion of the progress payments attributable to the Contractor's Fee.

§ 5.1.6.2 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Contractor's Fee.

§ 5.1.6.2.1 The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Construction Manager and Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.6.2.2 The allocation of the Guaranteed Maximum Price under this Section 5.1.6.2 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 5.1.6.2.3 When the Contractor allocates costs from a contingency to another line item in the schedule of values, the Contractor shall submit supporting documentation to the Architect and Construction Manager.

§ 5.1.6.3 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed; or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Contractor on account of that portion of the Work and for which the Contractor has made payment or intends to make payment prior to the next Application for Payment by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 5.1.6.4 In accordance with AIA Document A232-2019, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.4.1 The amount of each progress payment shall first include:

- .1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;
- .2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and



- .4 The Contractor's Fee, computed upon the Cost of the Work described in the preceding Sections 5.1.6.4.1.1 and 5.1.6.4.1.2 at the rate stated in Section 4.4.2 or, if the Contractor's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 5.1.6.4.1.1 and 5.1.6.4.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 5.1.6.4.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A232-2019;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A232-2019;
- .5 The shortfall, if any, indicated by the Contractor in the documentation required by Section 5.1.6.1 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.6.5 The Owner and the Contractor shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors and the percentage of retainage held on Subcontracts, and the Contractor shall execute subcontracts in accordance with those agreements.

§ 5.1.6.6 In taking action on the Contractor's Applications for Payment, the Construction Manager and Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Contractor and such action shall not be deemed to be a representation that (1) the Construction Manager or Architect have made a detailed examination, audit, or arithmetic verification of the documentation submitted in accordance with Section 5.1.6.1 or other supporting data; (2) that the Construction Manager or Architect have made exhaustive or continuous on-site inspections; or (3) that the Construction Manager or Architect have made examinations to ascertain how or for what purposes the Contractor has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 5.1.6.7 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.1.6.8 If final completion of the Work is materially delayed through no fault of the Contractor, then the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A232-2019.

#### § 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to when the Work of this Contract is substantially complete, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

§ 5.1.7.1.1 The following items are not subject to retainage:

*(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)*

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

*(If the retainage established in Section 5.1.7.1 is to be modified prior to when the entire Work of this Contract is substantially complete, including modifications for completion of portions of the Work as provided in Section 3.4.2, insert provisions for such modifications.)*



**§ 5.1.7.3** Except as set forth in this Section 5.1.7.3, when the Work of this Contract is substantially complete, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted when the Work of this Contract is substantially complete shall not include retainage as follows:

*(Insert any other conditions for release of retainage when the Work of this Contract is substantially complete, or upon Substantial Completion of the Work of all Contractors on the Project or portions thereof.)*

## **§ 5.2 Final Payment**

### **§ 5.2.1 Final Payment Where the Contract Sum is Based on a Stipulated Sum**

**§ 5.2.1.1** Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A232-2019, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment or Project Certificate for Payment has been issued by the Architect.

**§ 5.2.1.2** The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the final Certificate for Payment or Project Certificate for Payment, or as follows:

### **§ 5.2.2 Final Payment Where the Contract Sum is Based on the Cost of the Work with or without a Guaranteed Maximum Price**

**§ 5.2.2.1** Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A232-2019, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Contractor has submitted a final accounting for the Cost of the Work, pursuant to Exhibit B, Determination of the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment or Project Certificate for Payment has been issued by the Architect in accordance with Exhibit B, Determination of the Cost of the Work.

**§ 5.2.2.2** The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the final Certificate for Payment or Project Certificate for Payment, or as follows:

**§ 5.3** Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

*(Insert rate of interest agreed upon, if any.)*

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## **ARTICLE 6 DISPUTE RESOLUTION**

### **§ 6.1 Initial Decision Maker**

The Architect will serve as Initial Decision Maker pursuant to Article 15 of AIA Document A232-2019, unless the parties appoint below another individual, not a party to this Agreement, to serve as Initial Decision Maker.

*(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)*



## § 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A232–2019, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

- Arbitration pursuant to Article 15 of AIA Document A232–2019.
- Litigation in a court of competent jurisdiction.
- Other: *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

## ARTICLE 7 TERMINATION OR SUSPENSION

### § 7.1 Where the Contract Sum is a Stipulated Sum

§ 7.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2019.

§ 7.1.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A232–2019, then the Owner shall pay the Contractor a termination fee as follows:

*(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)*

§ 7.1.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2019.

### § 7.2 Where the Contract Sum is Based on the Cost of the Work with or without a Guaranteed Maximum Price

#### § 7.2.1 Termination

§ 7.2.1.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A232–2019.

#### § 7.2.1.2 Termination by the Owner for Cause

§ 7.2.1.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A232–2019, the Owner shall then only pay the Contractor an amount as follows:

- .1 Take the Cost of the Work incurred by the Contractor to the date of termination;
- .2 Add the Contractor’s Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 4.3.2 or 4.4.2, as applicable, or, if the Contractor’s Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A232–2019.

§ 7.2.1.2.2 When the Contract Sum is based on the Cost of the Work with a Guaranteed Maximum Price, if the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A232–2019, the amount, if any,

to be paid to the Contractor under Article 14 of AIA Document A232-2019 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed the amount calculated in Section 7.2.1.2.1.

**§ 7.2.1.2.3** The Owner shall also pay the Contractor fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Contractor that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 7.2.1.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Contractor shall, as a condition of receiving the payments referred to in this Article 7, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Contractor, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Contractor under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Contractor will contain provisions allowing for assignment to the Owner as described above.

**§ 7.2.1.3 Termination by the Owner for Convenience**

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A232–2019, then the Owner shall pay the Contractor a termination fee as follows:

*(Insert the amount of or method for determining the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)*

**§ 7.3 Suspension**

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A232–2019; in such case, the Contract Sum and Contract Time shall be increased as provided in Article 14 of AIA Document A232–2019, except that the term “profit” shall be understood to mean the Contractor’s Fee as described in Section 4.3.2 or 4.4.2, as applicable, of this Agreement.

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

**§ 8.1** Where reference is made in this Agreement to a provision of AIA Document A232–2019 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

**§ 8.2** The Owner’s representative:

*(Name, address, email address, and other information)*

**§ 8.3** The Contractor’s representative:

*(Name, address, email address, and other information)*

**§ 8.4** Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.



**§ 8.5 Insurance and Bonds**

**§ 8.5.1** The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A132™–2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

**§ 8.5.2** The Contractor shall provide bonds as set forth in AIA Document A132™–2019, Exhibit A, and elsewhere in the Contract Documents.

**§ 8.6** Notice in electronic format, pursuant to Article 1 of AIA Document A232–2019, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

*(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)*

**§ 8.7 Relationship of the Parties**

Where the Contract is based on the Cost of the Work plus the Contractor’s Fee, with or without a Guaranteed Maximum Price, the Contractor accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Contractor’s skill and judgment in furthering the interests of the Owner; to furnish efficient business administration and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner’s interests. The Owner agrees to furnish and approve, in a timely manner, information required by the Contractor and to make payments to the Contractor in accordance with the requirements of the Contract Documents.

**§ 8.8** Other provisions:

**ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS**

**§ 9.1** This Agreement is comprised of the following documents:

- .1 AIA Document A132™–2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition
- .2 AIA Document A132™–2019, Exhibit A, Insurance and Bonds Exhibit
- .3 AIA Document A232™–2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition
- .4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:  
*(Insert the date of the E203-2013 incorporated into this Agreement.)*

.5 Drawings

Number	Title	Date
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.6 Specifications

Section	Title	Date	Pages
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.7 Addenda, if any:

Number	Date	Pages
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Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

**.8 Other Exhibits:**

*(Check all boxes that apply and include appropriate information identifying the exhibit where required.)*

AIA Document A132™–2019, Exhibit B, Determination of the Cost of the Work

AIA Document E235™–2019, Sustainable Projects Exhibit, Construction Manager as Adviser Edition, dated as indicated below:

*(Insert the date of the E235-2019 incorporated into this Agreement.)*

The Sustainability Plan:

Title	Date	Pages
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Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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**.9 Other documents, if any, listed below:**

*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A232–2019 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)*

This Agreement is entered into as of the day and year first written above.

\_\_\_\_\_  
OWNER (Signature)

\_\_\_\_\_  
CONTRACTOR (Signature)

\_\_\_\_\_  
(Printed name and title)

\_\_\_\_\_  
(Printed name and title)



## **Additions and Deletions Report for** *AIA<sup>®</sup> Document A132<sup>™</sup> – 2019*

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 09:04:21 ET on 12/09/2021.

## **Certification of Document's Authenticity**

*AIA® Document D401™ – 2003*

I, , hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 09:04:21 ET on 12/09/2021 under Order No. 6216521775 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A132™ - 2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

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*(Signed)*

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*(Title)*

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*(Dated)*

**SECTION 00 54 13****SUPPLEMENT TO AGREEMENT BETWEEN OWNER AND CONTRACTOR A132-2019**

The following supplements modify the "Standard Form of Agreement Between Owner and Contractor, Construction Manager as Advisor Edition" AIA Document A132-2019. Where a portion of the Standard Form of Agreement is modified or deleted by the following, the unaltered portions of the Standard Form of Agreement shall remain in effect.

**ARTICLE 3: DATE OF COMMENCEMENT AND DATES OF SUBSTANTIAL COMPLETION**

3.1 Delete paragraph 3.1 in its entirety and replace with the following:

"The date of Commencement of the Work shall be a date set forth in a notice to proceed issued by the Owner."

3.3.1 In the space provided, insert "As defined in Article 9.8 of AIA Document A232-2019 and amended by the Owner's 'Supplementary General Conditions A232-2019'"

**ARTICLE 4: CONTRACT SUM**

4.1 Delete paragraph 4.1 in its entirety and replace with the following:

"The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be a Stipulated Sum, in accordance with Section 4.2 below.

4.3 Delete paragraph 4.3 in its entirety.

4.4 Delete paragraph 4.4 in its entirety.

**ARTICLE 5: PAYMENTS**

5.1 PROGRESS PAYMENTS

5.1.3 Delete paragraph 5.1.3 in its entirety and replace with the following:

"Provided that a valid Application for Payment is received by the Architect that meets all requirements of the Contract, payment shall be made by the Owner not later than 30 days after the Owner receives the valid Application for Payment."

5.1.5 Delete paragraph 5.1.5 in its entirety.

5.1.6 Delete paragraph 5.1.6 in its entirety.

5.2.2 Delete paragraph 5.2.2 in its entirety.

5.3 Insert the interest rate of "1% per month not to exceed 12% per annum."

**ARTICLE 6: DISPUTE RESOLUTION**

6.2 BINDING DISPUTE RESOLUTION

Check the box "Other" – and add the following sentence:

"Any remedies available in law or in equity."

**ARTICLE 7: TERMINATION or SUSPENSION**

7.1.1.1 Delete paragraph 7.1.1.1 in its entirety.

7.2 Delete paragraph 7.2 in its entirety.

**ARTICLE 8: MISCELLANEOUS PROVISIONS**

8.4 Delete paragraph 8.4 in its entirety and replace with the following:

"The Contractor's representative shall not be changed without ten days written notice to the Owner."

8.7 Delete paragraph 8.7 in its entirety.

**ARTICLE 9: ENUMERATION OF CONTRACT DOCUMENTS**

9.1.9 Insert "Supplement to Agreement Between Owner and Contractor A132-2019"

9.1.9 Insert "Supplementary General Conditions A232-2019"

END OF SECTION

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**SECTION 00 54 14****SUPPLEMENT TO A132-2019 – EXHIBIT A - INSURANCE AND BONDS**

The following supplements modify the "Standard Form of Agreement Between Owner and Contractor, *Construction Manager as Adviser Edition*" AIA Document A132-2019 Exhibit A Insurance and Bonds. Where a portion of the Standard Form of Agreement, Exhibit A is modified or deleted by the following, the unaltered portions of the Standard Form of Agreement, Exhibit A shall remain in effect.

**ARTICLE A.2 OWNER'S INSURANCE**

## A.2.1 General

Delete paragraph A.2.1 in its entirety.

## A.2.2 Liability Insurance

Delete paragraph A.2.2 in its entirety, except in the case of school projects this paragraph shall remain.

## A.2.3 Required Property Insurance

Delete paragraph A.2.3 in its entirety.

## A.2.4 Optional Extended Property Insurance

Delete paragraph A.2.4 in its entirety.

## A.2.5 Other Optional Insurance

Delete paragraph A.2.5 in its entirety.

**ARTICLE A.3 CONTRACTORS INSURANCE AND BONDS**

## A.3.1.1 Strike the last sentence of the paragraph.

## A.3.1.3 Additional Insured Obligations

In the first sentence after "coverage to include (1)" delete "(1) the Owner,".

Strike the remainder of the first sentence beginning at the semicolon "; and (2) the Owner" through the end of the sentence.

Delete the second sentence in its entirety.

- A.3.2.2.1 Insert "\$1,000,000.00" in the blank for each occurrence.  
Insert "\$3,000,000.00" in the blank for general aggregate.  
Insert "\$3,000,000.00" in the blank for aggregate for products-completed operations hazard.

## A.3.2.3 Insert "\$1,000,000.00" in the blank for per accident.

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A.3.2.6 Insert "\$500,000.00" in the blank for each accident.  
Insert "\$500,000.00" in the blank for each employee.  
Insert "\$500,000.00" in the blank for policy limit.

A.3.2.8 Insert "\$1,000,000.00" in the blank for per claim.  
Insert "\$3,000,000.00" in the blank for in the aggregate.

A.3.2.9 Insert "\$1,000,000.00" in the blank for per claim.  
Insert "\$3,000,000.00" in the blank for in the aggregate.

A.3.2.10 Insert "\$2,000,000.00" in the blank for per claim.  
Insert "\$4,000,000.00" in the blank for in the aggregate.

A.3.2.11 Strike in its entirety.

A.3.2.12 Strike in its entirety.

A.3.3.2.1 Delete paragraph 3.3.2.1 in its entirety

A.3.3.2.2 Strike in its entirety.

A.3.3.2.3 Insert "\$1,000,000.00" in the blanks for per claim.  
Insert "\$3,000,000.00" in the blanks for in the aggregate.

A.3.4 Insert the actual contract price in both the Payment Bond and the Performance Bond Penal Sum blanks. It must be 100% of the contract price.

Strike the last sentence in this section and replace with "Payment and Performance Bonds shall be in the standard form issued by the Delaware Office of Management and Budget."

**END OF SECTION**



**PERFORMANCE BOND**

Bond Number: \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS, that we, \_\_\_\_\_, as principal (“**Principal**”), and \_\_\_\_\_, a \_\_\_\_\_ corporation, legally authorized to do business in the State of Delaware, as surety (“**Surety**”), are held and firmly bound unto the \_\_\_\_\_ (“**Owner**”) (*insert State agency name*), in the amount of \_\_\_\_\_ (\$ \_\_\_\_\_), to be paid to **Owner**, for which payment well and truly to be made, we do bind ourselves, our and each and every of our heirs, executors, administrations, successors and assigns, jointly and severally, for and in the whole, firmly by these presents.

Sealed with our seals and dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if **Principal**, who has been awarded by **Owner** that certain contract known as Contract No. \_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ (the “Contract”), which Contract is incorporated herein by reference, shall well and truly provide and furnish all materials, appliances and tools and perform all the work required under and pursuant to the terms and conditions of the Contract and the Contract Documents (as defined in the Contract) or any changes or modifications thereto made as therein provided, shall make good and reimburse **Owner** sufficient funds to pay the costs of completing the Contract that **Owner** may sustain by reason of any failure or default on the part of **Principal**, and shall also indemnify and save harmless **Owner** from all costs, damages and expenses arising out of or by reason of the performance of the Contract and for as long as provided by the Contract; then this obligation shall be void, otherwise to be and remain in full force and effect.

**Surety**, for value received, hereby stipulates and agrees, if requested to do so by **Owner**, to fully perform and complete the work to be performed under the Contract pursuant to the terms, conditions and covenants thereof, if for any cause **Principal** fails or neglects to so fully perform and complete such work.

**Surety**, for value received, for itself and its successors and assigns, hereby stipulates and agrees that the obligation of **Surety** and its bond shall be in no way impaired or affected by any extension of time, modification, omission, addition or change in or to the Contract or the work to be performed thereunder, or by any payment thereunder before the time required therein, or by any waiver of any provisions thereof, or by any assignment, subletting or other transfer thereof or of any work to be performed or any monies due or to become due thereunder; and **Surety** hereby waives notice of any and all such extensions, modifications, omissions, additions, changes, payments, waivers, assignments, subcontracts and transfers and hereby expressly stipulates and agrees that any and all things done and omitted to be done by and in relation to assignees, subcontractors, and other transferees shall have the same effect as to **Surety** as though done or omitted to be done by or in relation to **Principal**.

**Surety** hereby stipulates and agrees that no modifications, omissions or additions in or to the terms of the Contract shall in any way whatsoever affect the obligation of **Surety** and its bond.

Any proceeding, legal or equitable, under this Bond may be brought in any court of competent jurisdiction in the State of Delaware. Notices to **Surety** or Contractor may be mailed or delivered to them at their respective addresses shown below.

IN WITNESS WHEREOF, **Principal** and **Surety** have hereunto set their hand and seals, and such of them as are corporations have caused their corporate seal to be hereto affixed and these presents to be signed by their duly authorized officers, the day and year first above written.

PRINCIPAL

Name: \_\_\_\_\_

Witness or Attest: Address: \_\_\_\_\_

\_\_\_\_\_  
Name:

(Corporate Seal)

By: \_\_\_\_\_ (SEAL)

Name:  
Title:

SURETY

Name: \_\_\_\_\_

Witness or Attest: Address: \_\_\_\_\_

\_\_\_\_\_  
Name:

(Corporate Seal)

By: \_\_\_\_\_ (SEAL)

Name:  
Title:

**PERFORMANCE BOND**

Bond Number: \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS, that we, \_\_\_\_\_, as principal (“**Principal**”), and \_\_\_\_\_, a \_\_\_\_\_ corporation, legally authorized to do business in the State of Delaware, as surety (“**Surety**”), are held and firmly bound unto the \_\_\_\_\_ (“**Owner**”) (*insert State agency name*), in the amount of \_\_\_\_\_ (\$ \_\_\_\_\_), to be paid to **Owner**, for which payment well and truly to be made, we do bind ourselves, our and each and every of our heirs, executors, administrations, successors and assigns, jointly and severally, for and in the whole, firmly by these presents.

Sealed with our seals and dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if **Principal**, who has been awarded by **Owner** that certain contract known as Contract No. \_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ (the “Contract”), which Contract is incorporated herein by reference, shall well and truly provide and furnish all materials, appliances and tools and perform all the work required under and pursuant to the terms and conditions of the Contract and the Contract Documents (as defined in the Contract) or any changes or modifications thereto made as therein provided, shall make good and reimburse **Owner** sufficient funds to pay the costs of completing the Contract that **Owner** may sustain by reason of any failure or default on the part of **Principal**, and shall also indemnify and save harmless **Owner** from all costs, damages and expenses arising out of or by reason of the performance of the Contract and for as long as provided by the Contract; then this obligation shall be void, otherwise to be and remain in full force and effect.

**Surety**, for value received, hereby stipulates and agrees, if requested to do so by **Owner**, to fully perform and complete the work to be performed under the Contract pursuant to the terms, conditions and covenants thereof, if for any cause **Principal** fails or neglects to so fully perform and complete such work.

**Surety**, for value received, for itself and its successors and assigns, hereby stipulates and agrees that the obligation of **Surety** and its bond shall be in no way impaired or affected by any extension of time, modification, omission, addition or change in or to the Contract or the work to be performed thereunder, or by any payment thereunder before the time required therein, or by any waiver of any provisions thereof, or by any assignment, subletting or other transfer thereof or of any work to be performed or any monies due or to become due thereunder; and **Surety** hereby waives notice of any and all such extensions, modifications, omissions, additions, changes, payments, waivers, assignments, subcontracts and transfers and hereby expressly stipulates and agrees that any and all things done and omitted to be done by and in relation to assignees, subcontractors, and other transferees shall have the same effect as to **Surety** as though done or omitted to be done by or in relation to **Principal**.

**Surety** hereby stipulates and agrees that no modifications, omissions or additions in or to the terms of the Contract shall in any way whatsoever affect the obligation of **Surety** and its bond.

Any proceeding, legal or equitable, under this Bond may be brought in any court of competent jurisdiction in the State of Delaware. Notices to **Surety** or Contractor may be mailed or delivered to them at their respective addresses shown below.

IN WITNESS WHEREOF, **Principal** and **Surety** have hereunto set their hand and seals, and such of them as are corporations have caused their corporate seal to be hereto affixed and these presents to be signed by their duly authorized officers, the day and year first above written.

PRINCIPAL

Name: \_\_\_\_\_

Witness or Attest: Address: \_\_\_\_\_

\_\_\_\_\_  
Name:

(Corporate Seal)

By: \_\_\_\_\_ (SEAL)

Name:  
Title:

SURETY

Name: \_\_\_\_\_

Witness or Attest: Address: \_\_\_\_\_

\_\_\_\_\_  
Name:

(Corporate Seal)

By: \_\_\_\_\_ (SEAL)

Name:  
Title:

**PAYMENT BOND**

Bond Number: \_\_\_\_\_

KNOW ALL PERSONS BY THESE PRESENTS, that we, \_\_\_\_\_, as principal (“**Principal**”), and \_\_\_\_\_, a \_\_\_\_\_ corporation, legally authorized to do business in the State of Delaware, as surety (“**Surety**”), are held and firmly bound unto the \_\_\_\_\_ (“**Owner**”) (*insert State agency name*), in the amount of \_\_\_\_\_ (\$ \_\_\_\_\_), to be paid to **Owner**, for which payment well and truly to be made, we do bind ourselves, our and each and every of our heirs, executors, administrations, successors and assigns, jointly and severally, for and in the whole firmly by these presents.

Sealed with our seals and dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

NOW THE CONDITION OF THIS OBLIGATION IS SUCH, that if **Principal**, who has been awarded by **Owner** that certain contract known as Contract No. \_\_\_\_\_ dated the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ (the “Contract”), which Contract is incorporated herein by reference, shall well and truly pay all and every person furnishing materials or performing labor or service in and about the performance of the work under the Contract, all and every sums of money due him, her, them or any of them, for all such materials, labor and service for which **Principal** is liable, shall make good and reimburse **Owner** sufficient funds to pay such costs in the completion of the Contract as **Owner** may sustain by reason of any failure or default on the part of **Principal**, and shall also indemnify and save harmless **Owner** from all costs, damages and expenses arising out of or by reason of the performance of the Contract and for as long as provided by the Contract; then this obligation shall be void, otherwise to be and remain in full force and effect.

**Surety**, for value received, for itself and its successors and assigns, hereby stipulates and agrees that the obligation of **Surety** and its bond shall be in no way impaired or affected by any extension of time, modification, omission, addition or change in or to the Contract or the work to be performed thereunder, or by any payment thereunder before the time required therein, or by any waiver of any provisions thereof, or by any assignment, subletting or other transfer thereof or of any work to be performed or any monies due or to become due thereunder; and **Surety** hereby waives notice of any and all such extensions, modifications, omissions, additions, changes, payments, waivers, assignments, subcontracts and transfers and hereby expressly stipulates and agrees that any and all things done and omitted to be done by and in relation to assignees, subcontractors, and other transferees shall have the same effect as to **Surety** as though done or omitted to be done by or in relation to **Principal**.

**Surety** hereby stipulates and agrees that no modifications, omission or additions in or to the terms of the Contract shall in any way whatsoever affect the obligation of **Surety** and its bond.

Any proceeding, legal or equitable, under this Bond may be brought in any court of competent jurisdiction in the State of Delaware. Notices to **Surety** or Contractor may be mailed or delivered to them at their respective addresses shown below.

IN WITNESS WHEREOF, **Principal** and **Surety** have hereunto set their hand and seals, and such of them as are corporations have caused their corporate seal to be hereto affixed and these presents to be signed by their duly authorized officers, the day and year first above written.

PRINCIPAL

Name: \_\_\_\_\_

Witness or Attest: Address: \_\_\_\_\_

\_\_\_\_\_  
Name:  
  
(Corporate Seal)

By: \_\_\_\_\_(SEAL)  
Name:  
Title:

SURETY

Name: \_\_\_\_\_

Witness or Attest: Address: \_\_\_\_\_

\_\_\_\_\_  
Name:  
  
(Corporate Seal)

By: \_\_\_\_\_(SEAL)  
Name:  
Title:



# AIA Document G732™ - 2019

## Application and Certificate for Payment, Construction Manager as Adviser Edition

TO OWNER: PROJECT: DT & CC APPLICATION NO: 001

Distribution to:  
 OWNER:  CONSTRUCTION MANAGER:   
 ARCHITECT:   
 CONTRACTOR:   
 FIELD:   
 OTHER:

PERIOD TO:  
 CONTRACT DATE: / /  
 PROJECT NOS: / /

VIA CONSTRUCTION MANAGER:  
 VIA ARCHITECT:

CONTRACTOR FOR: General Construction

### CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract, AIA Document G703™, Continuation Sheet, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

1. ORIGINAL CONTRACT SUM ..... \$0.00 CONTRACTOR:
2. NET CHANGES IN THE WORK ..... \$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2) ..... \$0.00 By: \_\_\_\_\_ Date: \_\_\_\_\_
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703) ..... \$0.00 State of: \_\_\_\_\_
5. RETAINAGE:
  - a. 0 % of Completed Work (Column D + E on G703) ..... \$0.00
  - b. 0 % of Stored Material (Column F on G703) ..... \$0.00

County of: \_\_\_\_\_  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
 Notary Public: \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

### CERTIFICATE FOR PAYMENT

Total Retainage (Lines 5a + 5b or Total in Column I of G703) ..... \$0.00  
 6. TOTAL EARNED LESS RETAINAGE ..... \$0.00  
 (Line 4 minus Line 5 Total)  
 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT ..... \$0.00  
 (Line 6 from prior Certificate)  
 8. CURRENT PAYMENT DUE ..... \$0.00  
 9. BALANCE TO FINISH, INCLUDING RETAINAGE ..... \$0.00  
 (Line 3 minus Line 6)

AMOUNT CERTIFIED ..... \$0.00  
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)  
 CONSTRUCTION MANAGER: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 ARCHITECT: (NOTE: If multiple Contractors are responsible for performing portions of the Project, the Architect's Certification is not required.)  
 By: \_\_\_\_\_ Date: \_\_\_\_\_

SUMMARY OF CHANGES IN THE WORK	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this month including Construction Change Directives	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES IN THE WORK		\$0.00

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.







**SECTION 006300 - CLARIFICATION AND MODIFICATION FORMS**

## PART 1 - GENERAL

## 1.1 SECTION INCLUDES

- A. Standard Forms.

## 1.2 RELATED SECTIONS

- A. General and Supplementary Conditions.

## 1.3 STANDARD FORMS

- A. Following is a list of the standard Documents published by the American Institute of Architects which will be used during the performance of Work covered by the Contract Documents.
- B. The Contractor shall familiarize himself with the contents of the Documents, as he will not only be required to execute certain Documents, but will be required to prepare certain others in performing his work in accordance with the Contract Documents.
- C. The Contractor will be required to obtain for his own use, those Documents marked with an asterisk (\*). The Documents can be obtained, at nominal cost, from the Documents Division, The American Institute of Architects, 1735 New York Avenue, NW, Washington, DC 20006, as well as other local sources.
- D. FORMS

A232*	General Conditions of the Contract for Construction Change Order (Architect Form)
G732/CM*	Application and Certificate for Payment
G703*	Continuation Sheet
G704	Certificate of Substantial Completion
G705*	Certificate of Insurance
G706*	Contractor's Affidavit of Payment of Debts and Claims
G706A*	Contractor's Affidavit of Release of Liens
G707*	Consent of Surety Company to Final Payment
G707A*	Consent of Surety to Reduction in or Partial Release of Retainage
G805*	List of Subcontractors

## PART 2 - PRODUCTS

Not Used

## PART 3 - EXECUTION

Not Used

END OF SECTION 006300



# AIA<sup>®</sup> Document A232™ – 2019

## **General Conditions of the Contract for Construction, Construction Manager as Adviser Edition**

**for the following PROJECT:**

*(Name, and location or address)*

**THE CONSTRUCTION MANAGER:**

*(Name, legal status, and address)*

**THE OWNER:**

*(Name, legal status, and address)*

**THE ARCHITECT:**

*(Name, legal status, and address)*

### TABLE OF ARTICLES

- 1 GENERAL PROVISIONS
- 2 OWNER
- 3 CONTRACTOR
- 4 ARCHITECT AND CONSTRUCTION MANAGER
- 5 SUBCONTRACTORS
- 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
- 7 CHANGES IN THE WORK
- 8 TIME
- 9 PAYMENTS AND COMPLETION
- 10 PROTECTION OF PERSONS AND PROPERTY
- 11 INSURANCE AND BONDS
- 12 UNCOVERING AND CORRECTION OF WORK

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This document is intended to be used in conjunction with AIA Documents A132™–2019, Standard Form of Agreement Between Owner and Contractor, Construction Manager as Adviser Edition; B132™–2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Adviser Edition; and C132™–2019, Standard Form of Agreement Between Owner and Construction Manager as Adviser.

13 MISCELLANEOUS PROVISIONS

14 TERMINATION OR SUSPENSION OF THE CONTRACT

15 CLAIMS AND DISPUTES





## ARTICLE 1 GENERAL PROVISIONS

### § 1.1 Basic Definitions

**§ 1.1.1 The Contract Documents.** The Contract Documents are enumerated in the Agreement between the Owner and Contractor (hereinafter the Agreement) and consist of the Agreement, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the Agreement, and Modifications issued after execution of the Contract. A Modification is (1) a written amendment to the Contract signed by both parties, (2) a Change Order, (3) a Construction Change Directive, or (4) a written order for a minor change in the Work issued by the Architect. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of addenda relating to bidding or proposal requirements.

**§ 1.1.2 The Contract.** The Contract Documents form the Contract for Construction. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. The Contract may be amended or modified only by a Modification. The Contract Documents shall not be construed to create a contractual relationship of any kind (1) between the Contractor and the Architect or the Architect's consultants, (2) between the Owner and the Construction Manager or the Construction Manager's consultants, (3) between the Owner and the Architect or the Architect's consultants, (4) between the Contractor and the Construction Manager or the Construction Manager's consultants, (5) between the Owner and a Subcontractor or Sub-subcontractor (6) between the Construction Manager and the Architect, or (7) between any persons or entities other than the Owner and Contractor. The Construction Manager and Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of their duties.

**§ 1.1.3 The Work.** The term "Work" means the construction and services required by the Contract Documents, whether completed or partially completed, and includes all other labor, materials, equipment, and services provided or to be provided by the Contractor to fulfill the Contractor's obligations. The Work may constitute the whole or a part of the Project.

**§ 1.1.4 The Project.** The Project is the total construction of which the Work performed under the Contract Documents may be the whole or a part and which may include construction by other Contractors, and by the Owner's own forces and Separate Contractors.

**§ 1.1.5 Contractors.** Contractors are persons or entities, other than the Contractor or Separate Contractors, who perform Work under contracts with the Owner that are administered by the Architect and Construction Manager.

**§ 1.1.6 Separate Contractors.** Separate Contractors are persons or entities who perform construction under separate contracts with the Owner not administered by the Architect and Construction Manager.

**§ 1.1.7 The Drawings.** The Drawings are the graphic and pictorial portions of the Contract Documents showing the design, location and dimensions of the Work, generally including plans, elevations, sections, details, schedules, and diagrams.

**§ 1.1.8 The Specifications.** The Specifications are that portion of the Contract Documents consisting of the written requirements for materials, equipment, systems, standards and workmanship for the Work, and performance of related services.

**§ 1.1.9 Instruments of Service.** Instruments of Service are representations, in any medium of expression now known or later developed, of the tangible and intangible creative work performed by the Architect and the Architect's consultants under their respective professional services agreements. Instruments of Service may include, without limitation, studies, surveys, models, sketches, drawings, specifications, and other similar materials.

**§ 1.1.10 Initial Decision Maker.** The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2. The Initial Decision Maker shall not show partiality to the Owner or Contractor and shall not be liable for results of interpretations or decisions rendered in good faith.



## § 1.2 Correlation and Intent of the Contract Documents

§ 1.2.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all; performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the indicated results.

§ 1.2.1.1 The invalidity of any provision of the Contract Documents shall not invalidate the Contract or its remaining provisions. If it is determined that any provision of the Contract Documents violates any law, or is otherwise invalid or unenforceable, then that provision shall be revised to the extent necessary to make that provision legal and enforceable. In such case the Contract Documents shall be construed, to the fullest extent permitted by law, to give effect to the parties' intentions and purposes in executing the Contract.

§ 1.2.2 Organization of the Specifications into divisions, sections and articles, and arrangement of Drawings shall not control the Contractor in dividing the Work among Subcontractors or in establishing the extent of Work to be performed by any trade.

§ 1.2.3 Unless otherwise stated in the Contract Documents, words that have well-known technical or construction industry meanings are used in the Contract Documents in accordance with such recognized meanings.

## § 1.3 Capitalization

Terms capitalized in these General Conditions include those that are (1) specifically defined, (2) the titles of numbered articles, or (3) the titles of other documents published by the American Institute of Architects.

## § 1.4 Interpretation

In the interest of brevity the Contract Documents frequently omit modifying words such as "all" and "any" and articles such as "the" and "an," but the fact that a modifier or an article is absent from one statement and appears in another is not intended to affect the interpretation of either statement.

## § 1.5 Ownership and Use of Drawings, Specifications, and Other Instruments of Service

§ 1.5.1 The Architect and the Architect's consultants shall be deemed the authors and owners of their respective Instruments of Service, including the Drawings and Specifications, and retain all common law, statutory, and other reserved rights in their Instruments of Service, including copyrights. The Contractor, Subcontractors, sub-subcontractors, and suppliers shall not own or claim a copyright in the Instruments of Service. Submittal or distribution to meet official regulatory requirements or for other purposes in connection with the Project is not to be construed as publication in derogation of the Architect's or Architect's consultants' reserved rights.

§ 1.5.2 The Contractor, Subcontractors, Sub-subcontractors, and suppliers are authorized to use and reproduce the Instruments of Service provided to them, subject to any protocols established pursuant to Sections 1.7 and 1.8, solely and exclusively for execution of the Work. All copies made under this authorization shall bear the copyright notice, if any, shown on the Instruments of Service. The Contractor, Subcontractors, Sub-subcontractors, and suppliers may not use the Instruments of Service on other projects or for additions to the Project outside the scope of the Work without the specific written consent of the Owner, Architect, and the Architect's consultants.

## § 1.6 Notice

§ 1.6.1 Except as otherwise provided in Section 1.6.2, where the Contract Documents require one party to notify or give notice to the other party, such notice shall be provided in writing to the designated representative of the party to whom the notice is addressed and shall be deemed to have been duly served if delivered in person, by mail, by courier, or by electronic transmission if a method for electronic transmission is set forth in the Agreement.

§ 1.6.2 Notice of Claims as provided in Section 15.1.3 shall be provided in writing and shall be deemed to have been duly served only if delivered to the designated representative of the party to whom the notice is addressed by certified or registered mail, or by courier providing proof of delivery.

## § 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building

Init.



Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

### **§ 1.8 Building Information Models Use and Reliance**

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

## **ARTICLE 2 OWNER**

### **§ 2.1 General**

**§ 2.1.1** The Owner is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Owner shall designate in writing a representative who shall have express authority to bind the Owner with respect to all matters requiring the Owner's approval or authorization. Except as otherwise provided in Section 4.2.1, the Construction Manager and the Architect do not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

**§ 2.1.2** The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice of, or enforce mechanic's lien rights. Such information shall include a correct statement of the record legal title to the property on which the Project is located, usually referred to as the site, and the Owner's interest therein.

### **§ 2.2 Evidence of the Owner's Financial Arrangements**

**§ 2.2.1** Prior to commencement of the Work, and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. The Contractor shall have no obligation to commence the Work until the Owner provides such evidence. If commencement of the Work is delayed under this Section 2.2.1, the Contract Time shall be extended appropriately.

**§ 2.2.2** Following commencement of the Work and upon written request by the Contractor, the Owner shall furnish to the Contractor reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract only if (1) the Owner fails to make payments to the Contractor as the Contract Documents require; (2) the Contractor identifies in writing a reasonable concern regarding the Owner's ability to make payment when due; or (3) a change in the Work materially changes the Contract Sum. If the Owner fails to provide such evidence, as required, within fourteen days of the Contractor's request, the Contractor may immediately stop the Work and, in that event, shall notify the Owner that the Work has stopped. However, if the request is made because a change in the Work materially changes the Contract Sum under (3) above, the Contractor may immediately stop only that portion of the Work affected by the change until reasonable evidence is provided. If the Work is stopped under this Section 2.2.2, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided in the Contract Documents.

**§ 2.2.3** After the Owner furnishes evidence of financial arrangements under this Section 2.2, the Owner shall not materially vary such financial arrangements without prior notice to the Contractor.

**§ 2.2.4** Where the Owner has designated information furnished under this Section 2.2 as "confidential," the Contractor shall keep the information confidential and shall not disclose it to any other person. However, the Contractor may disclose "confidential" information, after seven (7) days' notice to the Owner, where disclosure is required by law, including a subpoena or other form of compulsory legal process issued by a court or governmental entity, or by court or arbitrator(s) order. The Contractor may also disclose "confidential" information to its employees, consultants, sureties, Subcontractors and their employees, Sub-subcontractors, and others who need to know the content of such information solely and exclusively for the Project and who agree to maintain the confidentiality of such information.



### **§ 2.3 Information and Services Required of the Owner**

**§ 2.3.1** Except for permits and fees that are the responsibility of the Contractor under the Contract Documents, including those required under Section 3.7.1, the Owner shall secure and pay for necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities. Unless otherwise provided under the Contract Documents, the Owner, assisted by the Construction Manager, shall secure and pay for the building permit.

**§ 2.3.2** The Owner shall retain an architect lawfully licensed to practice architecture, or an entity lawfully practicing architecture, in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

**§ 2.3.3** The Owner shall retain a construction manager adviser lawfully practicing construction management in the jurisdiction where the Project is located. That person or entity is identified as the Construction Manager in the Agreement and is referred to throughout the Contract Documents as if singular in number.

**§ 2.3.4** If the employment of the Construction Manager or Architect terminates, the Owner shall employ a successor construction manager or architect to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Construction Manager or Architect, respectively.

**§ 2.3.5** The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a legal description of the site. The Contractor shall be entitled to rely on the accuracy of information furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

**§ 2.3.6** The Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Contractor's performance of the Work with reasonable promptness after receiving the Contractor's written request for such information or services.

**§ 2.3.7** Unless otherwise provided in the Contract Documents, the Owner shall furnish to the Contractor one copy of the Contract Documents for purposes of making reproductions pursuant to Section 1.5.2.

**§ 2.3.8** The Owner shall forward all communications to the Contractor through the Construction Manager. Other communication shall be made as set forth in Section 4.2.6.

### **§ 2.4 Owner's Right to Stop the Work**

If the Contractor fails to correct Work that is not in accordance with the requirements of the Contract Documents as required by Section 12.2 or repeatedly fails to carry out Work in accordance with the Contract Documents, the Owner may issue a written order to the Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, the right of the Owner to stop the Work shall not give rise to a duty on the part of the Owner to exercise this right for the benefit of the Contractor or any other person or entity, except to the extent required by Section 6.1.3.

### **§ 2.5 Owner's Right to Carry Out the Work**

If the Contractor defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a ten-day period after receipt of notice from the Owner to commence and continue correction of such default or neglect with diligence and promptness, the Owner may, without prejudice to other remedies the Owner may have, correct such default or neglect. Such action by the Owner and amounts charged to the Contractor are both subject to review by the Construction Manager and prior approval of the Architect, and the Construction Manager or Architect may, pursuant to Section 9.5.1, withhold or nullify a Certificate for Payment in whole or in part, to the extent reasonably necessary to reimburse the Owner for the reasonable cost of correcting such deficiencies, including Owner's expenses and compensation for the Construction Manager's and Architect's and their respective consultants' additional services made necessary by such default, neglect, or failure. If current and future payments are not sufficient to cover such amounts, the Contractor shall pay the difference to the Owner. If the Contractor disagrees with the actions of the Owner or the Architect, or the amounts claimed as costs to the Owner, the Contractor may file a Claim pursuant to Article 15.



## ARTICLE 3 CONTRACTOR

### § 3.1 General

§ 3.1.1 The Contractor is the person or entity identified as such in the Agreement and is referred to throughout the Contract Documents as if singular in number. The Contractor shall be lawfully licensed, if required in the jurisdiction where the Project is located. The Contractor shall designate in writing a representative who shall have express authority to bind the Contractor with respect to all matters under this Contract. The term "Contractor" means the Contractor or the Contractor's authorized representative.

§ 3.1.2 The Contractor shall perform the Work in accordance with the Contract Documents.

§ 3.1.3 The Contractor shall not be relieved of its obligations to perform the Work in accordance with the Contract Documents either by activities or duties of the Construction Manager or Architect in their administration of the Contract, or by tests, inspections or approvals required or performed by persons or entities other than the Contractor.

### § 3.2 Review of Contract Documents and Field Conditions by Contractor

§ 3.2.1 Execution of the Contract by the Contractor is a representation that the Contractor has visited the site, become generally familiar with local conditions under which the Work is to be performed, and correlated personal observations with requirements of the Contract Documents.

§ 3.2.2 Because the Contract Documents are complementary, the Contractor shall, before starting each portion of the Work, carefully study and compare the various Contract Documents relative to that portion of the Work, as well as the information furnished by the Owner pursuant to Section 2.3.5, shall take field measurements of any existing conditions related to that portion of the Work, and shall observe any conditions at the site affecting it. These obligations are for the purpose of facilitating coordination and construction by the Contractor and are not for the purpose of discovering errors, omissions, or inconsistencies in the Contract Documents; however, the Contractor shall promptly report to the Construction Manager and Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information submitted to the Construction Manager in such form as the Construction Manager and Architect may require. It is recognized that the Contractor's review is made in the Contractor's capacity as a contractor and not as a licensed design professional, unless otherwise specifically provided in the Contract Documents.

§ 3.2.3 The Contractor is not required to ascertain that the Contract Documents are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Contractor shall promptly report to the Construction Manager and Architect any nonconformity discovered by or made known to the Contractor as a request for information submitted to Construction Manager in such form as the Construction Manager and Architect may require.

§ 3.2.4 If the Contractor believes that additional cost or time is involved because of clarifications or instructions the Architect issues in response to the Contractor's notices or requests for information pursuant to Sections 3.2.2 or 3.2.3, the Contractor shall submit Claims as provided in Article 15. If the Contractor fails to perform the obligations of Sections 3.2.2 or 3.2.3, the Contractor shall pay such costs and damages to the Owner, subject to section 15.1.7, as would have been avoided if the Contractor had performed such obligations. If the Contractor performs those obligations, the Contractor shall not be liable to the Owner or Architect for damages resulting from errors, inconsistencies or omissions in the Contract Documents, for differences between field measurements or conditions and the Contract Documents, or for nonconformities of the Contract Documents to applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities.

### § 3.3 Supervision and Construction Procedures

§ 3.3.1 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for, and have control over, construction means, methods, techniques, sequences, and procedures, and for coordinating all portions of the Work under the Contract. If the Contract Documents give specific instructions concerning construction means, methods, techniques, sequences, or procedures, the Contractor shall evaluate the jobsite safety thereof and shall be solely responsible for the jobsite safety of such means, methods, techniques, sequences, or procedures. If the Contractor determines that such means, methods, techniques, sequences or procedures may not be safe, the Contractor shall give timely notice to the Owner, the Construction Manager, and the Architect, and shall propose alternative means, methods, techniques, sequences, or procedures. The Architect shall evaluate the proposed alternative solely for conformance with the design intent



for the completed construction. The Construction Manager shall review the proposed alternative for sequencing, constructability, and coordination impacts on the other Contractors. Unless the Architect or the Construction Manager objects to the Contractor's proposed alternative, the Contractor shall perform the Work using its alternative means, methods, techniques, sequences, or procedures.

**§ 3.3.2** The Contractor shall be responsible to the Owner for acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons or entities performing portions of the Work for, or on behalf of, the Contractor or any of its Subcontractors.

**§ 3.3.3** The Contractor shall be responsible for inspection of portions of the Project already performed to determine that such portions are in proper condition to receive subsequent Work.

### **§ 3.4 Labor and Materials**

**§ 3.4.1** Unless otherwise provided in the Contract Documents, the Contractor shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

**§ 3.4.2** Except in the case of minor changes in the Work approved by the Architect in accordance with Section 3.12.8 or ordered by the Architect in accordance with Section 7.4, the Contractor may make substitutions only with the consent of the Owner, after evaluation by the Architect, in consultation with the Construction Manager, and in accordance with a Change Order or Construction Change Directive.

**§ 3.4.3** The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Work. The Contractor shall not permit employment of unfit persons or persons not properly skilled in tasks assigned to them.

### **§ 3.5 Warranty**

**§ 3.5.1** The Contractor warrants to the Owner, Construction Manager, and Architect that materials and equipment furnished under the Contract will be of good quality and new unless the Contract Documents require or permit otherwise. The Contractor further warrants that the Work will conform to the requirements of the Contract Documents and will be free from defects, except for those inherent in the quality of the Work the Contract Documents require or permit. Work, materials, or equipment not conforming to these requirements may be considered defective. The Contractor's warranty excludes remedy for damage or defect caused by abuse, alterations to the Work not executed by the Contractor, improper or insufficient maintenance, improper operation, or normal wear and tear and normal usage. If required by the Construction Manager or Architect, the Contractor shall furnish satisfactory evidence as to the kind and quality of materials and equipment.

**§ 3.5.2** All material, equipment, or other special warranties required by the Contract Documents shall be issued in the name of the Owner, or shall be transferable to the Owner, and shall commence in accordance with Section 9.8.4.

### **§ 3.6 Taxes**

The Contractor shall pay sales, consumer, use and similar taxes for the Work or portions thereof provided by the Contractor that are legally enacted when bids are received or negotiations concluded, whether or not yet effective or merely scheduled to go into effect.

### **§ 3.7 Permits, Fees, Notices, and Compliance with Laws**

**§ 3.7.1** Unless otherwise provided in the Contract Documents, the Owner, assisted by the Construction Manager, shall secure and pay for the building permit. The Contractor shall secure and pay for other permits, fees, licenses, and inspections by government agencies necessary for proper execution and completion of the Work that are customarily secured after execution of the Contract and legally required at the time bids are received or negotiations concluded.

**§ 3.7.2** The Contractor shall comply with and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to performance of the Work.



§ 3.7.3 If the Contractor performs Work knowing it to be contrary to applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, the Contractor shall assume appropriate responsibility for such Work and shall bear the costs attributable to correction.

§ 3.7.4 **Concealed or Unknown Conditions.** If the Contractor encounters conditions at the site that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in the Contract Documents or (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction activities of the character provided for in the Contract Documents, the Contractor shall promptly provide notice to the Owner, Construction Manager, and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect and Construction Manager will promptly investigate such conditions and, if the Architect, in consultation with the Construction Manager, determines that they differ materially and cause an increase or decrease in the Contractor's cost of, or time required for, performance of any part of the Work, will recommend that an equitable adjustment be made in the Contract Sum or Contract Time, or both. If the Architect, in consultation with the Construction Manager, determines that the conditions at the site are not materially different from those indicated in the Contract Documents and that no change in the terms of the Contract is justified, the Architect shall promptly notify the Owner, Construction Manager, and Contractor, stating the reasons. If the Owner or Contractor disputes the Architect's determination or recommendation, either party may submit a Claim as provided in Article 15.

§ 3.7.5 If, in the course of the Work, the Contractor encounters human remains or recognizes the existence of burial markers, archaeological sites or wetlands not indicated in the Contract Documents, the Contractor shall immediately suspend any operations that would affect them and shall notify the Owner, Construction Manager, and Architect. Upon receipt of such notice, the Owner shall promptly take any action necessary to obtain governmental authorization required to resume the operations. The Contractor shall continue to suspend such operations until otherwise instructed by the Owner but shall continue with all other operations that do not affect those remains or features. Requests for adjustments in the Contract Sum and Contract Time arising from the existence of such remains or features may be made as provided in Article 15.

### § 3.8 Allowances

§ 3.8.1 The Contractor shall include in the Contract Sum all allowances stated in the Contract Documents. Items covered by allowances shall be supplied for such amounts and by such persons or entities as the Owner may direct, but the Contractor shall not be required to employ persons or entities to whom the Contractor has reasonable objection.

§ 3.8.2 Unless otherwise provided in the Contract Documents:

- .1 allowances shall cover the cost to the Contractor of materials and equipment delivered at the site and all required taxes, less applicable trade discounts;
- .2 Contractor's costs for unloading and handling at the site, labor, installation costs, overhead, profit, and other expenses contemplated for stated allowance amounts shall be included in the Contract Sum but not in the allowances; and
- .3 whenever costs are more than or less than allowances, the Contract Sum shall be adjusted accordingly by Change Order. The amount of the Change Order shall reflect (1) the difference between actual costs and the allowances under Section 3.8.2.1 and (2) changes in Contractor's costs under Section 3.8.2.2.

§ 3.8.3 Materials and equipment under an allowance shall be selected by the Owner with reasonable promptness.

### § 3.9 Superintendent

§ 3.9.1 The Contractor shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Work. The superintendent shall represent the Contractor, and communications given to the superintendent shall be as binding as if given to the Contractor.

§ 3.9.2 The Contractor, as soon as practicable after award of the Contract, shall notify the Owner and Architect, through the Construction Manager, of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Construction Manager may notify the Contractor, stating whether the Owner, the Construction Manager, or the Architect (1) has reasonable objection to the proposed superintendent or (2) require



additional time for review. Failure of the Construction Manager to provide notice within the 14-day period shall constitute notice of no reasonable objection.

**§ 3.9.3** The Contractor shall not employ a proposed superintendent to whom the Owner, Construction Manager, or Architect has made reasonable and timely objection. The Contractor shall not change the superintendent without the Owner's consent, which shall not unreasonably be withheld or delayed.

### **§ 3.10 Contractor's Construction and Submittal Schedules**

**§ 3.10.1** The Contractor, promptly after being awarded the Contract, shall submit for the Owner's and Architect's information, and the Construction Manager's use in developing the Project schedule, a Contractor's construction schedule for the Work. The schedule shall contain detail appropriate for the Project, including (1) the date of commencement of the Work, interim schedule milestone dates, and the date of Substantial Completion; (2) an apportionment of the Work by construction activity; and (3) the time required for completion of each portion of the Work. The schedule shall provide for the orderly progression of the Work to completion and shall not exceed time limits current under the Contract Documents. The schedule shall be revised at appropriate intervals as required by the conditions of the Work and Project. The Contractor shall cooperate with the Construction Manager in scheduling and performing the Contractor's Work to avoid conflict with, and as to cause no delay in, the work or activities of other Contractors, or the construction or operations of the Owner's own forces or Separate Contractors.

**§ 3.10.2** The Contractor, promptly after being awarded the Contract and thereafter as necessary to maintain a current submittal schedule, shall submit a submittal schedule for the Construction Manager's and Architect's approval. The Architect and Construction Manager's approval shall not be unreasonably delayed or withheld. The submittal schedule shall (1) be coordinated with the Contractor's construction schedule, and (2) allow the Construction Manager and Architect reasonable time to review submittals. If the Contractor fails to submit a submittal schedule, or fails to provide submittals in accordance with the approved submittal schedule, the Contractor shall not be entitled to any increase in Contract Sum or extension of Contract Time based on the time required for review of submittals.

**§ 3.10.3** The Contractor shall participate with other Contractors, the Construction Manager, and the Owner in reviewing and coordinating all schedules for incorporation into the Project schedule that is prepared by the Construction Manager. The Contractor shall make revisions to the construction schedule and submittal schedule as deemed necessary by the Construction Manager to conform to the Project schedule.

**§ 3.10.4** The Contractor shall perform the Work in general accordance with the most recent schedules submitted to the Owner, Construction Manager, and Architect, and incorporated into the approved Project schedule.

### **§ 3.11 Documents and Samples at the Site**

The Contractor shall make available, at the Project site, the Contract Documents, including Change Orders, Construction Change Directives, and other Modifications, in good order and marked currently to indicate field changes and selections made during construction, and the approved Shop Drawings, Product Data, Samples, and similar required submittals. These shall be in electronic form or paper copy, available to the Construction Manager, Architect, and Owner, and delivered to the Construction Manager for submittal to the Owner upon completion of the Work as a record of the Work as constructed.

### **§ 3.12 Shop Drawings, Product Data, and Samples**

**§ 3.12.1** Shop Drawings are drawings, diagrams, schedules, and other data specially prepared for the Work by the Contractor or a Subcontractor, Sub-subcontractor, manufacturer, supplier, or distributor to illustrate some portion of the Work.

**§ 3.12.2** Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams, and other information furnished by the Contractor to illustrate materials or equipment for some portion of the Work.

**§ 3.12.3** Samples are physical examples that illustrate materials, equipment, or workmanship, and establish standards by which the Work will be judged.

**§ 3.12.4** Shop Drawings, Product Data, Samples, and similar submittals are not Contract Documents. Their purpose is to demonstrate how the Contractor proposes to conform to the information given and the design concept expressed



in the Contract Documents for those portions of the Work for which the Contract Documents require submittals. Review by the Architect and Construction Manager is subject to the limitations of Sections 4.2.10 through 4.2.12. Informational submittals upon which the Construction Manager and Architect are not expected to take responsive action may be so identified in the Contract Documents. Submittals that are not required by the Contract Documents may be returned by the Construction Manager or Architect without action.

**§ 3.12.5** The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Construction Manager, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the Project submittal schedule approved by the Construction Manager and Architect or, in the absence of an approved Project submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of other Contractors, Separate Contractors, or the Owner's own forces. The Contractor shall cooperate with the Construction Manager in the coordination of the Contractor's Shop Drawings, Product Data, Samples, and similar submittals with related documents submitted by other Contractors.

**§ 3.12.6** By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner, Construction Manager, and Architect, that the Contractor has (1) reviewed and approved them, (2) determined and verified materials, field measurements and field construction criteria related thereto, or will do so, and (3) checked and coordinated the information contained within such submittals with the requirements of the Work and of the Contract Documents.

**§ 3.12.7** The Contractor shall perform no portion of the Work for which the Contract Documents require submittal and review of Shop Drawings, Product Data, Samples, or similar submittals, until the respective submittal has been reviewed and approved by the Architect.

**§ 3.12.8** The Work shall be in accordance with approved submittals except that the Contractor shall not be relieved of responsibility for deviations from the requirements of the Contract Documents by the Architect's approval of Shop Drawings, Product Data, Samples, or similar submittals, unless the Contractor has specifically notified the Construction Manager and Architect of such deviation at the time of submittal and (1) the Architect has given written approval to the specific deviation as a minor change in the Work, or (2) a Change Order or Construction Change Directive has been issued authorizing the deviation. The Contractor shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples, or similar submittals, by the Architect's approval thereof.

**§ 3.12.9** The Contractor shall direct specific attention, in writing or on resubmitted Shop Drawings, Product Data, Samples, or similar submittals, to revisions other than those requested by the Construction Manager and Architect on previous submittals. In the absence of such notice, the Architect's approval of a resubmission shall not apply to such revisions.

**§ 3.12.10** The Contractor shall not be required to provide professional services that constitute the practice of architecture or engineering unless such services are specifically required by the Contract Documents for a portion of the Work or unless the Contractor needs to provide such services in order to carry out the Contractor's responsibilities for construction means, methods, techniques, sequences, and procedures. The Contractor shall not be required to provide professional services in violation of applicable law.

**§ 3.12.10.1** If professional design services or certifications by a design professional related to systems, materials, or equipment are specifically required of the Contractor by the Contract Documents, the Owner and the Architect will specify all performance and design criteria that such services must satisfy. The Contractor shall be entitled to rely upon the adequacy and accuracy of the performance and design criteria provided in the Contract Documents. The Contractor shall cause such services or certifications to be provided by an appropriately licensed design professional, whose signature and seal shall appear on all drawings, calculations, specifications, certifications, Shop Drawings, and other submittals prepared by such professional. Shop Drawings, and other submittals related to the Work, designed or certified by such professional, if prepared by others, shall bear such professional's written approval when submitted to the Architect. The Owner, the Architect, and the Construction Manager shall be entitled to rely upon the adequacy and accuracy of the services, certifications, and approvals performed or provided by such design professionals, provided the Owner and Architect have specified to the Contractor the performance and design criteria that such services must satisfy. Pursuant to this Section 3.12.10, the Architect will review and approve or take other appropriate action on submittals only for the limited purpose of checking for conformance with



information given and the design concept expressed in the Contract Documents. The Construction Manager shall review submittals for sequencing, constructability, and coordination impacts on other Contractors.

**§ 3.12.10.2** If the Contract Documents require the Contractor's design professional to certify that the Work has been performed in accordance with the design criteria, the Contractor shall furnish such certifications to the Construction Manager and Architect at the time and in the form specified by the Architect.

### **§ 3.13 Use of Site**

**§ 3.13.1** The Contractor shall confine operations at the site to areas permitted by applicable laws, statutes, ordinances, codes, rules and regulations, lawful orders of public authorities, and the Contract Documents and shall not unreasonably encumber the site with materials or equipment.

**§ 3.13.2** The Contractor shall coordinate the Contractor's operations with, and secure the approval of, the Construction Manager before using any portion of the site.

### **§ 3.14 Cutting and Patching**

**§ 3.14.1** The Contractor shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly. All areas requiring cutting, fitting, or patching shall be restored to the condition existing prior to the cutting, fitting, or patching, unless otherwise required by the Contract Documents.

**§ 3.14.2** The Contractor shall not damage or endanger a portion of the Work or fully or partially completed construction of the Owner, Separate Contractors, or of other Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner, Separate Contractors, or by other Contractors except with written consent of the Construction Manager, Owner, and such other Contractors or Separate Contractors. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Separate Contractors, other Contractors, or the Owner, its consent to cutting or otherwise altering the Work.

### **§ 3.15 Cleaning Up**

**§ 3.15.1** The Contractor shall keep the premises and surrounding area free from accumulation of waste materials and rubbish caused by operations under the Contract. At completion of the Work, the Contractor shall remove waste materials, rubbish, the Contractor's tools, construction equipment, machinery, and surplus materials from and about the Project.

**§ 3.15.2** If the Contractor fails to clean up as provided in the Contract Documents, the Owner, or Construction Manager with the Owner's approval, may do so and the Owner shall be entitled to reimbursement from the Contractor.

### **§ 3.16 Access to Work**

The Contractor shall provide the Owner, Construction Manager, and Architect with access to the Work in preparation and progress wherever located.

### **§ 3.17 Royalties, Patents and Copyrights**

The Contractor shall pay all royalties and license fees. The Contractor shall defend suits or claims for infringement of copyrights and patent rights and shall hold the Owner, Construction Manager, and Architect harmless from loss on account thereof, but shall not be responsible for defense or loss when a particular design, process, or product of a particular manufacturer or manufacturers is required by the Contract Documents, or where the copyright violations are contained in Drawings, Specifications, or other documents prepared by the Owner, Architect, or Construction Manager. However, if an infringement of a copyright or patent is discovered by, or made known to, the Contractor, the Contractor shall be responsible for the loss unless the information is promptly furnished to the Architect through the Construction Manager.

### **§ 3.18 Indemnification**

**§ 3.18.1** To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Construction Manager, Architect, Construction Manager's and Architect's consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work, provided that such claim, damage, loss, or expense is



attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), but only to the extent caused by the negligent acts or omissions of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss, or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity that would otherwise exist as to a party or person described in this Section 3.18.

**§ 3.18.2** In claims against any person or entity indemnified under this Section 3.18 by an employee of the Contractor, a Subcontractor, anyone directly or indirectly employed by them, or anyone for whose acts they may be liable, the indemnification obligation under Section 3.18.1 shall not be limited by a limitation on amount or type of damages, compensation, or benefits payable by or for the Contractor or a Subcontractor under workers' compensation acts, disability benefit acts, or other employee benefit acts.

#### **ARTICLE 4 ARCHITECT AND CONSTRUCTION MANAGER**

##### **§ 4.1 General**

**§ 4.1.1** The Architect is the person or entity retained by the Owner pursuant to Section 2.3.2 and identified as such in the Agreement.

**§ 4.1.2** The Construction Manager is the person or entity retained by the Owner pursuant to Section 2.3.3 and identified as such in the Agreement.

**§ 4.1.3** Duties, responsibilities, and limitations of authority of the Construction Manager and Architect as set forth in the Contract Documents shall not be restricted, modified, or extended without written consent of the Owner, Construction Manager, Architect, and Contractor. Consent shall not be unreasonably withheld.

##### **§ 4.2 Administration of the Contract**

**§ 4.2.1** The Construction Manager and Architect will provide administration of the Contract as described in the Contract Documents and will be the Owner's representatives during construction until the date the Architect issues the final Certificate for Payment. The Construction Manager and Architect will have authority to act on behalf of the Owner only to the extent provided in the Contract Documents.

**§ 4.2.2** The Architect will visit the site at intervals appropriate to the stage of construction, or as otherwise agreed with the Owner, to become generally familiar with the progress and quality of the portion of the Work completed, and to determine in general if the Work observed is being performed in a manner indicating that the Work, when fully completed, will be in accordance with the Contract Documents. However, the Architect will not be required to make exhaustive or continuous on-site inspections to check the quality or quantity of the Work. On the basis of the site visits, the Architect will keep the Owner and the Construction Manager reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner and Construction Manager known deviations from the Contract Documents and defects and deficiencies observed in the Work.

**§ 4.2.3** The Construction Manager shall provide one or more representatives who shall be in attendance at the Project site whenever the Work is being performed. The Construction Manager will determine in general if the Work observed is being performed in accordance with the Contract Documents, will keep the Owner and Architect reasonably informed of the progress of the Work, and will promptly report to the Owner and Architect known deviations from the Contract Documents and the most recent Project schedule, and defects and deficiencies observed in the Work.

**§ 4.2.4** The Construction Manager will schedule and coordinate the activities of the Contractor and other Contractors in accordance with the latest approved Project schedule.

**§ 4.2.5** The Construction Manager, except to the extent required by Section 4.2.4, and Architect will not have control over, charge of, or responsibility for, the construction means, methods, techniques, sequences or procedures, or for the safety precautions and programs in connection with the Work, since these are solely the Contractor's rights and responsibilities under the Contract Documents, and neither will be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. Neither the Construction Manager nor the Architect will have control over or charge of, or be responsible for acts or omissions of, the



Contractor, Subcontractors, or their agents or employees, or of any other persons or entities performing portions of the Work.

**§ 4.2.6 Communications.** The Owner shall communicate with the Contractor and the Construction Manager's consultants through the Construction Manager about matters arising out of or relating to the Contract Documents. The Owner and Construction Manager shall include the Architect in all communications that relate to or affect the Architect's services or professional responsibilities. The Owner shall promptly notify the Architect of the substance of any direct communications between the Owner and the Construction Manager otherwise relating to the Project. Communications by and with the Architect's consultants shall be through the Architect. Communications by and with Subcontractors and suppliers shall be through the Contractor. Communications by and with other Contractors shall be through the Construction Manager. Communications by and with the Owner's own forces and Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

**§ 4.2.7** The Construction Manager and Architect will review and certify all Applications for Payment by the Contractor, in accordance with the provisions of Article 9.

**§ 4.2.8** The Architect and Construction Manager have authority to reject Work that does not conform to the Contract Documents, and will notify each other about the rejection. Whenever the Construction Manager considers it necessary or advisable, the Construction Manager will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, upon written authorization of the Owner, whether or not the Work is fabricated, installed or completed. The foregoing authority of the Construction Manager will be subject to the provisions of Sections 4.2.18 through 4.2.20 inclusive, with respect to interpretations and decisions of the Architect. However, neither the Architect's nor the Construction Manager's authority to act under this Section 4.2.8 nor a decision made by either of them in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect or the Construction Manager to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons performing any of the Work.

**§ 4.2.9** Utilizing the submittal schedule provided by the Contractor, the Construction Manager shall prepare, and revise as necessary, a Project submittal schedule incorporating information from other Contractors, the Owner, Owner's consultants, Owner's Separate Contractors and vendors, governmental agencies, and participants in the Project under the management of the Construction Manager. The Project submittal schedule and any revisions shall be submitted to the Architect for approval.

**§ 4.2.10** The Construction Manager will receive and promptly review for conformance with the submittal requirements of the Contract Documents, all submittals from the Contractor such as Shop Drawings, Product Data, and Samples. Where there are other Contractors, the Construction Manager will also check and coordinate the information contained within each submittal received from the Contractor and other Contractors, and transmit to the Architect those recommended for approval. By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Construction Manager represents to the Owner and Architect that the Construction Manager has reviewed and recommended them for approval. The Construction Manager's actions will be taken in accordance with the Project submittal schedule approved by the Architect or, in the absence of an approved Project submittal schedule, with reasonable promptness while allowing sufficient time to permit adequate review by the Architect.

**§ 4.2.11** The Architect will review and approve, or take other appropriate action upon, the Contractor's submittals such as Shop Drawings, Product Data, and Samples, but only for the limited purpose of checking for conformance with information given and the design concept expressed in the Contract Documents. The Architect's action will be taken in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness while allowing sufficient time in the Architect's professional judgment to permit adequate review. Upon the Architect's completed review, the Architect shall transmit its submittal review to the Construction Manager.

**§ 4.2.12** Review of the Contractor's submittals by the Construction Manager and Architect is not conducted for the purpose of determining the accuracy and completeness of other details such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor as required by the Contract Documents. The Construction Manager and Architect's review of the Contractor's submittals shall not relieve the Contractor of the obligations under Sections 3.3, 3.5, and 3.12. The Construction Manager and Architect's review shall not constitute approval of safety precautions or of any



construction means, methods, techniques, sequences, or procedures. The Architect's approval of a specific item shall not indicate approval of an assembly of which the item is a component.

§ 4.2.13 The Construction Manager will prepare Change Orders and Construction Change Directives.

§ 4.2.14 The Construction Manager and the Architect will take appropriate action on Change Orders or Construction Change Directives in accordance with Article 7, and the Architect will have authority to order minor changes in the Work as provided in Section 7.4. The Architect, in consultation with the Construction Manager, will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.15 Utilizing the documents provided by the Contractor, the Construction Manager will maintain at the site for the Owner one copy of all Contract Documents, approved Shop Drawings, Product Data, Samples, and similar required submittals, in good order and marked currently to record all changes and selections made during construction. These will be available to the Architect and the Contractor, and will be delivered to the Owner upon completion of the Project.

§ 4.2.16 The Construction Manager will assist the Architect in conducting inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion in conjunction with the Architect pursuant to Section 9.8; and receive and forward to the Owner written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10. The Construction Manager will forward to the Architect a final Application and Certificate for Payment or final Project Application and Project Certificate for Payment upon the Contractor's compliance with the requirements of the Contract Documents.

§ 4.2.17 If the Owner and Architect agree, the Architect will provide one or more Project representatives to assist in carrying out the Architect's responsibilities at the site. The Owner shall notify the Construction Manager of any change in the duties, responsibilities and limitations of authority of the Project representatives.

§ 4.2.18 The Architect will interpret and decide matters concerning performance under, and requirements of, the Contract Documents on written request of the Construction Manager, Owner, or Contractor through the Construction Manager. The Architect's response to such requests will be made in writing within any time limits agreed upon or otherwise with reasonable promptness.

§ 4.2.19 Interpretations and decisions of the Architect will be consistent with the intent of, and reasonably inferable from, the Contract Documents and will be in writing or in the form of drawings. When making such interpretations and decisions, the Architect will endeavor to secure faithful performance by both Owner and Contractor, will not show partiality to either, and will not be liable for results of interpretations or decisions so rendered in good faith.

§ 4.2.20 The Architect's decisions on matters relating to aesthetic effect will be final if consistent with the intent expressed in the Contract Documents.

§ 4.2.21 The Construction Manager will receive and review requests for information from the Contractor, and forward each request for information to the Architect, with the Construction Manager's recommendation. The Architect will review and respond in writing, through the Construction Manager, to requests for information about the Contract Documents. The Construction Manager's recommendation and the Architect's response to each request will be made in writing within any time limits agreed upon or otherwise with reasonable promptness. If appropriate, the Architect will prepare and issue supplemental Drawings and Specifications in response to the requests for information.

## ARTICLE 5 SUBCONTRACTORS

### § 5.1 Definitions

§ 5.1.1 A Subcontractor is a person or entity who has a direct contract with the Contractor to perform a portion of the Work at the site. The term "Subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Subcontractor or an authorized representative of the Subcontractor. The term "Subcontractor" does not include other Contractors or Separate Contractors or the subcontractors of other Contractors or Separate Contractors.



§ 5.1.2 A Sub-subcontractor is a person or entity who has a direct or indirect contract with a Subcontractor to perform a portion of the Work at the site. The term "Sub-subcontractor" is referred to throughout the Contract Documents as if singular in number and means a Sub-subcontractor or an authorized representative of the Sub-subcontractor.

## § 5.2 Award of Subcontracts and Other Contracts for Portions of the Work

§ 5.2.1 Unless otherwise stated in the Contract Documents, the Contractor, as soon as practicable after award of the Contract, shall notify the Construction Manager, for review by the Owner, Construction Manager and Architect, of the persons or entities proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design. Within 14 days of receipt of the information, the Construction Manager may notify the Contractor whether the Owner, the Construction Manager or the Architect (1) has reasonable objection to any such proposed person or entity or, (2) requires additional time for review. Failure of the Construction Manager to provide notice within the 14-day period shall constitute notice of no reasonable objection.

§ 5.2.2 The Contractor shall not contract with a proposed person or entity to whom the Owner, Construction Manager or Architect has made reasonable and timely objection. The Contractor shall not be required to contract with anyone to whom the Contractor has made reasonable objection.

§ 5.2.3 If the Owner, Construction Manager or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner, Construction Manager or Architect has no reasonable objection. If the proposed but rejected Subcontractor was reasonably capable of performing the Work, the Contract Sum and Contract Time shall be increased or decreased by the difference, if any, occasioned by such change, and an appropriate Change Order shall be issued before commencement of the substitute Subcontractor's Work. However, no increase in the Contract Sum or Contract Time shall be allowed for such change unless the Contractor has acted promptly and responsively in submitting names as required.

§ 5.2.4 The Contractor shall not substitute a Subcontractor, person, or entity for one previously selected if the Owner, Construction Manager or Architect makes reasonable objection to such substitution.

## § 5.3 Subcontractual Relations

By appropriate written agreement, the Contractor shall require each Subcontractor, to the extent of the Work to be performed by the Subcontractor, to be bound to the Contractor by terms of the Contract Documents, and to assume toward the Contractor all the obligations and responsibilities, including the responsibility for safety of the Subcontractor's Work, that the Contractor, by these Contract Documents, assumes toward the Owner, Construction Manager and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner, Construction Manager and Architect under the Contract Documents with respect to the Work to be performed by the Subcontractor so that subcontracting thereof will not prejudice such rights, and shall allow to the Subcontractor, unless specifically provided otherwise in the subcontract agreement, the benefit of all rights, remedies, and redress against the Contractor that the Contractor, by the Contract Documents, has against the Owner. Where appropriate, the Contractor shall require each Subcontractor to enter into similar agreements with Sub-subcontractors. The Contractor shall make available to each proposed Subcontractor, prior to the execution of the subcontract agreement, copies of the Contract Documents to which the Subcontractor will be bound, and, upon written request of the Subcontractor, identify to the Subcontractor terms and conditions of the proposed subcontract agreement that may be at variance with the Contract Documents. Subcontractors will similarly make copies of applicable portions of such documents available to their respective proposed Sub-subcontractors.

## § 5.4 Contingent Assignment of Subcontracts

§ 5.4.1 Each subcontract agreement for a portion of the Work is assigned by the Contractor to the Owner, provided that

- .1 assignment is effective only after termination of the Contract by the Owner for cause pursuant to Section 14.2 and only for those subcontract agreements that the Owner accepts by notifying the Subcontractor and Contractor; and
- .2 assignment is subject to the prior rights of the surety, if any, obligated under bond relating to the Contract.



When the Owner accepts the assignment of a subcontract agreement, the Owner assumes the Contractor's rights and obligations under the subcontract.

§ 5.4.2 Upon such assignment, if the Work has been suspended for more than 30 days, the Subcontractor's compensation shall be equitably adjusted for increases in cost resulting from the suspension.

§ 5.4.3 Upon assignment to the Owner under this Section 5.4, the Owner may further assign the subcontract to a successor Contractor or other entity. If the Owner assigns the subcontract to a successor Contractor or other entity, the Owner shall nevertheless remain legally responsible for all of the successor Contractor's obligations under the subcontract.

## ARTICLE 6 CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

### § 6.1 Owner's Right to Perform Construction with Own Forces and to Award Other Contracts

§ 6.1.1 The Owner reserves the right to perform construction or operations related to the Project with the Owner's own forces, and with Separate Contractors retained under Conditions of the Contract substantially similar to those of this Contract, including those provisions of the Conditions of the Contract related to insurance and waiver of subrogation.

§ 6.1.2 When the Owner performs construction or operations with the Owner's own forces or Separate Contractors, the Owner shall provide for coordination of such forces and Separate Contractors with the Work of the Contractor, who shall cooperate with them.

§ 6.1.3 Unless otherwise provided in the Contract Documents, when the Owner performs construction or operations related to the Project with the Owner's own forces or with Separate Contractors, the Owner or its Separate Contractors shall have the same obligations and rights that the Contractor has under the Conditions of the Contract, including, without excluding others, those stated in Article 3, this Article 6, and Articles 10, 11, and 12.

### § 6.2 Mutual Responsibility

§ 6.2.1 The Contractor shall afford the Owner's own forces, Separate Contractors, Construction Manager and other Contractors reasonable opportunity for introduction and storage of their materials and equipment and performance of their activities, and shall connect and coordinate the Contractor's construction and operations with theirs as required by the Contract Documents.

§ 6.2.2 If part of the Contractor's Work depends for proper execution or results upon construction or operations by the Owner's own forces, Separate Contractors or other Contractors, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Construction Manager and Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor or other Contractors that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify the Construction Manager and the Architect of apparent discrepancies or defects prior to proceeding with the Work shall constitute an acknowledgment that the Owner's or Separate Contractor's or other Contractors' completed or partially completed construction is fit and proper to receive the Contractor's Work. The Contractor shall not be responsible for discrepancies or defects in the construction or operations by the Owner or Separate Contractors or other Contractors that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs, including costs that are payable to a Separate Contractors or to other Contractors, because of the Contractor's delays, improperly timed activities or defective construction. The Owner shall be responsible to the Contractor for costs the Contractor incurs because of delays, improperly timed activities, damage to the Work or defective construction by the Owner's own forces, Separate Contractors, or other Contractors.

§ 6.2.4 The Contractor shall promptly remedy damage that the Contractor wrongfully causes to completed or partially completed construction, or to property of the Owner, Separate Contractors, or other Contractors as provided in Section 10.2.5.

§ 6.2.5 The Owner, Separate Contractors, and other Contractors shall have the same responsibilities for cutting and patching as are described for the Contractor in Section 3.14.



### § 6.3 Owner's Right to Clean Up

If a dispute arises among the Contractor, Separate Contractors, other Contractors, and the Owner as to the responsibility under their respective contracts for maintaining the premises and surrounding area free from waste materials and rubbish, the Owner may clean up and the Construction Manager, with notice to the Architect, will allocate the cost among those responsible.

## ARTICLE 7 CHANGES IN THE WORK

### § 7.1 General

§ 7.1.1 Changes in the Work may be accomplished after execution of the Contract, and without invalidating the Contract, by Change Order, Construction Change Directive or order for a minor change in the Work, subject to the limitations stated in this Article 7 and elsewhere in the Contract Documents.

§ 7.1.2 A Change Order shall be based upon agreement among the Owner, Construction Manager, Architect and Contractor. A Construction Change Directive requires agreement by the Owner, Construction Manager and Architect and may or may not be agreed to by the Contractor. An order for a minor change in the Work may be issued by the Architect alone.

§ 7.1.3 Changes in the Work shall be performed under applicable provisions of the Contract Documents. The Contractor shall proceed promptly with changes in the Work, unless otherwise provided in the Change Order, Construction Change Directive, or order for a minor change in the Work.

### § 7.2 Change Orders

A Change Order is a written instrument prepared by the Construction Manager and signed by the Owner, Construction Manager, Architect, and Contractor, stating their agreement upon all of the following:

- .1 The change in the Work;
- .2 The amount of the adjustment, if any, in the Contract Sum; and
- .3 The extent of the adjustment, if any, in the Contract Time.

### § 7.3 Construction Change Directives

§ 7.3.1 A Construction Change Directive is a written order prepared by the Construction Manager and signed by the Owner, Construction Manager and Architect, directing a change in the Work prior to agreement on adjustment, if any, in the Contract Sum or Contract Time, or both. The Owner may by Construction Change Directive, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions, the Contract Sum and Contract Time being adjusted accordingly.

§ 7.3.2 A Construction Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

§ 7.3.3 If the Construction Change Directive provides for an adjustment to the Contract Sum, the adjustment shall be based on one of the following methods:

- .1 Mutual acceptance of a lump sum properly itemized and supported by sufficient substantiating data to permit evaluation;
- .2 Unit prices stated in the Contract Documents or subsequently agreed upon;
- .3 Cost to be determined in a manner agreed upon by the parties and a mutually acceptable fixed or percentage fee; or
- .4 As provided in Section 7.3.4.

§ 7.3.4 If the Contractor does not respond promptly or disagrees with the method for adjustment in the Contract Sum, the Construction Manager shall determine the adjustment on the basis of reasonable expenditures and savings of those performing the Work attributable to the change, including, in case of an increase in the Contract Sum, an amount for overhead and profit as set forth in the Agreement, or if no such amount is set forth in the Agreement, a reasonable amount. In such case, and also under Section 7.3.3.3, the Contractor shall keep and present, in such form as the Construction Manager may prescribe, an itemized accounting together with appropriate supporting data. Unless otherwise provided in the Contract Documents, costs for the purposes of this Section 7.3.4 shall be limited to the following:



- .1 Costs of labor, including applicable payroll taxes, fringe benefits required by agreement or custom, workers' compensation insurance, and other employee costs approved by the Construction Manager and Architect;
- .2 Costs of materials, supplies, and equipment, including cost of transportation, whether incorporated or consumed;
- .3 Rental costs of machinery and equipment, exclusive of hand tools, whether rented from the Contractor or others;
- .4 Costs of premiums for all bonds and insurance, permit fees, and sales, use, or similar taxes, directly related to the change; and
- .5 Costs of supervision and field office personnel directly attributable to the change.

§ 7.3.5 If the Contractor disagrees with the adjustment in the Contract Time, the Contractor may make a Claim in accordance with applicable provisions of Article 15.

§ 7.3.6 Upon receipt of a Construction Change Directive, the Contractor shall promptly proceed with the change in the Work involved and advise the Construction Manager of the Contractor's agreement or disagreement with the method, if any, provided in the Construction Change Directive for determining the proposed adjustment in the Contract Sum or Contract Time.

§ 7.3.7 A Construction Change Directive signed by the Contractor indicates the Contractor's agreement therewith, including adjustment in Contract Sum and Contract Time or the method for determining them. Such agreement shall be effective immediately and shall be recorded as a Change Order.

§ 7.3.8 The amount of credit to be allowed by the Contractor to the Owner for a deletion or change that results in a net decrease in the Contract Sum shall be actual net cost as confirmed by the Construction Manager and Architect. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for overhead and profit shall be figured on the basis of net increase, if any, with respect to that change.

§ 7.3.9 Pending final determination of the total cost of a Construction Change Directive to the Owner, the Contractor may request payment for Work completed under the Construction Change Directive in Applications for Payment. The Construction Manager and Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Construction Manager and Architect determine to be reasonably justified. The interim determination of cost shall adjust the Contract Sum on the same basis as a Change Order, subject to the right of either party to disagree and assert a Claim in accordance with Article 15.

§ 7.3.10 When the Owner and Contractor agree with a determination made by the Construction Manager and Architect concerning the adjustments in the Contract Sum and Contract Time, or otherwise reach agreement upon the adjustments, such agreement shall be effective immediately and the Construction Manager shall prepare a Change Order. Change Orders may be issued for all or any part of a Construction Change Directive.

#### § 7.4 Minor Changes in the Work

The Architect may order minor changes in the Work that are consistent with the intent of the Contract Documents and do not involve an adjustment in the Contract Sum or an extension of the Contract Time. The Architect's order for minor changes shall be in writing. If the Contractor believes that the proposed minor change in the Work will affect the Contract Sum or Contract Time, the Contractor shall notify the Construction Manager and shall not proceed to implement the change in the Work. If the Contractor performs the Work set forth in the Architect's order for a minor change without prior notice to the Construction Manager that such change will affect the Contract Sum or Contract Time, the Contractor waives any adjustment to the Contract Sum or extension of the Contract Time.

### ARTICLE 8 TIME

#### § 8.1 Definitions

§ 8.1.1 Unless otherwise provided, Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

§ 8.1.2 The date of commencement of the Work is the date established in the Agreement.



§ 8.1.3 The date of Substantial Completion is the date certified by the Architect in accordance with Section 9.8.

§ 8.1.4 The term “day” as used in the Contract Documents shall mean calendar day unless otherwise specifically defined.

### § 8.2 Progress and Completion

§ 8.2.1 Time limits stated in the Contract Documents are of the essence of the Contract. By executing the Agreement, the Contractor confirms that the Contract Time is a reasonable period for performing the Work.

§ 8.2.2 The Contractor shall not knowingly, except by agreement or instruction of the Owner in writing, commence the Work prior to the effective date of insurance required to be furnished by the Contractor and Owner.

§ 8.2.3 The Contractor shall proceed expeditiously with adequate forces and shall achieve Substantial Completion within the Contract Time.

### § 8.3 Delays and Extensions of Time

§ 8.3.1 If the Contractor is delayed at any time in the commencement or progress of the Work by (1) an act or neglect of the Owner, Architect, Construction Manager, or an employee of any of them, or of the Owner’s own forces, Separate Contractors, or other Contractors; (2) by changes ordered in the Work; (3) by labor disputes, fire, unusual delay in deliveries, unavoidable casualties, adverse weather conditions documented in accordance with Section 15.1.6.2, or other causes beyond the Contractor’s control; (4) by delay authorized by the Owner pending mediation and binding dispute resolution; or (5) by other causes that the Contractor asserts and the Architect, based on the recommendation of the Construction Manager, determines justify delay, then the Contract Time shall be extended for such reasonable time as the Architect may determine.

§ 8.3.2 Claims relating to time shall be made in accordance with applicable provisions of Article 15.

§ 8.3.3 This Section 8.3 does not preclude recovery of damages for delay by either party under other provisions of the Contract Documents.

## ARTICLE 9 PAYMENTS AND COMPLETION

### § 9.1 Contract Sum

§ 9.1.1 The Contract Sum is stated in the Agreement and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the Work under the Contract Documents.

§ 9.1.2 If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are materially changed so that application of such unit prices to the actual quantities causes substantial inequity to the Owner or Contractor, the applicable unit prices shall be equitably adjusted.

### § 9.2 Schedule of Values

Where the Contract is based on a stipulated sum or Guaranteed Maximum Price, the Contractor shall submit a schedule of values to the Construction Manager, before the first Application for Payment, allocating the entire Contract Sum to the various portions of the Work. The schedule of values shall be prepared in the form, and supported by the data to substantiate its accuracy, required by the Construction Manager and the Architect. This schedule, unless objected to by the Construction Manager or Architect, shall be used as a basis for reviewing the Contractor’s Applications for Payment. The Construction Manager shall forward to the Architect the Contractor’s schedule of values. Any changes to the schedule of values shall be submitted to the Construction Manager and supported by such data to substantiate its accuracy as the Construction Manager and the Architect may require, and unless objected to by the Construction Manager or the Architect, shall be used as a basis for reviewing the Contractor’s subsequent Applications for Payment.

### § 9.3 Applications for Payment

§ 9.3.1 At least fifteen days before the date established for each progress payment, the Contractor shall submit to the Construction Manager an itemized Application for Payment prepared in accordance with the schedule of values, if required under Section 9.2, for completed portions of the Work. The application shall be notarized, if required, and supported by all data substantiating the Contractor’s right to payment that the Owner, Construction Manager or



Architect require, such as copies of requisitions, and releases of waivers of lien from Subcontractors and suppliers, and shall reflect retainage if provided for in the Contract Documents.

**§ 9.3.1.1** As provided in Section 7.3.9, such applications may include requests for payment on account of changes in the Work that have been properly authorized by Construction Change Directives, or by interim determinations of the Construction Manager and Architect, but not yet included in Change Orders.

**§ 9.3.1.2** Applications for Payment shall not include requests for payment for portions of the Work for which the Contractor does not intend to pay a Subcontractor or supplier, unless such Work has been performed by others whom the Contractor intends to pay.

**§ 9.3.2** Unless otherwise provided in the Contract Documents, payments shall be made on account of materials and equipment delivered and suitably stored at the site for subsequent incorporation in the Work. If approved in advance by the Owner, payment may similarly be made for materials and equipment suitably stored off the site at a location agreed upon in writing. Payment for materials and equipment stored on or off the site shall be conditioned upon compliance by the Contractor with procedures satisfactory to the Owner to establish the Owner's title to such materials and equipment or otherwise protect the Owner's interest, and shall include the costs of applicable insurance, storage, and transportation to the site, for such materials and equipment stored off the site.

**§ 9.3.3** The Contractor warrants that title to all Work covered by an Application for Payment will pass to the Owner no later than the time of payment. The Contractor further warrants that upon submittal of an Application for Payment all Work for which Certificates for Payment have been previously issued and payments received from the Owner shall, to the best of the Contractor's knowledge, information, and belief, be free and clear of liens, claims, security interests, or encumbrances, in favor of the Contractor, Subcontractors, suppliers, or other persons or entities that provided labor, materials and equipment relating to the Work.

#### **§ 9.4 Certificates for Payment**

**§ 9.4.1** Where there is only one Contractor, the Construction Manager will, within seven days after the Construction Manager's receipt of the Contractor's Application for Payment, review the Application, certify the amount the Construction Manager determines is due the Contractor, and forward the Contractor's Application and Certificate for Payment to the Architect. Within seven days after the Architect receives the Contractor's Application for Payment from the Construction Manager, the Architect will either (1) issue to the Owner a Certificate for Payment, in the full amount of the Application for Payment, with a copy to the Construction Manager; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Construction Manager and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Application for Payment, and notify the Construction Manager and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1. The Construction Manager will promptly forward to the Contractor the Architect's notice of withholding certification.

**§ 9.4.2** Where there is more than one Contractor performing portions of the Project, the Construction Manager will, within seven days after the Construction Manager receives all of the Contractors' Applications for Payment: (1) review the Applications and certify the amount the Construction Manager determines is due each of the Contractors; (2) prepare a Summary of Contractors' Applications for Payment by combining information from each Contractor's application with information from similar applications for progress payments from the other Contractors; (3) prepare a Project Application and Certificate for Payment; (4) certify the amount the Construction Manager determines is due all Contractors; and (5) forward the Summary of Contractors' Applications for Payment and Project Application and Certificate for Payment to the Architect.

**§ 9.4.2.1** Within seven days after the Architect receives the Project Application and Project Certificate for Payment and the Summary of Contractors' Applications for Payment from the Construction Manager, the Architect will either (1) issue to the Owner a Project Certificate for Payment, with a copy to the Construction Manager; or (2) issue to the Owner a Project Certificate for Payment for such amount as the Architect determines is properly due, and notify the Construction Manager and Owner of the Architect's reasons for withholding certification in part as provided in Section 9.5.1; or (3) withhold certification of the entire Project Application for Payment, and notify the Construction Manager and Owner of the Architect's reason for withholding certification in whole as provided in



Section 9.5.1. The Construction Manager will promptly forward the Architect's notice of withholding certification to the Contractors.

**§ 9.4.3** The Construction Manager's certification of an Application for Payment or, in the case of more than one Contractor, a Project Application and Certificate for Payment, shall be based upon the Construction Manager's evaluation of the Work and the data in the Application or Applications for Payment. The Construction Manager's certification will constitute a representation that, to the best of the Construction Manager's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is, or Contractors are, entitled to payment in the amount certified.

**§ 9.4.4** The Architect's issuance of a Certificate for Payment or, in the case of more than one Contractor, Project Application and Certificate for Payment, shall be based upon the Architect's evaluation of the Work, the recommendation of the Construction Manager, and data in the Application for Payment or Project Application for Payment. The Architect's certification will constitute a representation that, to the best of the Architect's knowledge, information, and belief, the Work has progressed to the point indicated, the quality of the Work is in accordance with the Contract Documents, and that the Contractor is, or Contractors are, entitled to payment in the amount certified.

**§ 9.4.5** The representations made pursuant to Sections 9.4.3 and 9.4.4 are subject to an evaluation of the Work for conformance with the Contract Documents upon Substantial Completion, to results of subsequent tests and inspections, to correction of minor deviations from the Contract Documents prior to completion, and to specific qualifications expressed by the Construction Manager or Architect.

**§ 9.4.6** The issuance of a Certificate for Payment or a Project Certificate for Payment will not be a representation that the Construction Manager or Architect has (1) made exhaustive or continuous on-site inspections to check the quality or quantity of the Work; (2) reviewed construction means, methods, techniques, sequences, or procedures; (3) reviewed copies of requisitions received from Subcontractors and suppliers and other data requested by the Owner to substantiate the Contractor's right to payment; or (4) made examination to ascertain how or for what purpose the Contractor has used money previously paid on account of the Contract Sum.

#### **§ 9.5 Decisions to Withhold Certification**

**§ 9.5.1** The Construction Manager or Architect may withhold a Certificate for Payment or Project Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Construction Manager's or Architect's opinion the representations to the Owner required by Section 9.4.3 and 9.4.4 cannot be made. If the Construction Manager or Architect is unable to certify payment in the amount of the Application, the Construction Manager will notify the Contractor and Owner as provided in Section 9.4.1 and 9.4.2. If the Contractor, Construction Manager and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment or a Project Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The Construction Manager or Architect may also withhold a Certificate for Payment or, because of subsequently discovered evidence, may nullify the whole or a part of a Certificate for Payment or Project Certificate for Payment previously issued, to such extent as may be necessary in the Construction Manager's or Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from the acts and omissions described in Section 3.3.2 because of

- .1 defective Work not remedied;
- .2 third party claims filed or reasonable evidence indicating probable filing of such claims, unless security acceptable to the Owner is provided by the Contractor;
- .3 failure of the Contractor to make payments properly to Subcontractors or suppliers for labor, materials or equipment;
- .4 reasonable evidence that the Work cannot be completed for the unpaid balance of the Contract Sum;
- .5 damage to the Owner or a Separate Contractor or other Contractor;
- .6 reasonable evidence that the Work will not be completed within the Contract Time, and that the unpaid balance would not be adequate to cover actual or liquidated damages for the anticipated delay; or
- .7 repeated failure to carry out the Work in accordance with the Contract Documents.

**§ 9.5.2** When either party disputes the Architect's decision regarding a Certificate for Payment under Section 9.5.1, in whole or in part, that party may submit a Claim in accordance with Article 15.



§ 9.5.3 When the reasons for withholding certification are removed, certification will be made for amounts previously withheld.

§ 9.5.4 If the Architect or Construction Manager withholds certification for payment under Section 9.5.1, the Owner may, at its sole option, issue joint checks to the Contractor and to any Subcontractor or supplier to whom the Contractor failed to make payment for Work properly performed or material or equipment suitably delivered. If the Owner makes payments by joint check, the Owner shall notify the Architect and the Construction Manager, and both will reflect such payment on the next Certificate for Payment.

#### § 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a Certificate for Payment or Project Certificate for Payment, the Owner shall make payment in the manner and within the time provided in the Contract Documents, and shall so notify the Construction Manager and Architect.

§ 9.6.2 The Contractor shall pay each Subcontractor, no later than seven days after receipt of payment from the Owner, the amount to which the Subcontractor is entitled, reflecting percentages actually retained from payments to the Contractor on account of the Subcontractor's portion of the Work. The Contractor shall, by appropriate agreement with each Subcontractor, require each Subcontractor to make payments to Sub-subcontractors in a similar manner.

§ 9.6.3 The Construction Manager will, on request, furnish to a Subcontractor, if practicable, information regarding percentages of completion or amounts applied for by the Contractor and action taken thereon by the Owner, Construction Manager and Architect on account of portions of the Work done by such Subcontractor.

§ 9.6.4 The Owner has the right to request written evidence from the Contractor that the Contractor has properly paid Subcontractors and suppliers amounts paid by the Owner to the Contractor for subcontracted Work. If the Contractor fails to furnish such evidence within seven days, the Owner shall have the right to contact Subcontractors and suppliers to ascertain whether they have been properly paid. Neither the Owner, Construction Manager nor Architect shall have an obligation to pay, or to see to the payment of money to, a Subcontractor or supplier, except as may otherwise be required by law.

§ 9.6.5 The Contractor's payments to suppliers shall be treated in a manner similar to that provided in Sections 9.6.2, 9.6.3 and 9.6.4.

§ 9.6.6 A Certificate for Payment, a progress payment, or partial or entire use or occupancy of the Project by the Owner shall not constitute acceptance of Work not in accordance with the Contract Documents.

§ 9.6.7 Unless the Contractor provides the Owner with a payment bond in the full penal sum of the Contract Sum, payments received by the Contractor for Work properly performed by Subcontractors or provided by suppliers shall be held by the Contractor for those Subcontractors or suppliers who performed Work or furnished materials, or both, under contract with the Contractor for which payment was made by the Owner. Nothing contained herein shall require money to be placed in a separate account and not commingled with money of the Contractor, create any fiduciary liability or tort liability on the part of the Contractor for breach of trust, or entitle any person or entity to an award of punitive damages against the Contractor for breach of the requirements of this provision.

§ 9.6.8 Provided the Owner has fulfilled its payment obligations under the Contract Documents, the Contractor shall defend and indemnify the Owner from all loss, liability, damage or expense, including reasonable attorney's fees and litigation expenses, arising out of any lien claim or other claim for payment by any Subcontractor or supplier of any tier. Upon receipt of notice of a lien claim or other claim for payment, the Owner shall notify the Contractor. If approved by the applicable court, when required, the Contractor may substitute a surety bond for the property against which the lien or other claim for payment has been asserted.

#### § 9.7 Failure of Payment

If the Construction Manager and Architect do not issue a Certificate for Payment or a Project Certificate for Payment, through no fault of the Contractor, within fourteen days after the Construction Manager's receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within seven days after the date established in the Contract Documents, the amount certified by the Construction Manager and Architect or awarded



by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner, Construction Manager and Architect, stop the Work until payment of the amount owing has been received. The Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable costs of shutdown, delay and start-up, plus interest as provided for in the Contract Documents.

### **§ 9.8 Substantial Completion**

**§ 9.8.1** Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use.

**§ 9.8.2** When the Contractor considers that the Work, or a portion thereof which the Owner agrees to accept separately, is substantially complete, the Contractor shall notify the Construction Manager, and the Contractor and Construction Manager shall jointly prepare and submit to the Architect a comprehensive list of items to be completed or corrected prior to final payment. Failure to include an item on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.

**§ 9.8.3** Upon receipt of the list, the Architect, assisted by the Construction Manager, will make an inspection to determine whether the Work or designated portion thereof is substantially complete. If the Architect's inspection discloses any item, whether or not included on the list, which is not sufficiently complete in accordance with the Contract Documents so that the Owner can occupy or utilize the Work or designated portion thereof for its intended use, the Contractor shall, before issuance of the Certificate of Substantial Completion, complete or correct such item upon notification by the Architect. In such case, the Contractor shall then submit a request for another inspection by the Architect, assisted by the Construction Manager, to determine Substantial Completion.

**§ 9.8.4** When the Architect, assisted by the Construction Manager, determines that the Work of all of the Contractors, or designated portion thereof, is substantially complete, the Construction Manager will prepare, and the Construction Manager and Architect shall execute, a Certificate of Substantial Completion that shall establish the date of Substantial Completion; establish responsibilities of the Owner and Contractor for security, maintenance, heat, utilities, damage to the Work and insurance; and fix the time within which the Contractor shall finish all items on the list accompanying the Certificate. Warranties required by the Contract Documents shall commence on the date of Substantial Completion of the Work or designated portion thereof unless otherwise provided in the Certificate of Substantial Completion.

**§ 9.8.5** The Certificate of Substantial Completion shall be submitted to the Owner and Contractor for their written acceptance of responsibilities assigned to them in the Certificate. Upon such acceptance, and consent of surety if any, the Owner shall make payment of retainage applying to the Work or designated portion thereof. Such payment shall be adjusted for Work that is incomplete or not in accordance with the requirements of the Contract Documents.

### **§ 9.9 Partial Occupancy or Use**

**§ 9.9.1** The Owner may occupy or use any completed or partially completed portion of the Work at any stage when such portion is designated by separate agreement with the Contractor, provided such occupancy or use is consented to by the insurer and authorized by public authorities having jurisdiction over the Project. Such partial occupancy or use may commence whether or not the portion is substantially complete, provided the Owner and Contractor have accepted in writing the responsibilities assigned to each of them for payments, retainage if any, security, maintenance, heat, utilities, damage to the Work and insurance, and have agreed in writing concerning the period for correction of the Work and commencement of warranties required by the Contract Documents. When the Contractor considers a portion substantially complete, the Contractor and Construction Manager shall jointly prepare and submit a list to the Architect as provided under Section 9.8.2. Consent of the Contractor to partial occupancy or use shall not be unreasonably withheld. The stage of the progress of the Work shall be determined by written agreement between the Owner and Contractor or, if no agreement is reached, by decision of the Architect after consultation with the Construction Manager.

**§ 9.9.2** Immediately prior to such partial occupancy or use, the Owner, Construction Manager, Contractor, and Architect shall jointly inspect the area to be occupied or portion of the Work to be used in order to determine and record the condition of the Work.



§ 9.9.3 Unless otherwise agreed upon, partial occupancy or use of a portion or portions of the Work shall not constitute acceptance of Work not complying with the requirements of the Contract Documents.

**§ 9.10 Final Completion and Final Payment**

§ 9.10.1 Upon completion of the Work, the Contractor shall forward to the Construction Manager a notice that the Work is ready for final inspection and acceptance, and shall also forward to the Construction Manager a final Contractor's Application for Payment. Upon receipt, the Construction Manager shall perform an inspection to confirm the completion of Work of the Contractor. The Construction Manager shall make recommendations to the Architect when the Work of all of the Contractors is ready for final inspection, and shall then forward the Contractors' notices and Application for Payment or Project Application for Payment, to the Architect, who will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Construction Manager and Architect will promptly issue a final Certificate for Payment or Project Certificate for Payment stating that to the best of their knowledge, information and belief, and on the basis of their on-site visits and inspections, the Work has been completed in accordance with the Contract Documents and that the entire balance found to be due the Contractor and noted in the final Certificate is due and payable. The Construction Manager's and Architect's final Certificate for Payment or Project Certificate for Payment will constitute a further representation that conditions listed in Section 9.10.2 as precedent to the Contractor's being entitled to final payment have been fulfilled.

§ 9.10.2 Neither final payment nor any remaining retained percentage shall become due until the Contractor submits to the Architect through the Construction Manager (1) an affidavit that payrolls, bills for materials and equipment, and other indebtedness connected with the Work for which the Owner or the Owner's property might be responsible or encumbered (less amounts withheld by Owner) have been paid or otherwise satisfied, (2) a certificate evidencing that insurance required by the Contract Documents to remain in force after final payment is currently in effect, (3) a written statement that the Contractor knows of no reason that the insurance will not be renewable to cover the period required by the Contract Documents, (4) consent of surety, if any, to final payment (5) documentation of any special warranties, such as manufacturers' warranties or specific Subcontractor warranties, and (6), if required by the Owner, other data establishing payment or satisfaction of obligations, such as receipts and releases and waivers of liens, claims, security interests, or encumbrances arising out of the Contract, to the extent and in such form as may be designated by the Owner. If a Subcontractor refuses to furnish a release or waiver required by the Owner, the Contractor may furnish a bond satisfactory to the Owner to indemnify the Owner against such lien, claim, security interest, or encumbrance. If a lien, claim, security interest, or encumbrance remains unsatisfied after payments are made, the Contractor shall refund to the Owner all money that the Owner may be compelled to pay in discharging the lien, claim, security interest, or encumbrance, including all costs and reasonable attorneys' fees.

§ 9.10.3 If, after Substantial Completion of the Work, final completion thereof is materially delayed through no fault of the Contractor or by issuance of Change Orders affecting final completion, and the Construction Manager and Architect so confirm, the Owner shall, upon application by the Contractor and certification by the Construction Manager and Architect, and without terminating the Contract, make payment of the balance due for that portion of the Work fully completed, corrected, and accepted. If the remaining balance for Work not fully completed or corrected is less than retainage stipulated in the Contract Documents, and if bonds have been furnished, the written consent of the surety to payment of the balance due for that portion of the Work fully completed and accepted shall be submitted by the Contractor to the Architect through the Construction Manager prior to certification of such payment. Such payment shall be made under terms and conditions governing final payment, except that it shall not constitute a waiver of Claims.

§ 9.10.4 The making of final payment shall constitute a waiver of Claims by the Owner except those arising from

- .1 liens, Claims, security interests, or encumbrances arising out of the Contract and unsettled;
- .2 failure of the Work to comply with the requirements of the Contract Documents;
- .3 terms of special warranties required by the Contract Documents; or
- .4 audits performed by the Owner, if permitted by the Contract Documents, after final payment.

§ 9.10.5 Acceptance of final payment by the Contractor, a Subcontractor, or a supplier, shall constitute a waiver of claims by that payee except those previously made in writing and identified by that payee as unsettled at the time of final Application for Payment.



## ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

### § 10.1 Safety Precautions and Programs

The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall submit the Contractor's safety program to the Construction Manager for review and coordination with the safety programs of other Contractors. The Construction Manager's responsibilities for review and coordination of safety programs shall not extend to direct control over or charge of the acts or omissions of the Contractors, Subcontractors, agents or employees of the Contractors or Subcontractors, or any other persons performing portions of the Work and not directly employed by the Construction Manager.

### § 10.2 Safety of Persons and Property

§ 10.2.1 The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury, or loss to

- .1 employees on the Work and other persons who may be affected thereby;
- .2 the Work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody, or control of the Contractor, a Subcontractor, or a Sub-subcontractor;
- .3 other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures, and utilities not designated for removal, relocation, or replacement in the course of construction; and
- .4 construction or operations by the Owner, Separate Contractors, or other Contractors.

§ 10.2.2 The Contractor shall comply with, and give notices required by applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities, bearing on safety of persons or property or their protection from damage, injury, or loss.

§ 10.2.3 The Contractor shall implement, erect, and maintain, as required by existing conditions and performance of the Contract, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards; promulgating safety regulations; and notifying the owners and users of adjacent sites and utilities of the safeguards.

§ 10.2.4 When use or storage of explosives or other hazardous materials or equipment or unusual methods are necessary for execution of the Work, the Contractor shall exercise utmost care and carry on such activities under supervision of properly qualified personnel.

§ 10.2.5 The Contractor shall promptly remedy damage and loss (other than damage or loss insured under property insurance required by the Contract Documents) to property referred to in Sections 10.2.1.2, 10.2.1.3 and 10.2.1.4 caused in whole or in part by the Contractor, a Subcontractor, a Sub-subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable and for which the Contractor is responsible under Sections 10.2.1.2, 10.2.1.3 and 10.2.1.4. The Contractor may make a Claim for the cost to remedy the damage or loss to the extent such damage or loss is attributable to acts or omissions of the Owner, Construction Manager or Architect or anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable, and not attributable to the fault or negligence of the Contractor. The foregoing obligations of the Contractor are in addition to the Contractor's obligations under Section 3.18.

§ 10.2.6 The Contractor shall designate a responsible member of the Contractor's organization at the site whose duty shall be the prevention of accidents. This person shall be the Contractor's superintendent unless otherwise designated by the Contractor in writing to the Owner, Construction Manager and Architect.

§ 10.2.7 The Contractor shall not permit any part of the construction or site to be loaded so as to cause damage or create an unsafe condition.

### § 10.2.8 Injury or Damage to Person or Property

If either party suffers injury or damage to person or property because of an act or omission of the other party, or of others for whose acts such party is legally responsible, notice of the injury or damage, whether or not insured, shall be given to the other party within a reasonable time not exceeding 21 days after discovery. The notice shall provide sufficient detail to enable the other party to investigate the matter.



### § 10.3 Hazardous Materials

§ 10.3.1 The Contractor is responsible for compliance with any requirements included in the Contract Documents regarding hazardous materials or substances. If the Contractor encounters a hazardous material or substance not addressed in the Contract Documents and if reasonable precautions will be inadequate to prevent foreseeable bodily injury or death to persons resulting from a material or substance, including but not limited to asbestos or polychlorinated biphenyl (PCB), encountered on the site by the Contractor, the Contractor shall, upon recognizing the condition, immediately stop Work in the affected area and notify the Owner, Construction Manager and Architect of the condition.

§ 10.3.2 Upon receipt of the Contractor's notice, the Owner shall obtain the services of a licensed laboratory to verify the presence or absence of the material or substance reported by the Contractor and, in the event such material or substance is found to be present, to cause it to be rendered harmless. Unless otherwise required by the Contract Documents, the Owner shall furnish in writing to the Contractor, Construction Manager and Architect the names and qualifications of persons or entities who are to perform tests verifying the presence or absence of the material or substance or who are to perform the task of removal or safe containment of the material or substance. The Contractor, the Construction Manager and the Architect will promptly reply to the Owner in writing stating whether or not any of them has reasonable objection to the persons or entities proposed by the Owner. If the Contractor, Construction Manager or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor, the Construction Manager and the Architect have no reasonable objection. When the material or substance has been rendered harmless, Work in the affected area shall resume upon written agreement of the Owner and Contractor. By Change Order, the Contract Time shall be extended appropriately and the Contract Sum shall be increased by the amount of the Contractor's reasonable additional costs of shutdown, delay, and start-up.

§ 10.3.3 To the fullest extent permitted by law, the Owner shall indemnify and hold harmless the Contractor, Subcontractors, Construction Manager, Architect, their consultants, and agents and employees of any of them from and against claims, damages, losses, and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the Work in the affected area if in fact the material or substance presents the risk of bodily injury or death as described in Section 10.3.1 and has not been rendered harmless, provided that such claim, damage, loss, or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself), except to the extent that such damage, loss, or expense is due to the fault or negligence of the party seeking indemnity.

§ 10.3.4 The Owner shall not be responsible under this Section 10.3 for hazardous materials or substances the Contractor brings to the site unless such materials or substances are required by the Contract Documents. The Owner shall be responsible for hazardous materials or substances required by the Contract Documents, except to the extent of the Contractor's fault or negligence in the use and handling of such materials or substances.

§ 10.3.5 The Contractor shall reimburse the Owner for the cost and expense the Owner incurs (1) for remediation of hazardous materials or substances the Contractor brings to the site and negligently handles, or (2) where the Contractor fails to perform its obligations under Section 10.3.1, except to the extent that the cost and expense are due to the Owner's fault or negligence.

§ 10.3.6 If, without negligence on the part of the Contractor, the Contractor is held liable by a government agency for the cost of remediation of a hazardous material or substance solely by reason of performing Work as required by the Contract Documents, the Owner shall reimburse the Contractor for all cost and expense thereby incurred.

### § 10.4 Emergencies

In an emergency affecting safety of persons or property, the Contractor shall act, at the Contractor's discretion, to prevent threatened damage, injury, or loss. Additional compensation or extension of time claimed by the Contractor on account of an emergency shall be determined as provided in Article 15 and Article 7.

## ARTICLE 11 INSURANCE AND BONDS

### § 11.1 Contractor's Insurance and Bonds

§ 11.1.1 The Contractor shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Contractor shall purchase and maintain the required insurance from an insurance company or



insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Owner, Construction Manager and Construction Manager's consultants, and the Architect and Architect's consultants, shall be named as additional insureds under the Contractor's commercial general liability policy or as otherwise described in the Contract Documents.

**§ 11.1.2** The Contractor shall provide surety bonds of the types, for such penal sums, and subject to such terms and conditions as required by the Contract Documents. The Contractor shall purchase and maintain the required bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

**§ 11.1.3** Upon the request of any person or entity appearing to be a potential beneficiary of bonds covering payment of obligations arising under the Contract, the Contractor shall promptly furnish a copy of the bonds or shall authorize a copy to be furnished.

**§ 11.1.4 Notice of Cancellation or Expiration of Contractor's Required Insurance.** Within three (3) business days of the date the Contractor becomes aware of an impending or actual cancellation or expiration of any insurance required by the Contract Documents, the Contractor shall provide notice directly to the Owner, and separately to the Construction Manager, of such impending or actual cancellation or expiration. Upon receipt of notice from the Contractor, the Owner shall, unless the lapse in coverage arises from an act or omission of the Owner, have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by the Contractor. The furnishing of notice by the Contractor shall not relieve the Contractor of any contractual obligation to provide any required coverage.

#### **§ 11.2 Owner's Insurance**

**§ 11.2.1** The Owner shall purchase and maintain insurance of the types and limits of liability, containing the endorsements, and subject to the terms and conditions, as described in the Agreement or elsewhere in the Contract Documents. The Owner shall purchase and maintain the required insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located.

**§ 11.2.2 Failure to Purchase Required Property Insurance.** If the Owner fails to purchase and maintain the required property insurance, with all of the coverages and in the amounts described in the Agreement or elsewhere in the Contract Documents, the Owner shall inform both the Contractor and the Construction Manager, separately and in writing, prior to commencement of the Work. Upon receipt of notice from the Owner, the Contractor may delay commencement of the Work and may obtain insurance that will protect the interests of the Contractor, Subcontractors, and Sub-Subcontractors in the Work. When the failure to provide coverage has been cured or resolved, the Contract Sum and Contract Time shall be equitably adjusted. In the event the Owner fails to procure coverage, the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent the loss to the Owner would have been covered by the insurance to have been procured by the Owner. The cost of the insurance shall be charged to the Owner by a Change Order. If the Owner does not provide written notice, and the Contractor is damaged by the failure or neglect of the Owner to purchase or maintain the required insurance, the Owner shall reimburse the Contractor for all reasonable costs and damages attributable thereto.

**§ 11.2.3 Notice of Cancellation or Expiration of Owner's Required Property Insurance.** Within three (3) business days of the date the Owner becomes aware of an impending or actual cancellation or expiration of any property insurance required by the Contract Documents, the Owner shall provide notice directly to the Contractor, and separately to the Construction Manager, of such impending or actual cancellation or expiration. Unless the lapse in coverage arises from an act or omission of the Contractor: (1) the Contractor, upon receipt of notice from the Owner, shall have the right to stop the Work until the lapse in coverage has been cured by the procurement of replacement coverage by either the Owner or the Contractor; (2) the Contract Time and Contract Sum shall be equitably adjusted; and (3) the Owner waives all rights against the Contractor, Subcontractors, and Sub-subcontractors to the extent any loss to the Owner would have been covered by the insurance had it not expired or been cancelled. If the Contractor purchases replacement coverage, the cost of the insurance shall be charged to the Owner by an appropriate Change Order. The furnishing of notice by the Owner shall not relieve the Owner of any contractual obligation to provide required insurance.



### § 11.3 Waivers of Subrogation

§ 11.3.1 The Owner and Contractor waive all rights against (1) each other and any of their subcontractors, sub-subcontractors, agents, and employees, each of the other; (2) the Construction Manager and Construction Manager's consultants; (3) the Architect and Architect's consultants; (4) other Contractors and any of their subcontractors, sub-subcontractors, agents, and employees; and (5) Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The Owner or Contractor, as appropriate, shall require similar written waivers in favor of the individuals and entities identified above from the Construction Manager, Construction Manager's consultants, Architect, Architect's consultants, other Contractors, Separate Contractors, subcontractors, and sub-subcontractors. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this Section 11.3.1 shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity (1) even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, (2) even though that person or entity did not pay the insurance premium directly or indirectly, or (3) whether or not the person or entity had an insurable interest in the damaged property.

§ 11.3.2 If during the Project construction period the Owner insures properties, real or personal or both, at or adjacent to the site by property insurance under policies separate from those insuring the Project, or if after final payment property insurance is to be provided on the completed Project through a policy or policies other than those insuring the Project during the construction period, to the extent permissible by such policies, the Owner waives all rights in accordance with the terms of Section 11.3.1 for damages caused by fire or other causes of loss covered by this separate property insurance.

### § 11.4 Loss of Use, Business Interruption, and Delay in Completion Insurance

The Owner, at the Owner's option, may purchase and maintain insurance that will protect the Owner against loss of use of the Owner's property, or the inability to conduct normal operations, due to fire or other causes of loss. The Owner waives all rights of action against the Contractor, Architect, and Construction Manager for loss of use of the Owner's property, due to fire or other hazards however caused.

### § 11.5 Adjustment and Settlement of Insured Loss

§ 11.5.1 A loss insured under the property insurance required by the Agreement shall be adjusted by the Owner as fiduciary and made payable to the Owner as fiduciary for the insureds, as their interests may appear, subject to requirements of any applicable mortgagee clause and of Section 11.5.2. The Owner shall pay the Construction Manager, Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the Construction Manager, Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner.

§ 11.5.2 Prior to settlement of an insured loss, the Owner shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Owner shall settle the loss and the Contractor shall be bound by the settlement and allocation. Upon receipt, the Owner shall deposit the insurance proceeds in a separate account and make the appropriate distributions. Thereafter, if no other agreement is made or the Owner does not terminate the Contract for convenience, the Owner and Contractor shall execute a Change Order for reconstruction of the damaged or destroyed Work in the amount allocated for that purpose. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Owner may proceed to settle the insured loss, and any dispute between the Owner and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to Article 15. Pending resolution of any dispute, the Owner may issue a Construction Change Directive for the reconstruction of the damaged or destroyed Work.

## ARTICLE 12 UNCOVERING AND CORRECTION OF WORK

### § 12.1 Uncovering of Work

§ 12.1.1 If a portion of the Work is covered contrary to the Construction Manager's or Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by either, be uncovered for their examination and be replaced at the Contractor's expense without change in the Contract Time.



§ 12.1.2 If a portion of the Work has been covered that the Construction Manager or Architect has not specifically requested to examine prior to its being covered, the Construction Manager or Architect may request to see such Work and it shall be uncovered by the Contractor. If such Work is in accordance with the Contract Documents, the Contractor shall be entitled to an equitable adjustment to the Contract Sum and Contract Time as may be appropriate. If such Work is not in accordance with the Contract Documents, the costs of uncovering the Work, and the cost of correction, shall be at the Contractor's expense.

## § 12.2 Correction of Work

### § 12.2.1 Before Substantial Completion

The Contractor shall promptly correct Work rejected by the Construction Manager or Architect or failing to conform to the requirements of the Contract Documents, discovered before Substantial Completion, and whether or not fabricated, installed or completed. Costs of correcting such rejected Work, including additional testing and inspections, the cost of uncovering and replacement, and compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, shall be at the Contractor's expense.

### § 12.2.2 After Substantial Completion

§ 12.2.2.1 In addition to the Contractor's obligations under Section 3.5, if, within one year after the date of Substantial Completion of the Work or designated portion thereof, or after the date for commencement of warranties established under Section 9.9.1, or by terms of any applicable special warranty required by the Contract Documents, any of the Work is found to be not in accordance with the requirements of the Contract Documents, the Contractor shall correct it promptly after receipt of notice from the Owner to do so, unless the Owner has previously given the Contractor a written acceptance of such condition. The Owner shall give such notice promptly after discovery of the condition. During the one-year period for correction of Work, if the Owner fails to notify the Contractor and give the Contractor an opportunity to make the correction, the Owner waives the rights to require correction by the Contractor and to make a claim for breach of warranty. If the Contractor fails to correct nonconforming Work within a reasonable time during that period after receipt of notice from the Owner, Construction Manager or Architect, the Owner may correct it in accordance with Section 2.5.

§ 12.2.2.2 The one-year period for correction of Work shall be extended with respect to portions of Work first performed after Substantial Completion by the period of time between Substantial Completion and the actual completion of that portion of the Work.

§ 12.2.2.3 The one-year period for correction of Work shall not be extended by corrective Work performed by the Contractor pursuant to this Section 12.2.

§ 12.2.3 The Contractor shall remove from the site portions of the Work that are not in accordance with the requirements of the Contract Documents and are neither corrected by the Contractor nor accepted by the Owner.

§ 12.2.4 The Contractor shall bear the cost of correcting destroyed or damaged construction of the Owner, Separate Contractors, or other Contractors, whether completed or partially completed, caused by the Contractor's correction or removal of Work that is not in accordance with the requirements of the Contract Documents.

§ 12.2.5 Nothing contained in this Section 12.2 shall be construed to establish a period of limitation with respect to other obligations the Contractor has under the Contract Documents. Establishment of the one-year period for correction of Work as described in Section 12.2.2 relates only to the specific obligation of the Contractor to correct the Work, and has no relationship to the time within which the obligation to comply with the Contract Documents may be sought to be enforced, nor to the time within which proceedings may be commenced to establish the Contractor's liability with respect to the Contractor's obligations other than specifically to correct the Work.

## § 12.3 Acceptance of Nonconforming Work

If the Owner prefers to accept Work that is not in accordance with the requirements of the Contract Documents, the Owner may do so instead of requiring its removal and correction, in which case the Contract Sum will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.



## ARTICLE 13 MISCELLANEOUS PROVISIONS

### § 13.1 Governing Law

The Contract shall be governed by the law of the place where the Project is located excluding that jurisdiction's choice of law rules. If the parties have selected arbitration as the method of binding dispute resolution, the Federal Arbitration Act shall govern Section 15.4.

### § 13.2 Successors and Assigns

§ 13.2.1 The Owner and Contractor respectively bind themselves, their partners, successors, assigns, and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 13.2.2, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 13.2.2 The Owner may, without consent of the Contractor, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Contractor shall execute all consents reasonably required to facilitate the assignment.

### § 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Construction Manager, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

### § 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Construction Manager and Architect timely notice of when and where tests and inspections are to be made so that the Construction Manager and Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Construction Manager, Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Construction Manager and Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Construction Manager and Architect of when and where tests and inspections are to be made so that the Construction Manager and Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Construction Manager's and Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Construction Manager for transmittal to the Architect.



§ 13.4.5 If the Construction Manager or Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Construction Manager or Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

#### § 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

### ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

#### § 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- .1 Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- .2 An act of government, such as a declaration of national emergency, that requires all Work to be stopped;
- .3 Because the Construction Manager has not certified or the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or
- .4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees, or any other persons performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner, Construction Manager and Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

#### § 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

- .1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;
- .2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;
- .3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or
- .4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, after consultation with the Construction Manager, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without



prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

- .1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;
- .2 Accept assignment of subcontracts pursuant to Section 5.4; and
- .3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Construction Manager's and Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall, upon application, be certified by the Initial Decision Maker after consultation with the Construction Manager, and this obligation for payment shall survive termination of the Contract.

#### § 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

§ 14.3.2 The Contract Sum and the Contract Time shall be adjusted for increases in the cost and time caused by suspension, delay, or interruption under Section 14.3.1. Adjustment of the Contract Sum shall include profit. No adjustment shall be made to the extent:

- .1 that performance is, was, or would have been, so suspended, delayed, or interrupted, by another cause for which the Contractor is responsible; or
- .2 that an equitable adjustment is made or denied under another provision of this Contract.

#### § 14.4 Termination by the Owner for Convenience

§ 14.4.1 The Owner may, at any time, terminate the Contract for the Owner's convenience and without cause.

§ 14.4.2 Upon receipt of notice from the Owner of such termination for the Owner's convenience, the Contractor shall

- .1 cease operations as directed by the Owner in the notice;
- .2 take actions necessary, or that the Owner may direct, for the protection and preservation of the Work; and
- .3 except for Work directed to be performed prior to the effective date of termination stated in the notice, terminate all existing subcontracts and purchase orders and enter into no further subcontracts and purchase orders.

§ 14.4.3 In case of such termination for the Owner's convenience, the Owner shall pay the Contractor for Work properly executed; costs incurred by reason of the termination, including costs attributable to termination of Subcontracts; and the termination fee, if any, set forth in the Agreement.

### ARTICLE 15 CLAIMS AND DISPUTES

#### § 15.1 Claims

§ 15.1.1 Definition. A Claim is a demand or assertion by one of the parties seeking, as a matter of right, payment of money, a change in the Contract Time, or other relief with respect to the terms of the Contract. The term "Claim" also includes other disputes and matters in question between the Owner and Contractor arising out of or relating to the Contract. The responsibility to substantiate Claims shall rest with the party making the Claim. This Section 15.1.1 does not require the Owner to file a Claim in order to impose liquidated damages in accordance with the Contract Documents.



### § 15.1.2 Time Limits on Claims

The Owner and Contractor shall commence all Claims and causes of action against the other and arising out of or related to the Contract, whether in contract, tort, breach of warranty or otherwise, in accordance with the requirements of the binding dispute resolution method selected in the Agreement and within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Contractor waive all Claims and causes of action not commenced in accordance with this Section 15.1.2.

### § 15.1.3 Notice of Claims

§ 15.1.3.1 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered prior to expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party and to the Initial Decision Maker with a copy sent to the Construction Manager and Architect, if the Architect is not serving as the Initial Decision Maker. Claims by either party under this Section 15.1.3.1 shall be initiated within 21 days after occurrence of the event giving rise to such Claim or within 21 days after the claimant first recognizes the condition giving rise to the Claim, whichever is later.

§ 15.1.3.2 Claims by either the Owner or Contractor, where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2, shall be initiated by notice to the other party. In such event, no decision by the Initial Decision Maker is required.

### § 15.1.4 Continuing Contract Performance

§ 15.1.4.1 Pending final resolution of a Claim, except as otherwise agreed in writing or as provided in Section 9.7 and Article 14, the Contractor shall proceed diligently with performance of the Contract and the Owner shall continue to make payments in accordance with the Contract Documents.

§ 15.1.4.2 The Contract Sum and Contract Time shall be adjusted in accordance with the Initial Decision Maker's decision, subject to the right of either party to proceed in accordance with this Article 15. The Architect will issue Certificates for Payment in accordance with the decision of the Initial Decision Maker.

§ 15.1.5 Claims for Additional Cost. If the Contractor wishes to make a Claim for an increase in the Contract Sum, notice as provided in Section 15.1.3 shall be given before proceeding to execute the portion of the Work that is the subject of the Claim. Prior notice is not required for Claims relating to an emergency endangering life or property arising under Section 10.4.

### § 15.1.6 Claims for Additional Time

§ 15.1.6.1 If the Contractor wishes to make a Claim for an increase in the Contract Time, notice as provided in Section 15.1.3 shall be given. The Contractor's Claim shall include an estimate of cost and of probable effect of delay on progress of the Work. In the case of a continuing delay only one Claim is necessary.

§ 15.1.6.2 If adverse weather conditions are the basis for a Claim for additional time, such Claim shall be documented by data substantiating that weather conditions were abnormal for the period of time, could not have been reasonably anticipated and had an adverse effect on the scheduled construction.

§ 15.1.7 Waiver of Claims for Consequential Damages. The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes

- .1 damages incurred by the Owner for rental expenses, for losses of use, income, profit, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
- .2 damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.



## § 15.2 Initial Decision

§ 15.2.1 Claims, excluding those where the condition giving rise to the Claim is first discovered after expiration of the period for correction of the Work set forth in Section 12.2.2 or arising under Sections 10.3, 10.4, and 11.5, shall be referred to the Initial Decision Maker for initial decision. The Architect will serve as the Initial Decision Maker, unless otherwise indicated in the Agreement. Except for those Claims excluded by this Section 15.2.1, an initial decision shall be required as a condition precedent to mediation of any Claim. If an initial decision has not been rendered within 30 days after the Claim has been referred to the Initial Decision Maker, the party asserting the Claim may demand mediation and binding dispute resolution without a decision having been rendered. Unless the Initial Decision Maker and all affected parties agree, the Initial Decision Maker will not decide disputes between the Contractor and persons or entities other than the Owner.

§ 15.2.2 The Initial Decision Maker will review Claims and within ten days of the receipt of a Claim take one or more of the following actions: (1) request additional supporting data from the claimant or a response with supporting data from the other party, (2) reject the Claim in whole or in part, (3) approve the Claim, (4) suggest a compromise, or (5) advise the parties that the Initial Decision Maker is unable to resolve the Claim if the Initial Decision Maker lacks sufficient information to evaluate the merits of the Claim or if the Initial Decision Maker concludes that, in the Initial Decision Maker's sole discretion, it would be inappropriate for the Initial Decision Maker to resolve the Claim.

§ 15.2.3 In evaluating Claims, the Initial Decision Maker may, but shall not be obligated to, consult with or seek information from either party or from persons with special knowledge or expertise who may assist the Initial Decision Maker in rendering a decision. The Initial Decision Maker may request the Owner to authorize retention of such persons at the Owner's expense.

§ 15.2.4 If the Initial Decision Maker requests a party to provide a response to a Claim or to furnish additional supporting data, such party shall respond, within ten days after receipt of the request, and shall either (1) provide a response on the requested supporting data, (2) advise the Initial Decision Maker when the response or supporting data will be furnished, or (3) advise the Initial Decision Maker that no supporting data will be furnished. Upon receipt of the response or supporting data, if any, the Initial Decision Maker will either reject or approve the Claim in whole or in part.

§ 15.2.5 The Initial Decision Maker will render an initial decision approving or rejecting the Claim, or indicating that the Initial Decision Maker is unable to resolve the Claim. This initial decision shall (1) be in writing; (2) state the reasons therefor; and (3) notify the parties, the Construction Manager, and the Architect, if the Architect is not serving as the Initial Decision Maker, of any change in the Contract Sum or Contract Time or both. The initial decision shall be final and binding on the parties but subject to mediation and, if the parties fail to resolve their dispute through mediation, to binding dispute resolution.

§ 15.2.6 Either party may file for mediation of an initial decision at any time, subject to the terms of Section 15.2.6.1.

§ 15.2.6.1 Either party may, within 30 days from the date of receipt of an initial decision, demand in writing that the other party file for mediation. If such a demand is made and the party receiving the demand fails to file for mediation within 30 days of receipt thereof, then both parties waive their rights to mediate or pursue binding dispute resolution proceedings with respect to the initial decision.

§ 15.2.7 In the event of a Claim against the Contractor, the Owner may, but is not obligated to, notify the surety, if any, of the nature and amount of the Claim. If the Claim relates to a possibility of a Contractor's default, the Owner may, but is not obligated to, notify the surety and request the surety's assistance in resolving the controversy.

§ 15.2.8 If a Claim relates to or is the subject of a mechanic's lien, the party asserting such Claim may proceed in accordance with applicable law to comply with the lien notice or filing deadlines.

## § 15.3 Mediation

§ 15.3.1 Claims, disputes, or other matters in controversy arising out of or related to the Contract, except those waived as provided for in Sections 9.10.4, 9.10.5, and 15.1.7, shall be subject to mediation as a condition precedent to binding dispute resolution.



§ 15.3.2 The parties shall endeavor to resolve their Claims by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of binding dispute resolution proceedings but, in such event, mediation shall proceed in advance of binding dispute resolution proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. If an arbitration is stayed pursuant to this Section 15.3.2, the parties may nonetheless proceed to the selection of the arbitrator(s) and agree upon a schedule for later proceedings.

§ 15.3.3 Either party may, within 30 days from the date that mediation has been concluded without resolution of the dispute or 60 days after mediation has been demanded without resolution of the dispute, demand in writing that the other party file for binding dispute resolution. If such a demand is made and the party receiving the demand fails to file for binding dispute resolution within 60 days after receipt thereof, then both parties waive their rights to binding dispute resolution proceedings with respect to the initial decision.

§ 15.3.4 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

#### § 15.4 Arbitration

§ 15.4.1 If the parties have selected arbitration as the method for binding dispute resolution in the Agreement, any Claim subject to, but not resolved by, mediation shall be subject to arbitration which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Arbitration Rules in effect on the date of the Agreement. The Arbitration shall be conducted in the place where the Project is located, unless another location is mutually agreed upon. A demand for arbitration shall be made in writing, delivered to the other party to the Contract, and filed with the person or entity administering the arbitration. The party filing a notice of demand for arbitration must assert in the demand all Claims then known to that party on which arbitration is permitted to be demanded.

§ 15.4.1.1 A demand for arbitration shall be made no earlier than concurrently with the filing of a request for mediation, but in no event shall it be made after the date when the institution of legal or equitable proceedings based on the Claim would be barred by the applicable statute of limitations. For statute of limitations purposes, receipt of a written demand for arbitration by the person or entity administering the arbitration shall constitute the institution of legal or equitable proceedings based on the Claim.

§ 15.4.2 The award rendered by the arbitrator or arbitrators shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

§ 15.4.3 The foregoing agreement to arbitrate and other agreements to arbitrate with an additional person or entity duly consented to by parties to the Agreement, shall be specifically enforceable under applicable law in any court having jurisdiction thereof.

#### § 15.4.4 Consolidation or Joinder

§ 15.4.4.1 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may consolidate an arbitration conducted under this Agreement with any other arbitration to which it is a party provided that (1) the arbitration agreement governing the other arbitration permits consolidation, (2) the arbitrations to be consolidated substantially involve common questions of law or fact, and (3) the arbitrations employ materially similar procedural rules and methods for selecting arbitrator(s).

§ 15.4.4.2 Subject to the rules of the American Arbitration Association or other applicable arbitration rules, either party may include by joinder persons or entities substantially involved in a common question of law or fact whose presence is required if complete relief is to be accorded in arbitration, provided that the party sought to be joined consents in writing to such joinder. Consent to arbitration involving an additional person or entity shall not constitute consent to arbitration of any claim, dispute or other matter in question not described in the written consent.

§ 15.4.4.3 The Owner and Contractor grant to any person or entity made a party to an arbitration conducted under this Section 15.4, whether by joinder or consolidation, the same rights of joinder and consolidation as those of the Owner and Contractor under this Agreement.



## **Additions and Deletions Report for AIA® Document A232™ – 2019**

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 09:09:53 ET on 12/09/2021.



## **Certification of Document's Authenticity**

*AIA® Document D401™ – 2003*

I, \_\_\_\_\_, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 09:09:53 ET on 12/09/2021 under Order No. 6216521775 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A232™ - 2019, General Conditions of the Contract for Construction, Construction Manager as Adviser Edition, as published by the AIA in its software, other than those additions and deletions shown in the associated Additions and Deletions Report.

\_\_\_\_\_  
*(Signed)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Dated)*

**SECTION 00 73 13****SUPPLEMENTARY GENERAL CONDITIONS A232-2019**

The following supplements modify the "General Conditions of the Contract for Construction, Construction Manager as Advisor Edition." AIA Document A232-2019. Where a portion of the General Conditions is modified or deleted by the Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

## TABLE OF ARTICLES

1. GENERAL PROVISIONS
2. OWNER
3. CONTRACTOR
4. ARCHITECT AND CONSTRUCTION MANAGER
5. SUBCONTRACTORS
6. CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
7. CHANGES IN THE WORK
8. TIME
9. PAYMENTS AND COMPLETION
10. PROTECTION OF PERSONS AND PROPERTY
11. INSURANCE AND BONDS
12. UNCOVERING AND CORRECTION OF WORK
13. MISCELLANEOUS PROVISIONS
14. TERMINATION OR SUSPENSION OF THE CONTRACT
15. CLAIMS AND DISPUTES

**ARTICLE 1: GENERAL PROVISIONS**

## 1.1 BASIC DEFINITIONS

## 1.1.1 THE CONTRACT DOCUMENTS

Delete the last sentence in its entirety and replace with the following

“The Contract Documents also include Advertisement for Bid, Instructions to Bidder, sample forms, the Bid Form, the Contractor’s completed Bid and the Award Letter.”

## 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

Add the following Paragraphs

1.2.4 In the case of an inconsistency between the Drawings and the Specifications, or within either document not clarified by addendum, the better quality or greater quantity of work shall be provided in accordance with the Architect’s interpretation.

1.2.5 The word “PROVIDE” as used in the Contract Documents shall mean “FURNISH AND INSTALL” and shall include, without limitation, all labor, materials, equipment, transportation, services and other items required to complete the Work.

1.2.6 The word “PRODUCT” as used in the Contract Documents means all materials, systems and equipment.

## 1.5 OWNERSHIP AND USE OF DRAWINGS, SPECIFICATIONS AND OTHER INSTRUMENTS OF SERVICE

Delete Paragraph 1.5.1 in its entirety and replace with the following

“All pre-design studies, drawings, specifications and other documents, including those in electronic form, prepared by the Architect under this Agreement are, and shall remain, the property of the Owner whether the Project for which they are made is executed or not. As for the Project for which the Architect is hired, the Architect still remain liable for any claim relating to the design that arises from the Project.

However, such documents may be used by the Owner to construct one or more like projects without the approval of, or additional compensation to, the Architect. The Contractor, Subcontractors, Sub-subcontractors and Material or Equipment Suppliers are authorized to use and reproduce applicable portions of the Drawings, Specifications and other documents prepared by the Architect and the Architect’s consultants appropriate to and for use in the execution of their Work under the Contract Documents. They are not to be used by the Contractor or any Subcontractor, Sub-subcontractor or Material and Equipment Supplier on other Projects or for additions to this Project outside the scope of the Work without the specific written consent of the Owner, Architect and Architect’s consultants.

The Architect shall not be liable for injury or damage resulting from the re-use of drawings and specifications if the Architect is not involved in the re-use Project.”



## 1.6 NOTICE

1.6.1 Insert the following sentence at the end of the paragraph

“Electronic mail, also known as email, is an acceptable form of electronic transmission of notices under this Agreement.”

**ARTICLE 2: OWNER**

## 2.1 General

2.1.2 Delete Paragraph 2.1.2 in its entirety.

## 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER

2.2.1 Delete the second sentence in this paragraph and replace with the following: “The Contractor shall have no obligation to commence the Work until the Owner issues a Purchase Order for the Project.”

2.2.2 Delete the last three sentences in this paragraph.

**ARTICLE 3: CONTRACTOR**

## 3.2 REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR

3.2.4 Delete the third sentence in Paragraph 3.2.4.

## 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

Add the following Paragraphs

3.3.2.1 The Contractor shall immediately remove from the Work, whenever requested to do so by the Owner, any person who is considered by the Owner or Architect to be incompetent or disposed to be disorderly, or who for any reason is not satisfactory to the Owner, and that person shall not again be employed on the Work without the consent of the Owner or the Architect.

3.3.4 The Contractor must provide suitable storage facilities at the Site, or an alternative site as approved by the Owner, for the proper protection and safe storage of their materials. Consult the Owner and the Architect before storing any materials.

3.3.5 When any room is used as a shop, storeroom, office, etc., by the Contractor or Subcontractors during the construction of the Work, the Contractor making use of these areas will be held responsible for any repairs, patching or cleaning arising from such use.

### 3.4 LABOR AND MATERIALS

#### 3.4.1.1 Add a new section 3.4.1.1

“The Contractor, at their expense shall bear the costs to accurately identify the location of all underground utilities in the area of their excavation and shall bear all cost for any repairs required, out of failure to accurately identify said utilities.”

#### Add the Following Paragraphs

3.4.4 Before starting the Work, each Contractor shall carefully examine all preparatory Work that has been executed to receive their Work. Check carefully, by whatever means are required, to insure that its Work and adjacent, related Work, will finish to proper contours, planes and levels. Promptly notify the General Contractor/Construction Manager of any defects or imperfections in preparatory Work which will in any way affect satisfactory completion of its Work. Absence of such notification will be construed as an acceptance of preparatory Work and later claims of defects will not be recognized.

3.4.5 Under no circumstances shall the Contractor's Work proceed prior to preparatory Work having been completely cured, dried and/or otherwise made satisfactory to receive this Work. Responsibility for timely installation of all materials rests solely with the Contractor responsible for that Work, who shall maintain coordination at all times.

### 3.5 WARRANTY

#### Add the following Paragraphs

3.5.3 The Contractor will warrant all materials and workmanship against original defects, except injury from proper and usual wear when used for the purpose intended, for two years after Substantial Completion of the project in accordance with Section 9.8.4 of this Agreement, and will maintain all items in condition that conforms with the Contract Documents during the period of warranty.

3.5.4 Non-conforming work during the period of warranty will be corrected by the Contractor at its expense upon demand of the Owner, it being required that the Work conforms to the Contract Documents at the expiration of the warranty period.

3.5.5 In addition to the General Warranty there are other warranties required for certain items for different periods of time than the two years as above and are particularly so stated in that part of the specifications referring to same. The said warranties will commence at the same time as the General Warranty.

3.5.6 If the Contractor fails to remedy any failure, defect or damage within a reasonable time after receipt of notice, the Owner will have the right to replace, repair, or otherwise remedy the failure, defect or damage at the Contractor's expense.

## 3.11 DOCUMENTS AND SAMPLES AT THE SITE

Add the following Paragraphs

3.11.1 During the course of the Work, the Contractor shall maintain a record set of drawings on which the Contractor shall mark the actual physical location of all piping, valves, equipment, conduit, outlets, access panels, controls, actuators, including all appurtenances that will be concealed once construction is complete, etc., including all invert elevations.

3.11.2 At the completion of the project, the Contractor shall obtain a set of reproducible drawings from the Architect, and neatly transfer all information outlined in 3.11.1 to provide a complete record of the as-built conditions.

3.11.3 The Contractor shall provide two (2) prints of the as-built conditions, along with the reproducible drawings themselves, to the Owner and one (1) set to the Architect. In addition, attach one complete set to each of the Operating and Maintenance Instructions/Manuals.

## 3.15 CLEANING UP

3.15.2 Strike sentence in its entirety and replace with the following

"If the Contractor fails to clean up as provided in the Contract Documents, the Owner, or Construction Manager with the Owner's approval, may do so and the Owner shall withhold the amount that reflects the cost of the cleanup from any moneys owed the Contractor. If the cost of cleanup exceeds the moneys owed to the Contractor, the Owner shall be entitled to reimbursement from the Contractor for the amount exceeding what is withheld.

3.17 In the second sentence of 3.17, insert "indemnify and" between "shall" and "hold".

**ARTICLE 4: ARCHITECT AND CONSTRUCTION MANAGER**

## 4.2 Administration of the Contract

Delete the first sentence of Paragraph 4.2.11 and replace with the following

The Architect will review and approve or take other appropriate action upon the Contractor's submittals such as Shop Drawings, Product Data and Samples for the purpose of checking for conformance with the Contract Documents.

Delete the second sentence of Paragraph 4.2.11 and replace with the following

The Architect's action will be taken with such reasonable promptness as to cause no delay in the Work in the activities of the Owner, Contractor or separate Contractors, while allowing sufficient time in the Owner's professional judgment to permit adequate review.

Add the following to Paragraph 4.2.17

There will be no full-time Project representative provided by the Owner or Architect on site for this Project.

Add to Paragraph 4.2.20 "and in compliance with all applicable codes, regulations and ordinances." to the end of the sentence.



**ARTICLE 5: SUBCONTRACTORS**

## 5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK

Delete Paragraph 5.2.3 in its entirety and replace with the following

- 5.2.3 If the Owner, Architect or Construction Manager has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner, Architect or Construction Manager has no reasonable objection, subject to the statutory requirements of 29 Delaware Code § 6962 d 10 b.3 and 4.

**ARTICLE 6: CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS**

## 6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS

- 6.1.1 Delete "and waiver of subrogation" from the last sentence.

- 6.1.3 Delete Paragraph 6.1.3 in its entirety and replace with the following

"When separate contracts are awarded for different portions of the Project or other construction or operations on the site, the term "Contractor" in the Contract Documents in each case shall mean the Constructor who executes each separate Owner-Contractor Agreement."

## 6.2 MUTUAL RESPONSIBILITY

- 6.2.3 In the second sentence, strike the word "shall" and insert the word "may".

**ARTICLE 7: CHANGES IN THE WORK**

SEE ARTICLE 7 CHANGES IN WORK IN THE GENERAL REQUIREMENTS

**ARTICLE 8: TIME**

## 8.2 PROGRESS AND COMPLETION

Add the following Paragraphs

- 8.2.1.1 Refer to Specification Section SUMMARY OF WORK for Contract time requirements.

- 8.2.4 If the Work falls behind the Progress Schedule as submitted by the Contractor, the Contractor shall employ additional labor and/or equipment necessary to bring the Work into compliance with the Progress Schedule at no additional cost to the Owner.

## 8.3 DELAYS AND EXTENSION OF TIME

- 8.3.1 Strike "binding dispute resolution" and insert "remedies at law or in equity".

Add the following Paragraph

- 8.3.2.1 The Contractor shall update the status of the suspension, delay, or interruption of the Work with each Application for Payment. The Contractor shall report the termination of such cause immediately upon the termination thereof. Failure to comply with this procedure shall constitute a waiver for any claim for adjustment of time or price based upon said cause.

Delete Paragraph 8.3.3 in its entirety and replace with the following

- 8.3.3 Except in the case of a suspension of the Work directed by the Owner, an extension of time under the provisions of Paragraph 8.3.1 shall be the Contractor's sole remedy in the progress of the Work and there shall be no payment or compensation to the Contractor for any expense or damage resulting from the delay.

Add the following Paragraph

- 8.3.4 By permitting the Contractor to work after the expired time for completion of the project, the Owner does not waive its rights under the Contract.
- 8.3.5 The parties agree that Paragraph 8.3.3 of the Supplementary General Conditions does not apply to the Construction Manager in the event of a delay caused by a party other than the Construction Manager.

## **ARTICLE 9: PAYMENTS AND COMPLETION**

### 9.1 CONTRACT SUM

- 9.1.2 Strike Section 9.1.2 in its entirety.

### 9.2 SCHEDULE OF VALUES

Add the following Paragraphs

- 9.2.1 The Schedule of Values shall be submitted using AIA Document G732, Continuation Sheet to G703.

### 9.3 APPLICATIONS FOR PAYMENT

Add the following Paragraph

- 9.3.1.3 Application for Payment shall be submitted on AIA Document G732 "Application and Certificate for Payment", supported by AIA Document G703 "Continuation Sheet". Said Applications shall be fully executed and notarized.

Add the following Paragraphs

- 9.3.4 Until Closeout Documents have been received and outstanding items completed the Owner will pay 95 ninety-five percent of the amount due the Contractor on account of progress payments.
- 9.3.5 The Contractor shall provide a current and updated Progress Schedule to the Architect with each Application for Payment. Failure to provide Schedule will be just cause for rejection of Application for Payment.

**9.5 DECISIONS TO WITHHOLD CERTIFICATION**

Add the following to 9.5.1

- .8 failure to provide a current Progress Schedule
- .9 a lien or attachment is filed
- .10 failure to comply with mandatory requirements for maintaining Record Documents.

**9.6 PROGRESS PAYMENTS**

Delete Paragraph 9.6.1 in its entirety and replace with the following

- 9.6.1 After the Architect and the Construction Manager have approved and issued a Certificate for Payment, payment shall be made by the Owner within 30 days after Owner's receipt of the Certificate for Payment.
- 9.6.8 Strike "Provided the Owner has fulfilled its payment obligations under the Contract Documents, the" and replace with "The".

**9.7 FAILURE OF PAYMENT**

In first sentence, strike the first reference to "seven" and insert "thirty (30)". Also strike "binding dispute resolution" and insert "remedies at law or in equity".

**9.8 SUBSTANTIAL COMPLETION**

- 9.8.5 In the second sentence, strike "shall" and insert "may".

**ARTICLE 10: PROTECTION OF PERSONS AND PROPERTY****10.1 SAFETY PRECAUTIONS AND PROGRAMS**

Add the following Paragraphs

- 10.1.1 Each Contractor shall develop a safety program in accordance with the Occupational Safety and Health Act of 1970. A copy of said plan shall be furnished to the Owner and Architect prior to the commencement of that Contractor's Work.
- 10.1.2 Each Contractor shall appoint a Safety Representative. Safety Representatives shall be someone who is on site on a full-time basis. If deemed necessary by the Owner or Architect, Contractor Safety meetings will be scheduled. The attendance of all Safety Representatives will be required. Minutes will be recorded of said meetings by the Contractor and will be distributed to all parties as well as posted in all job offices/trailers etc.

**10.2 SAFETY OF PERSONS AND PROPERTY**

Add the following Paragraph

- 10.2.4.1 As required in the Hazardous Chemical Act of June 1984, all vendors supplying any material that may be defined as hazardous must provide Material Safety Data Sheets for those products. Any chemical product should be considered hazardous if it has a caution warning on the label relating to a potential physical or health hazard, if it is known to be present in the workplace, and if employees



may be exposed under normal conditions or in foreseeable emergency situations. Material Safety Data Sheets shall be provided directly to the Owner or its designee, along with the shipping slips that include those products.

### 10.3 HAZARDOUS MATERIALS

Delete Paragraph 10.3.3 in its entirety.

Delete Paragraphs 10.3.6 in its entirety.

## ARTICLE 11: INSURANCE AND BONDS

### 11.1 CONTRACTOR'S INSURANCE AND BONDS

11.1.1 Strike "Owner," at the beginning of the third sentence.

11.1.2 Add the following sentence at the end of the paragraph: "The bonds will conform to those forms approved by the Office of Management and Budget."

### 11.2 OWNER'S INSURANCE

Delete Paragraph 11.2 in its entirety and replace with the following

11.2 The Owner will not provide Builder's All Risk Insurance for the Project. The Construction Manager will provide Builder's All Risk Insurance for the Project. The Contractor and all Subcontractors shall provide coverage for materials, fixtures and/or equipment being used in the construction or renovation of a building or structure should those items sustain physical loss or damage from a covered cause.

### 11.3 WAIVERS OF SUBROGATION

Delete Paragraph 11.3 and its subparagraphs in their entirety. Substitute the following  
The Construction Manager and Contractor waive all rights against 1 each other and any of their subcontractors, sub-subcontractors, agents, consultants and employees, each of the other; (2) the Architect and Architect's consultants; (3) other Contractors and any of their subcontractors, sub-subcontractors, agents, and employees and 4 Separate Contractors, if any, and any of their subcontractors, sub-subcontractors, agents, and employees, for damages caused by fire, or other causes of loss, to the extent those losses are covered by property insurance required by the Agreement or other property insurance applicable to the Project, except such rights as they have to proceeds of such insurance. The policies of insurance purchased and maintained by each person or entity agreeing to waive claims pursuant to this Article shall not prohibit this waiver of subrogation. This waiver of subrogation shall be effective as to a person or entity 1 even though that person or entity would otherwise have a duty of indemnification, contractual or otherwise, 2 even though that person or entity did not pay the insurance premium directly or indirectly, or 3 whether or not the person or entity had an insurable interest in the damaged property. For clarity, the Owner does not waive any of its subrogation rights.

### 11.4 LOSS OF USE, BUSINESS INTERRUPTION, AND DELAY IN COMPLETION INSURANCE

Delete Paragraph 11.4 in its entirety.

### 11.5 ADJUSTMENT AND SETTLEMENT OF INSURED LOSS

Delete Paragraph 11.5 in its entirety. Substitute the following

A loss insured under the property insurance required by the Agreement shall be adjusted by the Construction Manager and made payable to the Construction Manager. The Construction Manager shall pay the Architect and Contractor their just shares of insurance proceeds received by the Construction Manager, and by appropriate agreements the Architect and Contractor shall make payments to their consultants and Subcontractors in similar manner. Prior to settlement of an insured loss, the Construction Manager shall notify the Contractor of the terms of the proposed settlement as well as the proposed allocation of the insurance proceeds. The Contractor shall have 14 days from receipt of notice to object to the proposed settlement or allocation of the proceeds. If the Contractor does not object, the Construction Manager shall settle the loss and the Contractor shall be bound by the settlement and allocation. If the Contractor timely objects to either the terms of the proposed settlement or the allocation of the proceeds, the Construction Manager may proceed to settle the insured loss, and any dispute between the Construction Manager and Contractor arising out of the settlement or allocation of the proceeds shall be resolved pursuant to remedies at law and in equity. For clarity, the Owner shall be listed as an Additional Insured to protect the Owner's property interest on the Project under the Builder's Risk Insurance.

## **ARTICLE 12: UNCOVERING AND CORRECTION OF WORK**

### **12.2.2 AFTER SUBSTANTIAL COMPLETION**

12.2.2.1 In the first sentence, strike "within one year after the date of Substantial Completion of the Work or designated portion thereof" and replace with "within two years after the date of Substantial Completion of the Project in accordance with Section 9.8.4 of this Agreement or designated portion thereof".

12.2.2.1 In the third sentence of the paragraph, strike "one year period" and replace it with "two year period".

Add the following Paragraph

12.2.2.1.1 At any time during the progress of the Work, or in any case where the nature of the defects will be such that it is not expedient to have corrected, the Owner, at its option, will have the right to deduct such sum, or sums, of money from the amount of the Contract as it considers justified to adjust the difference in value between the defective work and that required under contract including any damage to the structure.

12.2.2.2 Strike "one" and insert "two".

12.2.2.3 Strike "one" and insert "two".

12.2.5 In second sentence, strike "one" and insert "two".

## **ARTICLE 13: MISCELLANEOUS PROVISIONS**

### **13.1 GOVERNING LAW**

13.1 Strike the second sentence in its entirety.

### **13.5 INTEREST**

13.5 Strike 13.5 in its entirety and replace with the following  
Payments are due 30 days after receipt of a valid Application for Payment. After that 30

day period, interest may be charged at the rate of 1 per month not to exceed 12 per annum.

Add the following Paragraph

#### 13.6 CONFLICTS WITH FEDERAL STATUTES OR REGULATIONS

13.6.1 If any provision, specifications or requirement of the Contract Documents conflict or is inconsistent with any statute, law or regulation of the government of the United State of America, the Contractor shall notify the Architect and Owner immediately upon discovery.

### **ARTICLE 14: TERMINATION OR SUSPENSION OF THE CONTRACT**

#### 14.4 TERMINATION BY THE OWNER FOR CONVENIENCE

Delete Paragraph 14.4.3 in its entirety and replace with the following

14.4.3 In case of such termination for the Owner's convenience, the Contractor shall be entitled to receive payment for Work executed, and cost incurred by reason of such termination along with reasonable overhead.

### **ARTICLE 15: CLAIMS AND DISPUTES**

#### 15.1.2 TIME LIMITS ON CLAIMS.

15.1.2 Strike "in accordance with the requirements of the binding dispute resolution method selected in the Agreement and" from the first sentence.

Strike the second sentence in its entirety.

#### 15.1.4 CONTINUING CONTRACT PERFORMANCE

15.1.4.2 Strike in its entirety.

#### 15.1.7 CLAIMS FOR CONSEQUENTIAL DAMAGES

Delete Paragraph 15.1.7 and its subparagraphs in their entirety.

#### 15.2 INITIAL DECISION

15.2.1 Delete "and binding dispute resolution"

15.2.5 Delete in its entirety and replace with the following

15.2.5 The Architect will approve or reject Claims by written decision, which shall state the reasons therefore and shall notify the parties of any change in the Contract Sum or Contract Time or both. The approval or rejection of a Claim by the Architect shall be subject to mediation and other remedies at law or in equity.

Delete Paragraph 15.2.6 and its subparagraphs in their entirety.

#### 15.3 MEDIATION



15.3.1 Strike “binding dispute resolution” and insert “any or all remedies at law or in equity”.

15.3.2 In the first sentence, delete “administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedure in effect on the date of the Agreement,”. Also strike “binding dispute resolution” and insert “remedies at law and in equity”.

15.3.3 Strike in its entirety.

15.4

ARBITRATION

Delete Paragraph 15.4 and its subparagraphs in their entirety.

END OF SECTION

**SECTION 007313 - ATTACHMENT A - CONSTRUCTION MANAGER GENERAL CONDITIONS****COORDINATION OF THE CONTRACT**

1. The Construction Manager will provide general coordination of all contracts between the Owner and Contractors, including the functions hereinafter described.
2. Coordinator, and in addition, home office executive, technical and clerical support for management, communications, documentation, inspection, planning, scheduling, estimating and accounting. He will furnish, maintain and operate a temporary field office and telephone.
3. The Construction Manager will provide support for the Contractors by providing the following General Condition Construction Items: ceremonies construction work; temporary toilets; first aid stations; bulletin board; job signs; temporary fire extinguishers.

Temporary heat provided by Mechanical Contractor is space heat for certain finish trades unless otherwise specifically required by the trade specification. In no way should the contractor misconstrue this item to include weather protection for concrete or masonry.

4. The Construction Manager will establish a reference point and benchmark for layout and engineering. Further actual layout and engineering required on the site to accomplish this Bid Pac work shall be the responsibility of the Contractor.
5. The Construction Manager will:
  - (a) Review all changes proposed by the Contractor, Architect or Owner and make recommendations to the Architect and Owner on the schedule and cost implications and may initiate requests for changes in its opinion required by field conditions or progress of the work.
  - (b) Review the adequacy of each Contractor's personnel and equipment and the availability of necessary materials and supplies. If, in the opinion of the Construction Manager, a Contractor's personnel or equipment or the availability of necessary materials and supplies is inadequate, the Construction Manager shall give written notice to the Contractor specifying such inadequacy. If such inadequacy is not cured within five (5) working days after receipt of such notice, the Construction Manager shall have the right to order the Contractor and all of his subcontractors to stop work until the inadequacy is cured. Such a work stoppage shall not entitle the Contractor or any subcontractors to any extension of the schedule, and the Contractor shall remain responsible for completing its work on time.
  - (c) Establish and maintain a complete onsite library of all Contract Documents, approved shop drawings and approved material samples. Maintain an onsite directory which includes contracts for all sources of materials, labor and services relating to the project, and maintain at the job site a current marked record set of the contract drawings and specifications.
  - (d) Conduct pre-construction conferences with successful bidders. Schedule and conduct job meetings to be attended by the Contractors and representatives of

the Owner to discuss such matters as procedures, progress, problems and scheduling. Distribute minutes of such meetings to all parties.

6. Construction Manager's Daily Inspection Review:

- (a) The Construction Manager will make daily review of work. In the event the interpretation of the meaning and intent of the plans and specifications becomes necessary during construction, he will consult with the Architect, request the Architect's interpretation in writing and transmit same to the appropriate Contractor. Pending receipt of such interpretation from the Architect, the Construction Manager shall have the right to stop the work of the Contractor. These reviews are intended to supplement but not replace those inspections that are the responsibility of the Architects and their consultants. These reviews do not relieve the Contractor from his responsibility to the Owner.

7. Construction Manager's Review of Safety Program:

- (a) The Construction Manager will review the safety program as developed by each Contractor. (The Performance of such services by the Construction Manager shall not relieve the Contractor of his responsibilities for the safety of persons or property, and compliance with statutes, rules regulations and orders applicable to the conduct of the work.)

8. Construction Manager – Submittals Expediting Schedule:

- (a) The Construction Manager will prepare and maintain a separate Submittals Expediting Schedule which schedules construction items requiring submission to Architect or Owner for review and approval prior to ordering, fabrication or delivery, such as: shop drawings preparation, submission of shop drawings samples – color schedules, templates, coordination drawings, equipment and fixture schedules, manufacturer literature, review and approval of submittal items, fabrication of equipment and products, shipping and delivery.

9. Construction Manager – Contractor's Progress Payments:

- (a) The Construction Manager will review application for each Contractor's Progress Payments for compliance with the value of work accomplished and submit recommendations to the Architect.

10. Construction Manager – Change Orders:

- (a) The Construction Manager will review all change order requests and submit recommendations to the Architect.

11. Construction Manager – Expansion of the Construction Schedule:

- (a) The Construction Manager will meet with each Contractor who receives an award to expand the construction schedule to include: shop drawings preparation, samples, review and approvals, fabrication, equipment and



product delivery and testing activities. He will monitor schedule periodically to identify slippage. He will recommend to each Contractor corrective action as required to maintain schedule compliance.

12. Construction Manager – Master Schedule Bar Chart:

- (a) The Construction Manager will display a Master Schedule Bar Chart in the job office showing the duration and location of each activity and a summary bar chart depicting each major construction activity time scaled to a calendar. He will also furnish identical information to the Architect and Owner.

RECORD DRAWINGS

13. All Contractors shall report to the Construction Manager all changes, deviations, additions or deletions related to the contract documents along with dimensional locations of underground utilities and other items which will be hidden from view in the completed construction. The Construction Manager will maintain a complete set of sepia reproducible of the contract documents upon which these items shall be recorded. At the completion of the project their record drawings will be turned over to the Owner for his use in building maintenance.

COOPERATION OF PRIME CONTRACTORS

14. In as much as the completion of the building within the prescribed time is dependent very largely upon the close and active cooperation of all those engaged therein, it is, therefore, expressly understood and agreed that each Contractor will layout and install his work as such time or times and in such manner as consistent with the Master Schedule Bar Chart to permit the carrying forward of the work of other Contractors.

JOB MEETINGS

15. A meeting shall be conducted bi-weekly by the Construction Manager for the purpose of coordinating and expediting the work. It shall be mandatory that each Contractor and/or his Superintendent be in attendance. Also, from time to time, the Construction Manager will designate certain subcontractors to attend. Additional mandatory meetings may be called by the Construction Manager. Such as weekly progress meetings on Mondays with the onsite Superintendent or others needed to attend for all trades working on the site to discuss job problems.

CONTRACTOR'S PLANT AND PERSONNEL

16. Each Contractor shall provide for his own forces the following as necessary:

- (a) Job Site Office with telephone.
- (b) Personnel/Tool Locker.
- (c) Equipment and Material Storage Facilities.
- (d) Onsite supervision of personnel and plant acceptable to the Construction Manager. Supervisions shall not be changed during the project duration without approval of the Construction Manager. If required by the

Construction Manager, the Contractor shall immediately remove any personnel from the project and replace same with approved personnel.

- (e) The Contractor shall provide drinking water in accordance with Public Health requirements.
- (f) Provide any additional temporary lighting as required and protection for new or existing finishes.
- (g) Extension cords and light bulbs.
- (h) The Contractor shall at the completion of his work remove all such temporary utilities.
- (i) Pay for all power consumed.

#### SAFETY

17. The Construction Manager will have the right to correct any unsafe project conditions that exist due to the negligence of any Contractor and may reduce the Contractor's payments in the amount required to make necessary safe project conditions. In no way does this mean that the Construction Manager has the responsibility for any safety requirements that are specifically that of the Contractor.
- 17.1 Prime Contractor acknowledges that it is solely responsible for the health and safety of its employees, agents, subcontractors, and other persons on the adjacent to the Work Site. Prime contractor agrees that it shall be liable for any violation of any law, regulation, statute or ordinance applicable to Prime Contractor's work. The Prime Contractor shall be liable to the Owner and Construction Manager for all loss, cost and expense attributable to any act or omission by the Prime Contractor, or anyone acting on its behalf, including but not limited to any fines, penalties or assessments levied against the Owner and/or Construction Manager, and agrees that any such amounts may be deducted from any payment due to the Prime Contractor.
18. The Carpentry and General Work Contract will provide and install temporary safety rails for guarding any floor and wall openings during construction.

#### SCHEDULE

19. If the project progresses well and the project is ahead of schedule, the Contractor must take this point into consideration. At no time shall a Contractor use the Schedule Advancement as a reason for not completing work.

#### CONSTRUCTION MANAGER'S AUTHORITY REGARDING CLEANUP

20. The site and all portions of the work in progress shall be cleaned up daily.
21. In the event that any contractor fails to properly do his cleanup work during the construction period (as noted in subparagraph 4.15.1), the Construction Manager shall, after giving the contractor a 48 hour written notice, hire a clean up crew to do the necessary cleanup and then back-charge the contractor for doing this cleanup work. Note that when performing his required cleanup, the contractor shall deposit all debris at a place designated by the

Construction Manager, or remove debris from the site. No burning will be permitted on this site.

22. The contractor shall furnish, at the construction manager's discretion, one (1) man for two (2) hours per week to police the construction site clean up of miscellaneous debris.

END CM GENERAL CONDITIONS



**SECTION 007316 – INSURANCE REQUIREMENTS**

ACORD CERTIFICATE OF LIABILITY INSURANCE				DATE (MM/DD/YYYY)	
PRODUCER		THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.			
INSURED		INSURERS AFFORDING COVERAGE		NAIC #	
		INSURER A:			
		INSURER B:			
		INSURER C:			
		INSURER D:			
		INSURER E:			
COVERAGES					
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REFERENCE TO ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
INSR. ACCT. LTR. INSRD.	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
	<b>GENERAL LIABILITY</b> <input type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO. PERIODS <input type="checkbox"/> LOC.				EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (EA OCCURRENCE) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMPIOP AGG \$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY - EA ACC \$ ASG \$
	<b>GARAGE LIABILITY</b> <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY - EA ACC \$ ASG \$
	<b>EXCESS/UMBRELLA LIABILITY</b> <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE  <input type="checkbox"/> DEDUCTIBLE \$ <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY EMPLOYER (SIC PARTNER/EXECUTIVE OFFICER/OWNER) EXCLUDED? If yes, describe them SPECIAL PROVISIONS below OTHER				WC STAT. / OTHER \$ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY-LIMIT \$
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS					
CERTIFICATE HOLDER			CANCELLATION		
			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE		
ACORD 25 (2001/08)			© ACORD CORPORATION 1988		

END OF SECTION

**SECTION 007346 – WAGE DETERMINATION REQUIREMENTS (DELAWARE PREVAILING WAGE RATES)**

STATE OF DELAWARE  
 DEPARTMENT OF LABOR  
 DIVISION OF INDUSTRIAL AFFAIRS OFFICE  
 CONSTRUCTION INDUSTRY ENFORCEMENT  
 PHONE: (302) 318-2769

Mailing Address:  
 252 Chapman Road  
 Suite 210  
 Newark, DE 19702

Located at:  
 252 Chapman Road  
 Suite 210  
 Newark, DE 19702

**PREVAILING WAGES FOR BUILDING CONSTRUCTION  
 EFFECTIVE MARCH 15, 2024 – AMENDED JUNE 14, 2024**

CLASSIFICATION	NEW CASTLE	KENT	SUSSEX
ASBESTOS WORKERS	29.03	35.74	52.03
BOILERMAKERS	86.90	44.09	64.81
BRICKLAYERS	65.24	65.24	65.24
CARPENTERS	61.06	61.06	49.30
CEMENT FINISHERS	91.66	65.19	50.55
ELECTRICAL LINE WORKERS	57.72	49.50	37.74
ELECTRICIANS	81.62	81.62	81.62
ELEVATOR CONSTRUCTORS	113.66	81.88	103.45
GLAZIERS	83.30	83.30	71.92
INSULATORS	67.20	67.20	67.20
IRON WORKERS	75.32	75.32	75.32
LABORERS	55.65	55.65	55.65
MILLWRIGHTS	85.36	85.36	68.57
PAINTERS	57.60	57.60	57.60
PILEDRIVERS	88.62	49.97	40.41
PLASTERERS	37.89	37.89	28.08
PLUMBERS/PIPEFITTERS/STEAMFITTERS	77.30	80.57	71.11
POWER EQUIPMENT OPERATORS	81.29	81.29	81.29
ROOFERS-COMPOSITION	29.45	29.41	31.82
ROOFERS-SHINGLE/SLATE/TILE	23.34	27.77	21.83
SHEET METAL WORKERS	84.53	84.53	84.53
SOFT FLOOR LAYERS	60.12	60.12	60.12
SPRINKLER FITTERS	70.52	70.52	70.52
TERRAZZO/MARBLE/TILE FNRS	70.79	70.79	79.54
TERRAZZO/MARBLE/TILE STRS	78.73	78.73	88.22
TRUCK DRIVERS	55.25	34.83	27.11

CERTIFIED: 7/30/2024

BY: [Signature] For Fran Chudzik  
 ADMINISTRATOR, OFFICE OF LABOR LAW ENFORCEMENT

NOTE: THESE RATES ARE PROMULGATED AND ENFORCED PURSUANT TO THE PREVAILING WAGE REGULATIONS ADOPTED BY THE DEPARTMENT OF LABOR ON APRIL 3, 1992.

CLASSIFICATIONS OF WORKERS ARE DETERMINED BY THE DEPARTMENT OF LABOR WITH ASSISTANCE IN CLASSIFYING WORKERS, OR FOR A COPY OF THE REGULATORY CLASSIFICATIONS, PHONE (302) 318-2769.

NON-REGISTERED APPRENTICES MUST BE PAID THE MECHANIC'S RATE.

PROJECT: #202101.00 Central Middle School Interior Renovations- Bid Pac E.



**SECTION 00 81 13**

**GENERAL REQUIREMENTS**

TABLE OF ARTICLES

1. GENERAL PROVISIONS
2. OWNER
3. CONTRACTOR
4. ADMINISTRATION OF THE CONTRACT
5. SUBCONTRACTORS
6. CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS
7. CHANGES IN THE WORK
8. TIME
9. PAYMENTS AND COMPLETION
10. PROTECTION OF PERSONS AND PROPERTY
11. INSURANCE AND BONDS
12. UNCOVERING AND CORRECTION OF WORK
13. MISCELLANEOUS PROVISIONS
14. TERMINATION OR SUSPENSION OF THE CONTRACT

- 1.1 CONTRACT DOCUMENTS



- 1.1.1 The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by the Contractor. The Contract Documents are complementary and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required to an extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.
- 1.1.2 Work including material purchases shall not begin until the Contractor is in receipt of a bonafide State of Delaware Purchase Order. Any work performed or material purchases prior to the issuance of the Purchase Order is done at the Contractor's own risk and cost.
- 1.2 EQUALITY OF EMPLOYMENT OPPORTUNITY ON PUBLIC WORKS
- 1.2.1 For Public Works Projects financed in whole or in part by state appropriation the Contractor agrees that during the performance of this contract:
1. The Contractor will not discriminate against any employee or applicant for employment because of race, creed, sex, color, sexual orientation, gender identity or national origin. The Contractor will take positive steps to ensure that applicants are employed and that employees are treated during employment without regard to their race, creed, sex, color, sexual orientation, gender identity or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places available to employees and applicants for employment notices to be provided by the contracting agency setting forth this nondiscrimination clause.
  2. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, sex, color, sexual orientation, gender identity or national origin."

ARTICLE 2: OWNER

(NO ADDITIONAL GENERAL REQUIREMENTS – SEE SUPPLEMENTARY GENERAL CONDITIONS)

ARTICLE 3: CONTRACTOR

- 3.1 Schedule of Values: The successful Bidder shall within twenty (20) days after receiving notice to proceed with the work, furnish to the Owner a complete schedule of values on the various items comprising the work.
- 3.2 Subcontracts: Upon approval of Subcontractors, the Contractor shall award their Subcontracts as soon as possible after the signing of their own contract and see that all material, their own and those of their Subcontractors, are promptly ordered so that the work will not be delayed by failure of materials to arrive on time.
- 3.3 Before commencing any work or construction, the General Contractor is to consult with the Owner as to matters in connection with access to the site and the allocation of Ground Areas for the various features of hauling, storage, etc.

- 3.4 The Contractor shall supervise and direct the Work, using the Contractor's best skill and attention. The Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract, unless the Contract Documents give other specific instructions.
- 3.5 The Contractor shall enforce strict discipline and good order among the Contractor's employees and other persons carrying out the Contract. The Contractor shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.
- 3.6 The Contractor warrants to the Owner that materials and equipment furnished will be new and of good quality, unless otherwise permitted, and that the work will be free from defects and in conformance with the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved, may be considered defective. If required by the Owner, the Contractor shall furnish evidence as to the kind and quality of materials and equipment provided.
- 3.7 Unless otherwise provided, the Contractor shall pay all sales, consumer, use and other similar taxes, and shall secure and pay for required permits, fees, licenses, and inspections necessary for proper execution of the Work.
- 3.8 The Contractor shall comply with and give notices required by laws, ordinances, rules, regulations, and lawful orders of public authorities bearing on performance of the Work. The Contractor shall promptly notify the Owner if the Drawings and Specifications are observed to be at variance therewith.
- 3.9 The Contractor shall be responsible to the Owner for the acts and omissions of the Contractor's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under contract with the Contractor.
- 3.10 The Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Contract. At completion of the Work the Contractor shall remove from and about the Project all waste materials, rubbish, the Contractor's tools, construction equipment, machinery and surplus materials. The Contractor shall be responsible for returning all damaged areas to their original conditions.
- 3.11 STATE LICENSE AND TAX REQUIREMENTS
- 3.11.1 Each Contractor and Subcontractor shall be licensed to do business in the State of Delaware and shall pay all fees and taxes due under State laws. In conformance with Section 2503, Chapter 25, Title 30, Delaware Code, "the Contractor shall furnish the Delaware Department of Finance within ten (10) days after entering into any contract with a contractor or subcontractor not a resident of this State, a statement of total value of such contract or contracts together with the names and addresses of the contracting parties."
- 3.12 The Contractor shall comply with all requirements set forth in Section 6962, Chapter 69, Title 29 of the Delaware Code.
- 3.13 During the contract Work, the Contractor and each Subcontractor, shall implement an Employee Drug Testing Program in accordance with OMB Regulation 4104 - "Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on "Large Public Works Projects". "Large Public Works" is based upon the current

threshold required for bidding Public Works as set by the Purchasing and Contracting Advisory Council.

#### ARTICLE 4: ADMINISTRATION OF THE CONTRACT

##### 4.1 CONTRACT SURETY

##### 4.1.1 PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND

4.1.2 All bonds will be required as follows unless specifically waived elsewhere in the Bidding Documents.

4.1.3 Contents of Performance Bonds – The bond shall be in the form approved by the Office of Management and Budget. The bond shall be conditioned upon the faithful compliance and performance by the successful bidder of each and every term and condition of the contract and the proposal, plans, specifications, and bid documents thereof. Each term and condition shall be met at the time and in the manner prescribed by the Contract, Bid documents and the specifications, including the payment in full to every person furnishing materiel or performing labor in the performance of the Contract, of all sums of money due the person for such labor and materiel. (The bond shall also contain the successful bidder’s guarantee to indemnify and save harmless the State and the agency from all costs, damages and expenses growing out of or by reason of the Contract in accordance with the Contract.)

4.1.4 Invoking a Performance Bond – The agency may, when it considers that the interest of the State so require, cause judgement to be confessed upon the bond.

4.1.5 Within twenty (20) days after the date of notice of award of contract, the Bidder to whom the award is made shall furnish a Performance Bond and Labor and Material Payment Bond, each equal to the full amount of the Contract price to guarantee the faithful performance of all terms, covenants and conditions of the same. The bonds are to be issued by an acceptable Bonding Company licensed to do business in the State of Delaware and shall be issued in duplicate.

4.1.6 Performance and Payment Bonds shall be maintained in full force (warranty bond) for a period of two (2) years after the date of the Certificate for Final Payment. The Performance Bond shall guarantee the satisfactory completion of the Project and that the Contractor will make good any faults or defects in his work which may develop during the period of said guarantees as a result of improper or defective workmanship, material or apparatus, whether furnished by themselves or their Sub-Contractors. The Payment Bond shall guarantee that the Contractor shall pay in full all persons, firms or corporations who furnish labor or material or both labor and material for, or on account of, the work included herein. The bonds shall be paid for by this Contractor. The Owner shall have the right to demand that the proof parties signing the bonds are duly authorized to do so.

##### 4.2 FAILURE TO COMPLY WITH CONTRACT

4.2.1 If any firm entering into a contract with the State, or Agency that neglects or refuses to perform or fails to comply with the terms thereof, the Agency which signed the Contract



may terminate the Contract and proceed to award a new contract in accordance with this Chapter 69, Title 29 of the Delaware Code or may require the Surety on the Performance Bond to complete the Contract in accordance with the terms of the Performance Bond. Nothing herein shall preclude the Agency from pursuing additional remedies as otherwise provided by law.

#### 4.3 CONTRACT INSURANCE AND CONTRACT LIABILITY

4.3.1 In addition to the bond requirements stated in the Bid Documents, each successful Bidder shall purchase adequate insurance for the performance of the Contract and, by submission of a Bid, agrees to indemnify and save harmless and to defend all legal or equitable actions brought against the State, any Agency, officer and/or employee of the State, for and from all claims of liability which is or may be the result of the successful Bidder's actions during the performance of the Contract.

4.3.2 The purchase or nonpurchase of such insurance or the involvement of the successful Bidder in any legal or equitable defense of any action brought against the successful Bidder based upon work performed pursuant to the Contract will not waive any defense which the State, its agencies and their respective officers, employees and agents might otherwise have against such claims, specifically including the defense of sovereign immunity, where applicable, and by the terms of this section, the State and all agencies, officers and employees thereof shall not be financially responsible for the consequences of work performed, pursuant to said contract.

#### 4.4 RIGHT TO AUDIT RECORDS

4.4.1 The Owner shall have the right to audit the books and records of a Contractor or any Subcontractor under any Contract or Subcontract to the extent that the books and records relate to the performance of the Contract or Subcontract.

4.4.2 Said books and records shall be maintained by the Contractor for a period of seven (7) years from the date of final payment under the Prime Contract and by the Subcontractor for a period of seven (7) years from the date of final payment under the Subcontract.

### ARTICLE 5: SUBCONTRACTORS

#### 5.1 SUBCONTRACTING REQUIREMENTS

5.1.1 All contracts for the construction, reconstruction, alteration or repair of any public building (not a road, street or highway) shall be subject to the following provisions:

1. A contract shall be awarded only to a Bidder whose Bid is accompanied by a statement containing, for each Subcontractor category, the name and address (city or town and State only – street number and P.O. Box addresses not required) of the subcontractor whose services the Bidder intends to use in performing the Work and providing the material for such Subcontractor category.
2. A Bid will not be accepted nor will an award of any Contract be made to any Bidder which, as the Prime Contractor, has listed itself as the Subcontractor for any Subcontractor unless:

- A. It has been established to the satisfaction of the awarding Agency that the Bidder has customarily performed the specialty work of such Subcontractor category by artisans regularly employed by the Bidder's firm;
  - B. That the Bidder is duly licensed by the State to engage in such specialty work, if the State requires licenses; and
  - C. That the Bidder is recognized in the industry as a bona fide Subcontractor or Contractor in such specialty work and Subcontractor category.
- 5.1.2 The decision of the awarding Agency as to whether a Bidder who list itself as the Subcontractor for a Subcontractor category shall be final and binding upon all Bidders, and no action of any nature shall lie against any awarding agency or its employees or officers because of its decision in this regard.
- 5.1.3 After such a Contract has been awarded, the successful Bidder shall not substitute another Subcontractor for any Subcontractor whose name was set forth in the statement which accompanied the Bid without the written consent of the awarding Agency.
- 5.1.4 No Agency shall consent to any substitution of Subcontractors unless the Agency is satisfied that the Subcontractor whose name is on the Bidders accompanying statement:
- A. Is unqualified to perform the work required;
  - B. Has failed to execute a timely reasonable Subcontract;
  - C. Has defaulted in the performance on the portion of the work covered by the Subcontract; or
  - D. Is no longer engaged in such business.
- 5.1.5 Should a Bidder be awarded a contract, such successful Bidder shall provide to the agency the taxpayer identification license numbers of such subcontractors. Such numbers shall be provided on the later of the date on which such subcontractor is required to be identified or the time the contract is executed. The successful Bidder shall provide to the agency to which it is contracting, within 30 days of entering into such public works contract, copies of all Delaware Business licenses of subcontractors and/or independent contractors that will perform work for such public works contract. However, if a subcontractor or independent contractor is hired or contracted more than 20 days after the Bidder entered the public works contract the Delaware Business license of such subcontractor or independent contractor shall be provided to the agency within 10 days of being contracted or hired.
- 5.1.6 The Contractor may employ additional Subcontractors on the jobsite only after submitting a copy of the Subcontractor's Employee Drug Testing Program to the Owner for approval. A Contractor or Subcontractor shall not commence work until the Owner has concluded its review and determined that the submitted Employee Drug Testing Program complies with OMB Regulation 4104.

## 5.2 PENALTY FOR SUBSTITUTION OF SUBCONTRACTORS

- 5.2.1 Should the Contractor fail to utilize any or all of the Subcontractors in the Contractor's Bid statement in the performance of the Work on the public bidding, the Contractor shall be penalized in the amount of (project specific amount\*). The Agency may determine to deduct payments of the penalty from the Contractor or have the amount paid directly to the Agency. Any penalty amount assessed against the Contractor may be remitted or refunded, in whole or in part, by the Agency awarding the Contract, only if it is established to the satisfaction of the Agency that the Subcontractor in question has defaulted or is no longer engaged in such business. No claim for the remission or refund of any penalty shall be granted unless an application is filed within one year after the liability of the successful Bidder accrues. All penalty amounts assessed and not refunded or remitted to the contractor shall be reverted to the State.

\*one (1) percent of contract amount not to exceed \$10,000

## 5.3 ASBESTOS ABATEMENT

- 5.3.1 The selection of any Contractor to perform asbestos abatement for State-funded projects shall be approved by the Office of Management and Budget, Division of Facilities Management pursuant to Chapter 78 of Title 16.

## 5.4 STANDARDS OF CONSTRUCTION FOR THE PROTECTION OF THE PHYSICALLY HANDICAPPED

- 5.4.1 All Contracts shall conform with the standard established by the Delaware Architectural Accessibility Board unless otherwise exempted by the Board.

## 5.5 CONTRACT PERFORMANCE

- 5.5.1 Any firm entering into a Public Works Contract that neglects or refuses to perform or fails to comply with its terms, the Agency may terminate the Contract and proceed to award a new Contract or may require the Surety on the Performance Bond to complete the Contract in accordance with the terms of the Performance Bond.

## ARTICLE 6: CONSTRUCTION BY OWNER OR SEPARATE CONTRACTORS

- 6.1 The Owner reserves the right to simultaneously perform other construction or operations related to the Project with the Owner's own forces, and to award separate contracts in connection with other portions of the Project or other Projects at the same site.
- 6.2 The Contractor shall afford the Owner and other Contractors reasonable opportunity for access and storage of materials and equipment, and for the performance of their activities, and shall connect and coordinate their activities with other forces as required by the Contract Documents.

## ARTICLE 7: CHANGES IN THE WORK

- 7.1 The Owner, without invalidating the Contract, may order changes in the Work consisting of Additions, Deletions, Modifications or Substitutions, with the Contract Sum and Contract completion date being adjusted accordingly. Such changes in the Work shall be authorized



by written Change Order signed by the Professional, as the duly authorized agent, the Contractor and the Owner.

7.2 The Contract Sum and Contract Completion Date shall be adjusted only by a fully executed Change Order.

7.3 The additional cost, or credit to the Owner resulting from a change in the Work shall be by mutual agreement of the Owner, Contractor and the Architect. In all cases, this cost or credit shall be based on the 'DPE' wages required and the "invoice price" of the materials/equipment needed.

7.3.1 "DPE" shall be defined to mean "direct personnel expense". Direct payroll expense includes prevailing wage rates plus a maximum multiplier of 1.35 times DPE. For example, if the prevailing wage rate is \$50/hour, the DPE would be \$67.50/hour (50 x 1.35).

7.3.2 "Invoice price" of materials/equipment shall be defined to mean the actual cost of materials and/or equipment that is paid by the Contractor, (or subcontractor), to a material distributor, direct factory vendor, store, material provider, or equipment leasing entity. Rates for equipment that is leased and/or owned by the Contractor or subcontractor(s) shall not exceed those listed in the latest version of the "Means Building Construction Cost Data" publication.

7.3.3 In addition to the above, the General Contractor is allowed a fifteen percent (15%) markup for overhead and profit for additional work performed by the General Contractor's own forces. For additional subcontractor work, the Subcontractor is allowed a fifteen (15) percent overhead and profit on change order work above and beyond the direct costs stated previously. To this amount, the General Contractor will be allowed a mark-up not exceeding seven and one half percent (7.5%) on the subcontractors work. These mark-ups shall include all costs including, but not limited to: overhead, profit, bonds, insurance, supervision, etc. No markup is permitted on the work of the subcontractors subcontractor. No additional costs shall be allowed for changes related to the Contractor's onsite superintendent/staff, or project manager, unless a change in the work changes the project duration and is identified by the CPM schedule. There will be no other costs associated with the change order.

#### ARTICLE 8: TIME

8.1 Time limits, if any, are as stated in the Project Manual. By executing the Agreement, the Contractor confirms that the stipulated limits are reasonable, and that the Work will be completed within the anticipated time frame.

8.2 If progress of the Work is delayed at any time by changes ordered by the Owner, by labor disputes, fire, unusual delay in deliveries, abnormal adverse weather conditions, unavoidable casualties or other causes beyond the Contractor's control, the Contract Time shall be extended for such reasonable time as the Owner may determine.

8.3 Any extension of time beyond the date fixed for completion of the construction and acceptance of any part of the Work called for by the Contract, or the occupancy of the building by the Owner, in whole or in part, previous to the completion shall not be deemed a waiver by the Owner of his right to annul or terminate the Contract for abandonment or delay in the matter provided for, nor relieve the Contractor of full responsibility.

8.4 SUSPENSION AND DEBARMENT

8.4.1 Per Section 6962(d)(14), Title 29, Delaware Code, “Any Contractor who fails to perform a public works contract or complete a public works project within the time schedule established by the Agency in the Invitation To Bid, may be subject to Suspension or Debarment for one or more of the following reasons: a) failure to supply the adequate labor supply ratio for the project; b) inadequate financial resources; or, c) poor performance on the Project.”

8.4.2 “Upon such failure for any of the above stated reasons, the Agency that contracted for the public works project may petition the Director of the Office of Management and Budget for Suspension or Debarment of the Contractor. The Agency shall send a copy of the petition to the Contractor within three (3) working days of filing with the Director. If the Director concludes that the petition has merit, the Director shall schedule and hold a hearing to determine whether to suspend the Contractor, debar the Contractor or deny the petition. The Agency shall have the burden of proving, by a preponderance of the evidence, that the Contractor failed to perform or complete the public works project within the time schedule established by the Agency and failed to do so for one or more of the following reasons: a) failure to supply the adequate labor supply ratio for the project; b) inadequate financial resources; or, c) poor performance on the project. Upon a finding in favor of the Agency, the Director may suspend a Contractor from Bidding on any project funded, in whole or in part, with public funds for up to 1 year for a first offense, up to 3 years for a second offense and permanently debar the Contractor for a third offense. The Director shall issue a written decision and shall send a copy to the Contractor and the Agency. Such decision may be appealed to the Superior Court within thirty (30) days for a review on the record.”

## 8.5 RETAINAGE

8.5.1 Per Section 6962(d)(5) a.3, Title 29, Delaware Code: The Agency may at the beginning of each public works project establish a time schedule for the completion of the project. If the project is delayed beyond the completion date due to the Contractor’s failure to meet their responsibilities, the Agency may forfeit, at its discretion, all or part of the Contractor’s retainage.

8.5.2 This forfeiture of retainage also applies to the timely completion of the punchlist. A punchlist will only be prepared upon the mutual agreement of the Owner, Architect and Contractor. Once the punchlist is prepared, all three parties will by mutual agreement, establish a schedule for its completion. Should completion of the punchlist be delayed beyond the established date due to the Contractor’s failure to meet their responsibilities, the Agency may hold permanently, at its discretion, all or part of the Contractor’s retainage.

## ARTICLE 9: PAYMENTS AND COMPLETION

### 9.1 APPLICATION FOR PAYMENT

9.1.1 Applications for payment shall be made upon AIA Document G702. There will be a five percent (5%) retainage on all Contractor's monthly invoices until completion of the project. This retainage may become payable upon receipt of all required closeout documentation, provided all other requirements of the Contract Documents have been met.

9.1.2 A date will be fixed for the taking of the monthly account of work done. Upon receipt of Contractor's itemized application for payment, such application will be audited, modified, if found necessary, and approved for the amount. Statement shall be submitted to the Owner.

9.1.3 Section 6516, Title 29 of the Delaware Code annualized interest is not to exceed 12% per annum beginning thirty (30) days after the "presentment" (as opposed to the date) of the invoice.

## 9.2 PARTIAL PAYMENTS

9.2.1 Any public works Contract executed by any Agency may provide for partial payments at the option of the Owner with respect to materials placed along or upon the sites or stored at secured locations, which are suitable for use in the performance of the contract.

9.2.2 When approved by the agency, partial payment may include the values of tested and acceptable materials of a nonperishable or noncontaminative nature which have been produced or furnished for incorporation as a permanent part of the work yet to be completed, provided acceptable provisions have been made for storage.

9.2.2.1 Any allowance made for materials on hand will not exceed the delivered cost of the materials as verified by invoices furnished by the Contractor, nor will it exceed the contract bid price for the material complete in place.

9.2.3 If requested by the Agency, receipted bills from all Contractors, Subcontractors, and material, men, etc., for the previous payment must accompany each application for payment. Following such a request, no payment will be made until these receipted bills have been received by the Owner.

## 9.3 SUBSTANTIAL COMPLETION

9.3.1 When the building has been made suitable for occupancy, but still requires small items of miscellaneous work, the Owner will determine the date when the project has been substantially completed.

9.3.2 If, after the Work has been substantially completed, full completion thereof is materially delayed through no fault of the Contractor, and without terminating the Contract, the Owner may make payment of the balance due for the portion of the Work fully completed and accepted. Such payment shall be made under the terms and conditions governing final payment that it shall not constitute a waiver of claims.

9.3.3 On projects where commissioning is included, the commissioning work as defined in the specifications must be complete prior to the issuance of substantial completion.

## 9.4 FINAL PAYMENT

9.4.1 Final payment, including the five percent (5%) retainage if determined appropriate, shall be made within thirty (30) days after the Work is fully completed and the Contract fully performed and provided that the Contractor has submitted the following closeout documentation (in addition to any other documentation required elsewhere in the Contract Documents):



- 9.4.1.1 Evidence satisfactory to the Owner that all payrolls, material bills, and other indebtedness connected with the work have been paid,
- 9.4.1.2 An acceptable RELEASE OF LIENS,
- 9.4.1.3 Copies of all applicable warranties,
- 9.4.1.4 As-built drawings,
- 9.4.1.5 Operations and Maintenance Manuals,
- 9.4.1.6 Instruction Manuals,
- 9.4.1.7 Consent of Surety to final payment.
- 9.4.1.8 The Owner reserves the right to retain payments, or parts thereof, for its protection until the foregoing conditions have been complied with, defective work corrected and all unsatisfactory conditions remedied.

#### ARTICLE 10: PROTECTION OF PERSONS AND PROPERTY

- 10.1 The Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the Contract. The Contractor shall take all reasonable precautions to prevent damage, injury or loss to: workers, persons nearby who may be affected, the Work, materials and equipment to be incorporated, and existing property at the site or adjacent thereto. The Contractor shall give notices and comply with applicable laws ordinances, rules regulations, and lawful orders of public authorities bearing on the safety of persons and property and their protection from injury, damage, or loss. The Contractor shall promptly remedy damage and loss to property at the site caused in whole or in part by the Contractor, a Subcontractor, or anyone directly or indirectly employed by any of them, or by anyone for whose acts they may be liable.
- 10.2 The Contractor shall notify the Owner in the event any existing hazardous material such as lead, PCBs, asbestos, etc. is encountered on the project. The Owner will arrange with a qualified specialist for the identification, testing, removal, handling and protection against exposure or environmental pollution, to comply with applicable regulation laws and ordinances. The Contractor and Architect will not be required to participate in or to perform this operation. Upon completion of this work, the Owner will notify the Contractor and Architect in writing the area has been cleared and approved by the authorities in order for the work to proceed. The Contractor shall attach documentation from the authorities of said approval.
- 10.3 As required in the Hazardous Chemical Information Act of June 1984, all vendors supplying any materials that may be defined as hazardous, must provide Material Safety Data Sheets for those products. Any chemical product should be considered hazardous if it has a warning caution on the label relating to a potential physical or health hazard, if it is known to be present in the work place, and if employees may be exposed under normal conditions or in any foreseeable emergency situation. Material Safety Data Sheets must be provided directly to the Owner along with the shipping slips that include those products.
- 10.4 The Contractor shall certify to the Owner that materials incorporated into the Work are free of all asbestos. This certification may be in the form of Material Safety Data Sheet (MSDS)

provided by the product manufacturer for the materials used in construction, as specified or as provided by the Contractor.

ARTICLE 11: INSURANCE AND BONDS

11.1 The Contractor shall carry all insurance required by law, such as Unemployment Insurance, etc. The Contractor shall carry such insurance coverage as they desire on their own property such as a field office, storage sheds or other structures erected upon the project site that belong to them and for their own use. The Subcontractors involved with this project shall carry whatever insurance protection they consider necessary to cover the loss of any of their personal property, etc.

11.2 Upon being awarded the Contract, the Contractor shall obtain a minimum of two (2) copies of all required insurance certificates called for herein, and submit one (1) copy of each certificate, to the Owner, within 20 days of contract award.

11.3 Bodily Injury Liability and Property Damage Liability Insurance shall, in addition to the coverage included herein, include coverage for injury to or destruction of any property arising out of the collapse of or structural injury to any building or structure due to demolition work and evidence of these coverages shall be filed with and approved by the Owner.

11.4 The Contractor's Property Damage Liability Insurance shall, in addition to the coverage noted herein, include coverage on all real and personal property in their care, custody and control damaged in any way by the Contractor or their Subcontractors during the entire construction period on this project.

11.5 Builders Risk (including Standard Extended Coverage Insurance) on the existing building during the entire construction period, shall not be provided by the Contractor under this contract. The Owner shall insure the existing building and all of its contents and all this new alteration work under this contract during entire construction period for the full insurable value of the entire work at the site. Note, however, that the Contractor and their Subcontractors shall be responsible for insuring building materials (installed and stored) and their tools and equipment whenever in use on the project, against fire damage, theft, vandalism, etc.

11.6 Certificates of the insurance company or companies stating the amount and type of coverage, terms of policies, etc., shall be furnished to the Owner, within 20 days of contract award.

11.7 The Contractor shall, at their own expense, (in addition to the above) carry the following forms of insurance:

11.7.1 Contractor's Contractual Liability Insurance

Minimum coverage to be:

Bodily Injury	\$500,000	for each person
	\$1,000,000	for each occurrence
	\$1,000,000	aggregate
 Property Damage	 \$500,000	 for each occurrence
	\$1,000,000	aggregate

11.7.2 Contractor's Protective Liability Insurance

Minimum coverage to be:

Bodily Injury	\$500,000 \$1,000,000 \$1,000,000	for each person for each occurrence aggregate
Property Damage	\$500,000 \$500,000	for each occurrence aggregate

11.7.3 Automobile Liability Insurance

Minimum coverage to be:

Bodily Injury	\$1,000,000 \$1,000,000	for each person for each occurrence
Property Damage	\$500,000	per accident

11.7.4 Prime Contractor's and Subcontractors' policies shall include contingent and contractual liability coverage in the same minimum amounts as 11.7.1 above.

11.7.5 Workmen's Compensation (including Employer's Liability):

11.7.5.1 Minimum Limit on employer's liability to be as required by law.

11.7.5.2 Minimum Limit for all employees working at one site.

11.7.6 Certificates of Insurance must be filed with the Owner guaranteeing fifteen (15) days prior notice of cancellation, non-renewal, or any change in coverages and limits of liability shown as included on certificates.

11.7.7 Social Security Liability

11.7.7.1 With respect to all persons at any time employed by or on the payroll of the Contractor or performing any work for or on their behalf, or in connection with or arising out of the Contractor's business, the Contractor shall accept full and exclusive liability for the payment of any and all contributions or taxes or unemployment insurance, or old age retirement benefits, pensions or annuities now or hereafter imposed by the Government of the United States and the State or political subdivision thereof, whether the same be measured by wages, salaries or other remuneration paid to such persons or otherwise.

11.7.7.2 Upon request, the Contractor shall furnish Owner such information on payrolls or employment records as may be necessary to enable it to fully comply with the law imposing the aforesaid contributions or taxes.

11.7.7.3 If the Owner is required by law to and does pay any and/or all of the aforesaid contributions or taxes, the Contractor shall forthwith reimburse the Owner for the entire amount so paid by the Owner.

ARTICLE 12: UNCOVERING AND CORRECTION OF WORK



- 12.1 The Contractor shall promptly correct Work rejected by the Owner or failing to conform to the requirements of the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed, and shall correct any Work found to be not in accordance with the requirements of the Contract Documents within a period of two years from the date of Substantial Completion, or by terms of an applicable special warranty required by the Contract Documents. The provisions of this Article apply to work done by Subcontractors as well as to Work done by direct employees of the Contractor.
- 12.2 At any time during the progress of the work, or in any case where the nature of the defects shall be such that it is not expedient to have them corrected, the Owner, at their option, shall have the right to deduct such sum, or sums, of money from the amount of the contract as they consider justified to adjust the difference in value between the defective work and that required under contract including any damage to the structure.

#### ARTICLE 13: MISCELLANEOUS PROVISIONS

##### 13.1 CUTTING AND PATCHING

- 13.1.1 The Contractor shall be responsible for all cutting and patching. The Contractor shall coordinate the work of the various trades involved.

##### 13.2 DIMENSIONS

- 13.2.1 All dimensions shown shall be verified by the Contractor by actual measurements at the project site. Any discrepancies between the drawings and specifications and the existing conditions shall be referred to the Owner for adjustment before any work affected thereby has been performed.

##### 13.3 LABORATORY TESTS

- 13.3.1 Any specified laboratory tests of material and finished articles to be incorporated in the work shall be made by bureaus, laboratories or agencies approved by the Owner and reports of such tests shall be submitted to the Owner. The cost of the testing shall be paid for by the Contractor.
- 13.3.2 The Contractor shall furnish all sample materials required for these tests and shall deliver same without charge to the testing laboratory or other designated agency when and where directed by the Owner.

##### 13.4 ARCHAEOLOGICAL EVIDENCE

- 13.4.1 Whenever, in the course of construction, any archaeological evidence is encountered on the surface or below the surface of the ground, the Contractor shall notify the authorities of the State Historic Preservation Office and suspend work in the immediate area for a reasonable time to permit those authorities, or persons designated by them, to examine the area and ensure the proper removal of the archaeological evidence for suitable preservation by the Division of Historical and Cultural Affairs.

##### 13.5 GLASS REPLACEMENT AND CLEANING

13.5.1 The General Contractor shall replace without expense to the Owner all glass broken during the construction of the project. If job conditions warrant, at completion of the job the General Contractor shall have all glass cleaned and polished.

13.6 WARRANTY

13.6.1 For a period of two (2) years from the date of substantial completion, as evidenced by the date of final acceptance of the work, the contractor warrants that work performed under this contract conforms to the contract requirements and is free of any defect of equipment, material or workmanship performed by the contractor or any of his subcontractors or suppliers. However, manufacturer's warranties and guarantees, if for a period longer than two (2) years, shall take precedence over the above warranties. The contractor shall remedy, at his own expense, any such failure to conform or any such defect. The protection of this warranty shall be included in the Contractor's Performance Bond.

ARTICLE 14: TERMINATION OF CONTRACT

14.1 If the Contractor defaults or persistently fails or neglects to carry out the Work in accordance with the Contract Documents or fails to perform a provision of the Contract, the Owner, after seven days written notice to the Contractor, may make good such deficiencies and may deduct the cost thereof from the payment then or thereafter due the Contractor. Alternatively, at the Owner's option, and the Owner may terminate the Contract and take possession of the site and of all materials, equipment, tools, and machinery thereon owned by the Contractor and may finish the Work by whatever method the Owner may deem expedient. If the costs of finishing the Work exceed any unpaid compensation due the Contractor, the Contractor shall pay the difference to the Owner.

14.2 "If the continuation of this Agreement is contingent upon the appropriation of adequate state, or federal funds, this Agreement may be terminated on the date beginning on the first fiscal year for which funds are not appropriated or at the exhaustion of the appropriation. The Owner may terminate this Agreement by providing written notice to the parties of such non-appropriation. All payment obligations of the Owner will cease upon the date of termination. Notwithstanding the foregoing, the Owner agrees that it will use its best efforts to obtain approval of necessary funds to continue the Agreement by taking appropriate action to request adequate funds to continue the Agreement."

END OF SECTION 00 81 13

**EMPLOYEE DRUG TESTING REPORT FORM**

**Period Ending:** \_\_\_\_\_

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors who work on Large Public Works Contracts funded all or in part with public funds submit Testing Report Forms to the Owner no less than quarterly.

Project Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

Contractor/Subcontractor Name: \_\_\_\_\_

Contractor/Subcontractor Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of employees who worked on the jobsite during the report period: \_\_\_\_\_

Number of employees subject to random testing during the report period: \_\_\_\_\_

Number of Negative Results \_\_\_\_\_ Number of Positive Results \_\_\_\_\_

Action taken on employee(s) in response to a failed or positive random test:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Authorized Representative of Contractor/Subcontractor: \_\_\_\_\_  
(typed or printed)

Authorized Representative of Contractor/Subcontractor: \_\_\_\_\_  
(signature)

Date: \_\_\_\_\_



**EMPLOYEE DRUG TESTING  
REPORT OF POSITIVE RESULTS**

4104 Regulations for the Drug Testing of Contractor and Subcontractor Employees Working on Large Public Works Projects requires that Contractors and Subcontractors who work on Large Public Works Contracts funded all or in part with public funds to notify the Owner in writing of a positive random drug test.

Project Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

Contractor/Subcontractor Name: \_\_\_\_\_

Contractor/Subcontractor Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Name of employee with positive test result: \_\_\_\_\_

Last 4 digits of employee SSN: \_\_\_\_\_

Date test results received: \_\_\_\_\_

Action taken on employee in response to a positive test result:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Authorized Representative of Contractor/Subcontractor: \_\_\_\_\_  
(typed or printed)

Authorized Representative of Contractor/Subcontractor: \_\_\_\_\_  
(signature)

Date: \_\_\_\_\_

**This form shall be sent by mail to the Owner within 24 hours of receipt of test results.**

**Enclose this test results form in a sealed envelope with the notation "Drug Testing Form – DO NOT OPEN" on the face thereof and place in a separate mailing envelope.**

**SECTION 009300 – RECORD CLARIFICATIONS AND PROPOSALS**

The information described herein is believed to be accurate and representative, but no guarantee can be made that actual conditions encountered during construction will not vary or be changed.

**1. SURVEY:**

These property surveys are included in the drawings as reference information.

Survey and their interpretation are to serve as the Contractor's basis in bidding excavation, grading requirements and other site related work. **Contractors shall field verify all existing conditions and immediately report any discrepancies to the Owner's representative.** Removal of unsuitable soils, if any, will be done under the direction of the Owner's Soils Engineer Consultant.

**2. CADD FILES**

Electronic Media (CADD files) drawings will be provided for contractors' reference subject to the terms and conditions outlined in Tetra Tech's "Release Form for Electronic Files" in Section 013301.

Upon request contractor shall sign a release form provided by the Architect and payment of \$200 processing fee for each consultant drawings requested.

CADD files shall be provided for use as background plans only. Contractors shall be responsible verifications of all dimensions and revisions. Contractor shall not copy or reproduce details, elevations, sections, schedules or other similar data.

Electronic Media (CADD files) drawings will be provided for contractors' reference subject to the terms and conditions outlined in Tetra Tech's "Release Form for Electronic Files".

**3. WAGE DETERMINATION**

**Wage Rates and Payroll Reporting:** Contractors shall comply with all requirements of the State of Delaware regarding wage rates and payroll reporting. These requirements include, but are not limited to, the following:

- a. **Wage Rates:** The wage rates that shall be used for this project are attached to this Section. This scale of wages shall be posted in a prominent and easily accessible location on the job site. All employees shall be paid directly upon the site of the work, not less often than once a week.
- b. **Payroll Reporting:** Per Section 6912 of Title 29, payroll information shall be reported weekly to the Owner (refer to Section 01311 "Schedules and Reports"). Contractors shall retain copies Payroll Reports for inspection upon request by Delaware Department of Labor.

**END OF SECTION**







**SECTION 011100 – SUMMARY OF WORK****PART 1 – GENERAL**

1.1 Drawings and general provisions of contract, including General and Supplementary Conditions and other Division – 1 Specifications Sections, apply to this Section.

1.2 PROJECT DESCRIPTION

A. This part of the project consists of the Bid Pac E Contracts, No. 1 through No. 10. The description of the contracts are as follows:

Bid Pac E

Contract 1	Site Work
Contract 2	Concrete & Masonry Work
Contract 3	Carpentry & General Work
Contract 4	Aluminum Storefront/Windows/Glass and Glazing
Contract 5	Drywall/Metal Stud/Acoustical Work
Contract 6	Floor Covering Work
Contract 7	Caulking/Painting
Contract 8	Mechanical
Contract 9	Sprinkler System
Contract 10	Electrical

1.3 CONTRACTOR USE OF PREMISES

A. General: During the construction period the contractor will be allowed reasonable use of the premises. However, the contractors use of the premises will not limit the Owners use of premises.

1.4 The Construction Managers scope of work is part of this section and denotes the work to be performed.

1.5 MISCELLANEOUS PROVISIONS

A. Miscellaneous Provision

1. The construction will start in October 2024 Note that weekend and evening work may be required to meet the schedule. All materials may be procured early so that they are readily available. The Owner will pay ninety-five percent (95%) of stored materials providing they are properly insured, stored and can be verified.

B. Project Meetings

1. Pre-Construction Conference: Attendance by Owner, Architect, Engineers, Construction Manager, Contractor, major Subcontractors, and Suppliers.
2. Progress Meetings: Bi-weekly; attendance by Owner, Architect, Engineers, Construction Manager, Contractor, applicable Subcontractors, and Suppliers.

**NOTE:** Meetings may be held more frequently as required. Must attend these meetings and missing meetings will not be tolerated from Primary Contractors. Missing meetings will result in a penalty of \$200.00 dollars per meeting if your firm was requested to attend at the previous progress meeting.

C. Record Drawings

1. The contractors of the respective Contracts 1 thru Contract 10 shall be responsible for maintaining record “as built” throughout construction as indicated in Section 017000.

D. Schedule

Construction starts October 2024. Project has to be finished by June 15, 2025.  
Please provide sufficient manpower in your cost to meet the completion date of June 15, 2025



Bid Pac E

Contract 1	Site Work
Contract 2	Concrete & Masonry Work
Contract 3	Carpentry & General Work
Contract 4	Aluminum Storefront/Windows/Glass and Glazing
Contract 5	Drywall/Metal Stud/Acoustical Work
Contract 6	Floor Covering Work
Contract 7	Caulking/Painting
Contract 8	Mechanical
Contract 9	Sprinkler System
Contract 10	Electrical

**Bid Pac E**

The following parts of the specifications are to be considered part of each and every one of the contracts of Bid Pac E, Contracts No. 1 through 10. However, they shall not be listed with the Scope of Work for each of the Scopes of Work for the contracts. They will be referred to as the Administrative Sections with each of the Scope of Work for the contracts.

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**DIVISION 00 – BIDDING AND CONTRACT REQUIREMENTS**


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000101	PROJECT CONTACTS
000110	TABLE OF CONTENTS
000115	LIST OF DRAWINGS
001113	ADVERTISEMENT FOR BID
002113	INSTRUCTIONS TO BIDDERS
003119	INFORMATION AVAILABLE TO BIDDERS
004114	SUPPLEMENTS TO BID FORM
004126	BID FORMS INCLUDING: BID FORM SUB-CONTRACTOR LIST NON-COLLUSION STATEMENT AFFIDAVIT OF EMPLOYEE DRUG TESTING PROGRAM AFFIDAVIT OF CONTRACTOR QUALIFICATIONS AFFIDAVIT OF CRAFT TRAINING COMPLIANCE
004313	STATE OF DELAWARE BID BOND
005226	AGREEMENT INCLUDING STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR (AIA A132 – 2019)
005413	SUPPLEMENT TO AGREEMENT BETWEEN OWNER AND CONTRACTOR A132 2019
005414	SUPPLEMENT TO A139-2019 – EXHIBIT A – INSURANCE AND BONDS
006113.13	STATE OF DELAWARE PERFORMANCE BOND FORM
006113.16	STATE OF DELAWARE PAYMENT BOND FORM
006276	APPLICATION AND CERTIFICATE FOR PAYMENT AND CONTINUATION SHEET (AIA G732-2019 & G703-1992)
006300	CLARIFICATION AND MODIFICATION FORMS
007226	GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (AIA A232- 2019)

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007313 SUPPLEMENTARY GENERAL CONDITIONS A232-2019 INCLUDING  
ATTACHMENT "A" CONSTRUCTION MANAGER GENERAL CONDITIONS  
007316 INSURANCE REQUIREMENTS - SAMPLE CERTIFICATE OF INSURANCE  
007346 WAGE DETERMINATION REQUIREMENTS - DELAWARE PREVAILING WAGE  
RATES  
008113 GENERAL REQUIREMENTS  
008114 DRUG TESTING FORMS  
009300 RECORD CLARIFICATIONS AND PROPOSALS  
PAYROLL REPORT FORM

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DIVISION 01 – GENERAL REQUIREMENTS

011100 SUMMARY OF WORK  
011200 MULTIPLE CONTRACT SUMMARY  
011216 WORK SEQUENCE  
011400 WORK RESTRICTIONS  
012000 PRICE AND PAYMENT PROCEDURES  
012100 ALLOWANCES  
012200 UNIT PRICES  
012300 ALTERNATES  
012500 SUBSTITUTION PROCEDURES  
012500A SUBSTITUTION REQUEST FORM  
012600 CONTRACT MODIFICATION PROCEDURES  
012600A FIELD BULLETIN EXHIBIT  
012900 PAYMENT PROCEDURES  
012973 SCHEDULE OF VALUES  
013100 PROJECT MANAGEMENT AND COORDINATION  
013113 PROJECT COORDINATION  
013216 CONSTRUCTION PROGRESS SCHEDULE  
013233 PHOTOGRAPHIC DOCUMENTATION  
013300 SUBMITTAL PROCEDURES  
013300A RELEASE FOR USE OF DIGITAL MEDIA  
013319 FIELD TEST REPORTING  
013500 SPECIAL PROCEDURES  
014000 QUALITY REQUIREMENTS  
014200 REFERENCES  
014219 REFERENCE STANDARDS  
015000 TEMPORARY FACILITIES & CONTROLS  
016000 PRODUCT REQUIREMENTS  
017000 EXECUTION AND CLOSEOUT REQUIREMENTS  
017329 CUTTING AND PATCHING  
017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL  
017700 CLOSEOUT PROCEDURES  
017836 WARRANTIES  
017836.13 WARRANTIES AND BONDS

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**SCOPE OF WORK - Bid Pac E**  
**CONTRACT NO.1 SITE WORK**

- A. The administrative sections, prints, addendums, and technical specifications 024100, 312000, 321313 & 321373.
- B. Provide all layout work required to accomplish this Contract work. A Licensed surveyor must perform the layout work.
- C. Provide topsoil stripping as required. Retain and stockpile all topsoil or soil needed to re-grade the site. Any soils not needed will be disposed of offsite by this contract in a proper manner. This is inclusive of all new and renovated building area footprints.
- D. Provide all grading and fine grading of sub-grades for walks, pavement and playground fields.
- E. Provide all site select fill for the site concrete and parking areas.
- F. Provide all crusher run for paving and site concrete.
- G. Provide hot mix asphalt paving includes roto mill of existing paving.
- H. Provide all stripping of paving and signage required including the painting of curbs and include parking bumpers and bus parking signage.
- I. Provide all lawns, grasses, hydro seeding, sodding, and erosion control materials complete. Provide lawn maintenance (grass cutting) within the limits of disturbance for the entire construction schedule.
- J. Provide all sediment and erosion control, including the installation, maintenance, and removal after construction of the silt fence and construction entrance. Restore areas where sediment and erosion control has been removed after construction.
- K. Provide any temporary seeding required for erosion control.
- L. Coordinate all construction work with other utilities and notify Miss Utility prior to the start of work to locate existing underground utilities. All other existing utilities on site to be located under this contract, including data communication lines if any. Any damage to the existing utilities will be repaired under this contract at no additional cost to the owner.
- M. Provide all excavation and backfill required to accomplish the work of this Contract, including the proper compaction of all backfill materials. Provide the removal off site of any and all excess fill. Provide compaction testing. Provide all final grading of site.
- N. Each prospective bidder must visit the site to familiarize themselves with the current existing conditions.
- O. Provide all site concrete work as shown. Run all concrete work to the face of the buildings to meet interior concrete work performed by the Bid Pac E Contract No. 2 Concrete Work. Provide all stone bases and preparation work to install the site concrete. Provide all slab work and frost walls at exterior, as well as any necessary demolition to install pads and frost walls if under a canopy roof.



- P. Construction Manager will provide all temporary fencing.
- Q. Provide exterior caulking of expansion joints at all concrete locations including sidewalks and curbs.
- R. Electrical service to your construction trailer to be provided by this contract.
- S. Provide the demolition of all trees, shrubs and existing stumps as required. Provide offsite deposit of all demolition material.
- T. Provide CCR Reports, soil testing and all license and permits to perform the Site Work scope of work. Owner will obtain the building permit.
- U. Provide site furnishings including benches and all associated foundations for a complete installation.
- V. This contract is responsible for all demolition that pertains to your scope of work.
- W. Provide the relocation or adjustment of existing utility lines as necessary to install new lines.
- X. Provide assistance of all testing and inspections for your work. Owner will provide an inspection agency to do the testing. If testing fails, contractor will pay for additional testing.
- Y. Provide all fencing complete including all footings and hardware complete. Also provide all gates as shown.
- Z. Provide testing of trenches that are opened and backfilled pertaining to your scope of work.
- AA. Provide dewatering if needed for your scope of work.
- BB. Provide all soil amendments and fertilizers and the blending of these items into the top soil.
- CC. Provide concrete wash out station for your concrete work, including removal once complete.
- DD. Provide street sign complete.
- EE. See section 012300 Alternates and bid form for your responsibility for the alternates.
- FF. The intent of the scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.
- GG. It is the contracts responsibility to review all other contract scopes of work**

**SCOPE OF WORK - Bid Pac E****CONTRACT NO. 2 CONCRETE & MASONRY WORK**

- A. The administrative sections, prints, addendums, and technical specifications 024100, 042000, 071113, 072100, 072119, 076200 & 079200.
- B. Provide all layout for the building foundations, locations and elevations by a registered surveyor complete.
- C. Install all anchor bolts and the leveling, grouting and setting of the bearing plates for the structural steel material furnished by Contract No. 3 Carpentry & General Work and Contract No. 4 Drywall/Metal Stud materials. Steel and metal stud shop drawings to be used for layout of anchor bolts.
- D. Provide all perimeter insulation under concrete slabs and foundation walls.
- E. Provide the concrete infill for metal stairs and platforms and ramps.
- F. Provide all grading and grading of sub-grades for footings, foundation, floors and cast in place walls.
- G. Provide all excavation required for foundation work and the backfill required to do the poured in place concrete work.
- H. Provide all floor slabs complete including weather (hot and cold) protection, mesh, vapor barriers, sealers, water proof barriers, composite waterproof membrane, expansion and control joints, caulking and perimeter insulation under slab for a complete system. Refer to Division 9 Flooring Sections in reference to floor finish tolerances. Concrete sealers and curing Compounds must be compatible with flooring adhesives. Any irregularities in concrete surfaces at expansion joints to be ground flat to meet flooring contractor's specifications. Provide all concrete floor slab infill areas where demolished masonry wall is removed below finish floor. Refer to Division 9 Flooring Sections in reference to floor finish tolerances.
- I. Provide stone drainage fill under all concrete slabs within the building footprint or under exterior concrete provided by this contract.
- J. It is the responsibility of this contract to coordinate with the Mechanical and Electrical Contractors, the elevation and locations of all imbedded items, at the time of pour including the proper sloping of floors to floor drains and troughs.
- K. Notify mechanical and electrical contractors with a schedule of when the concrete is to be poured so these contractors can verify their equipment locations.
- L. Provide an allowance of \$25,000 for unforeseen conditions directed by the construction manager.
- M. Existing building elevations to be confirmed under this contract.
- N. Provide infill of concrete where demolition has been performed. Locations would be at floor level where ductwork has been removed, etc...

- O. All concrete debris to be disposed of off-site in a required manner meeting all local, state and federal laws.
- P. Provide all caulking and sealants for concrete slabs provided by this contract.
- Q. The concrete contractor is to coordinate with surveyor on the amount of locations and elevations the surveyor is to locate. Concrete contractor is responsible for accuracy of the layout.
- R. Provide testing of trenches that are opened and backfilled pertaining to your scope of work.
- S. Provide dewatering if needed for your scope of work.
- T. Provide reinforcement for all concrete provided by this contract.
- U. Provide self adhering sheet waterproofing and composite waterproofing complete.
- V. Provide all concrete work for the elevators and shafts complete.
- W. Provide concrete wash out station.
- X. Provide cast in place stairs and landing and check wall at all interior and exterior locations.
- Y. Provide insulation that is under concrete pads.
- Z. Provide concrete infill at existing walls and floors where demolition items have been removed.
- AA. Provide interior and exterior ramps and pads.
- BB. Provide all masonry work complete including cmu block, split face block and brickwork, including preferred cmu units, decorative block, signage walls, etc. All hollow metal doors and frames are to be stored and set by Contract No.2 Carpentry and General Work.
- CC. Provide all concealed and thru wall flashings.
- DD. Provide cavity wall insulation and other insulation attached between masonry walls and masonry veneer. Provide cavity drainage mat system. Provide all ridged insulation that is located between masonry and masonry veneer. Contract No. 5 Drywall/Metal Stud will provide ridged insulation where attached to metal stud framing or masonry wall and no masonry veneer is located. Contract 5 Drywall/Metal Stud will provide all spray applied membrane air barriers. Contract 2 Concrete & Masonry provides transition membrane around window and doors, etc.. where there is masonry backup and veneer.
- EE. Provide the installation of all bearing plates and bolts associated with the masonry for the steelwork and cold formed metal framing. The plates and bolts will be furnished by Contract No. 2 Carpentry & General Work. Steel contractor and masonry contractor to coordinate locations and placement of items at the time of masonry construction.
- FF. Install all steel lintels attached or resting on masonry work finished by contract No. 3 Carpentry & General Work. Provide masonry pockets and grout filling of masonry cores where steel beams are attached or resting on masonry work. All structural steel beams provided and installed by Contract No. 3 Carpentry & General Work.



- GG. Provide all cast stone, limestone and architectural precast concrete and stone as shown including window sills, bands, copings, accents and modular units.
- HH. Provide the concrete and rebar for all the filling of block cores, bond beams and bearing points. Include all reinforcements, wall anchors and fasteners to attach to sub surface.
- II. Provide all grouting of masonry walls required. Also provide grouting of new doors and frames in existing openings.
- JJ. Temporary electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
- KK. Provide fire stopping and protection for masonry walls including fire safing with mineral wool insulation. Provide wall markings for masonry fire and smoke partitions. Provide fire or acoustical sealant where wall intersects with floor or roof deck.
- LL. All masonry debris to be disposed of off-site in a required manner meeting all local, state and federal laws.
- MM. Provide masonry opening required for mechanical and electrical equipment. Location and sizes must be coordinated with each contractor. Also include masonry openings for other trades and access panels and doors as noted by these trades.
- NN. All wall penetrations to be patched prior to painting or cost of touch up painting to be deducted from contract.
- OO. Provide bituminous damp proofing and all related accessories as noted on the project documents that is attached to masonry. Also provide waterproof membrane at locations noted in project documents.
- PP. Provide the repairs of masonry due to the removal of existing attachments to the existing building due to demolition required to clear the area for the new building. Provide patching where the new and remaining existing building intersect.
- QQ. Provide removal, point up, repair, restoration and cleaning of existing brick and cast stone as noted on the project documents including crack, and joint repairs, flashings, reinforcing treatment, etc.. Provide brick water table salvage and repair, remove and install lintel replacement and brick reinstall and repair, corner masonry replacement.
- RR. Provide modifications and relocation for masonry openings for windows, doors and louvers. Include patching and infill of masonry where new and existing windows and doors are to be located.
- SS. Provide masonry infill as shown in details throughout the prints. **NOTE:** Read all prints carefully. Also provide all the flashing required as shown on the details to secure a waterproof building.
- TT. Provide all concrete floor slab infill areas where demolished masonry wall is removed below finish floor. Refer to Division 9 Flooring Sections in reference to floor finish tolerances.

- UU. Provide all masonry work for the elevator and shafts complete.
- VV. Provide assistance of all testing and inspections for your work. Owner will provide an inspection agency to do the testing. If testing fails, contractor will pay for additional testing.
- WW. Provide spray polyurethane foam between masonry wall and roof and floor connections.
- XX. Provide masonry for site sign.
- YY. Provide removal off site of all demolition debris in a required manner meeting all local, state and federal laws.
- ZZ. Provide all select demolition required of all interior and exterior masonry areas in the project. The debris must be disposed of off-site in a required manner meeting all local, state, and federal laws. Provide shoring, bracing or other support where required due to demolition. Where entire sections of building is being demolished;
- AAA. Provide all grading and fine grading of sub-grades for walks, pavement and ramps.
- BBB. Coordinate all construction work with other utilities and notify Miss Utility prior to the start of work to locate existing underground utilities. All other existing utilities on site to be located under this contract, including data communication lines if any. Any damage to the existing utilities will be repaired under this contract at no additional cost to the owner.
- CCC. Provide all site concrete work as shown. Provide all stone bases and preparation work to install the site concrete. Provide all slab work and frost walls at exterior, as well as any necessary demolition to install pads and frost walls.
- DDD. This contract is to provide the building, step and ramp fill to an elevation of plus or minus one (1") inch.
- EEE. Provide exterior caulking of expansion joints at all concrete locations including sidewalks and curbs.
- FFF. Provide concrete wash out station for your concrete work and spill control station, including removal once complete.
- GGG. Provide all concrete demolition on interior and exterior of building.
- HHH. See section 012300 Alternates and bid form for your responsibility for the alternates.
- III. The intent of the scope is **NOT** to denote every minute detail but to create an awareness of the scope of for the project.
- JJJ. It is this contracts responsibility to review all other contract scopes of work.**

**SCOPE OF WORK – Bid Pac E**  
**CONTRACT NO. 3 CARPENTRY & GENERAL WORK**

- A. The administrative sections, prints, addendums, and technical specification sections 024100, 055213, 061053, 075323, 076200, 077100, 079200, 081113, 081416, 101100, 101419, 101423, 102113.19, 102123, 102600, 102641, 102800, 107326, 113013, 116623, 123200, 123600 & 142400.
- B. Provide and install all structural steel, steel joist, bridging, decking, and other miscellaneous steel for a complete job. Touch up with metal primer all areas required caused by welding. Provide structural steel framing and supports for mechanical and electrical equipment.
- C. Furnish all steel lintels, bearing plates or bolts shown to install in the masonry by Contract No. 2 Masonry. Steel contractor is responsible for verifying dimensions and elevations of these items prior to setting steel. Provide required steel coatings on lintels.
- D. Furnish all anchor bolts for structural steel to be installed in concrete by Contract No. 2 Concrete & Masonry Work. Steel contractor is responsible for verifying dimensions and elevations of these items prior to setting steel.
- E. Provide all railings at ramps or steps complete. Rails are to be core bored into concrete pads or masonry. Provide aluminum or steel rails, posts and hardware as shown. Provide translucent resin panels and glass on guardrails if shown.
- F. Provide all miscellaneous steel items along with support system for each item including wall termination plates and angles where walls terminate next to steel decking. Provide all gauge bent plate and continuous gauge plate. Provide elevator sump pit cover.
- G. Provide all railings complete including sleeves if required.
- H. Provide all stairs, ladders, safety cages, rails, railings, guardrails, and any other aluminum or steel products shown.
- I. Temporary electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
- J. Provide new metal mesh and handrails on new and existing guardrails complete.
- K. Provide miscellaneous steel for the elevator and shaft complete.
- L. Provide assistance of all testing and inspections for your work. Owner will provide an inspection agency to do the testing. If testing fails, contractor will pay for additional testing.
- M. Furnish steel plate and fasteners that sets on top of parapet walls.
- N. Provide all complete selective demolition of railings, stairs, miscellaneous steel, ladders and structural steel. Provide the temporary shoring that may be necessary to remove existing steel that is replaced or modified for the renovation of the existing.
- O. Temporary Shoring has been avoided to the greatest extent possible with the current details. Any

- temporary shoring that is required is a delegated design item and the design and implementation of the shoring is the responsibility of the contractor.
- P. The AISC Certified Erection requirement is waived for this project. The Special Inspections set forth in the IBC should be followed closely.
  - Q. Provide the installation and proper storage of all hollow metal frames furnished by this contract.
  - R. Provide the installation and the proper storage of all wood, fiberglass and hollow metal doors furnished by this contract.
  - S. Provide the installation and the proper storage of all hardware furnished by this contract.
  - T. Provide all toilet partitions and wood blocking required in walls to install the toilet partitions.
  - U. Provide all exterior building signage and cast letters complete.
  - V. Provide fire extinguishers, AEDS, cabinets, and accessories including any wood blocking required to install the cabinets and extinguishers. Also, remove store and reinstall existing cabinets in new location if noted.
  - W. Provide all toilet accessories and mirrors including all concealed wood blocking to install the toilet accessories and mirrors or cutting of masonry to install toilet accessories. Contract No. 7 Mechanical will provide lavatory shields at required locations.
  - X. Provide all wood window stools complete plus any wood blocking required to install the stools..
  - Y. Provide all wood trims and panels complete including blocking required.
  - Z. Provide all plywood sheathing and wood framing required. Provide fire rated plywood and lumber if noted in project documents.
  - AA. Provide all visual display boards, display cases, tack boards, tack strips, tackable surfaces, cubicle curtains and tracks and wood blocking required.
  - BB. Provide all wood blocking required on the project whether shown on the contract documents or not, including casework blocking.
  - CC. Temporary electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
  - DD. Provide the patching as required where doors and jambs are removed.
  - EE. Provide all wood framing for floor, walls, stairs, ceilings, wood treads, risers and roof. Provide fire rated wood framing and plywood as noted.
  - FF. Provide asphalt felt barrier between all treated wood blocking that comes in contact with steel or cold formed framing.



- GG. Provide all signage and ADA signage, and plaques for a complete system including wood blocking.
- HH. Provide the elevator systems complete. Coordination with the Concrete, Masonry, Mechanical and Electrical Contracts 2, 8 & 10 is the responsibility of this contract. During construction the owner will need use of the elevator for the placement of furniture and supplies. Contractor is to provide access and temporary wall protection. Warranty will start at substantial completion.
- II. Contract No. 9 Electrical will supply power to the elevator. Elevator contractor is to provide all other low voltage control work that pertains to the elevator installation.
- JJ. Furnish the elevator sill angles and fasteners to be installed by Contract No. 2 Concrete & Masonry Work.
- KK. Furnish the anchors for the elevator rail to be installed in the masonry walls by Contract No. 2 Concrete & Masonry Work.
- LL. No elevator equipment to be stored in building.
- MM. Provide coordination of all trades for elevator installation and inspection.
- NN. Provide residential appliances complete. Electrical and plumbing hook ups and venting by Contracts 8 and 10.
- OO. Provide impact wall protection and corner guards complete.
- PP. Provide removal, patching and repair of damaged wood trim, wood windows, wood doors and transoms, wood panels, wood cornice, cupola and other exterior wood items that are in need of repair.
- QQ. Provide cubicle curtains and tracks and all associated hardware and fasteners. Provide blocking for tracks.
- RR. Include the lump sum of the following amount \$100,000 in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager.
- SS. Provide all lawns, grasses, hydro seeding, sodding, and erosion control materials complete that your company disturbed during construction..
- TT. Provide removal off site of all debris in a required manner meeting all local, state and federal laws.
- UU. Provide documentation the proper removal and disposal of universal waste such as mercury thermostats, mercury containing fluorescent light bulbs, and lead acid batteries from emergency lighting.
- VV. Provide temporary closures to the existing school of any areas that are open to exterior from the result of demolition of portions of the building.
- WW. Provide removal of doors, frames and hardware as noted.

- XX. Provide demolition of building site sign. Salvage parts of sign to the owner as noted.
- YY. Provide the demolition permit and all soil testing and license to perform the demolition scope of work.
- ZZ. Provide all temporary shoring and underpinning as needed where walls, roof, floors and foundations are removed or existing structure bears on a demolished structure.
- AAA. If any areas that are to remain are damaged by this Contract's demolition, the areas are to be patched and repaired to a satisfactory condition acceptable to the Architect and Construction Manager.
- BBB. Provide all demolition required to install new product including the demolition of all built ins, display cases, casework, doors, hollow metal windows, frames, shelving, and window treatments as shown. Modification and demolition of chalk and tack boards, toilet partitions, toilet accessories, display cases, all wood framed walls with attachments, railings, Provide demolition to all wood stud walls and metal stud walls that are covered with any material. Drywall and plaster covered walls are demolished also by this contract.
- CCC. This contract is to provide demolition of existing windows, storefront, curtain walls , and doors complete. Temporary protection and waterproof existing openings until new unit is installed.
- DDD. Provide the demolition of any drywall, metal or wood stud framing that have plaster or drywall installed on them. Plaster or drywall ceilings and soffits or attachment to these walls or soffits.
- EEE. Provide removal of all existing acoustical ceilings, grids, supports and insulation and all other layers of ceiling assemblies. This includes plaster ceilings and wood lath.
- FFF. Provide the removal of existing kitchen equipment, stove, microwave, refrigerator, washers, dryers and salvage any items desired by the owner. Also provide demolition of all casework and millwork as needed to install new finishes.
- GGG. Provide demolition of the existing elevator and all associated equipment.
- HHH. Provide removal off site of all demolition debris in a required manner meeting all local, state and federal laws.
- III. Provide the demolition required to install new carpet, floor tile, ceramic tile, resinous flooring and base. Others will remove floor tile that has environmental issues but this Contract must remove all other flooring that does not contain asbestos and other floor coverings. Also provide removal of all glues, adhesives, grout, etc.. and coordinate with the flooring contract on method of removal to so it will not jeopardize new flooring installation and requirements.
- JJJ. Provide removal of wall tile and mastic as noted in project documents.
- KKK. Provide all roof membrane and all other roofing complete including all ridged insulation, nailable deck sheathing, tapered insulation, dens deck board, sheet metal flashing and trims, all roof specialties for a complete system.

- LLL. Provide all hollow metal frames, hollow metal barrow lites, all steel windows, hollow metal doors, all wood doors, and all hardware complete. Furnish wood infill panels window and door and louvers mullions that are fastened in hollow metal frames.
- MMM. Provide all required hardware templates and reference material so that this contract may install the material. This contract will be responsible for providing and coordinating information with all other trades that interfaces such as Contract No. 4 Aluminum Storefront/Windows/Glass and Glazing and Contract No. 10 Electrical.
- NNN. Furnish the hardware to Contract No. 4 Aluminum Storefront/Windows/Glass and Glazing Contractor to install.
- OOO. Provide bullet resistant doors and frames. Contract 4 Aluminum Storefront to provide aluminum bullet resistant products and glass
- PPP. Provide automatic door operators complete. Contract 3 Carpentry will install on all non-aluminum storefront doors and Contract 4 Aluminum Storefront contract is to install on any storefront doors. Contract 10 Electrical is to provide power and low voltage to operator.
- QQQ. Provide all casework in the office area, work room, classrooms, bathrooms, reception desk, and other areas noted on drawings. Provide all wood work and trim that is attached to casework.
- RRR. This Contract is responsible to have personnel on the jobsite to receive material being shipped to the jobsite, and climate controlled storage units for temporary storage.
- SSS. Provide and coordinate all casework that required mechanical and electrical connection and cut outs with Contract No. 8 Mechanical and Contract No. 10 Electrical.
- TTT. Provide all counters for casework and stationary counters as shown. Provide metal counter supports as shown.
- UUU. Provide all casework and counter tops and p-lam and solid surface wall caps that are noted on the drawings. This contract to provide cut outs of all sinks, faucets and accessories. Templates to be provided by associated contractors.
- VVV. Provide all solid surface counter tops, wall caps and window sills complete.
- WWW. Provide any bath accessories that are built in to casework.
- XXX. Provide p-lam shelving in closets and all other shelving, casework and counters for this project. Also provide melamine shelves complete.
- YYY. Provide manufactured laminate and wood casework, mail and literature distribution equipment, and casework including all accessories and connections complete.
- ZZZ. Provide residential appliances complete.
- AAAA. Provide gymnasium equipment complete.
- BBBB. Provide walkway cover complete.

CCCC. See section 012300 Alternates and bid form for your responsibility for the alternates.

DDDD. The intent of the scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.

**EEEE. It is this contracts responsibility to review all other contract scopes of work.**



**SCOPE OF WORK Bid Pac E****CONTRACT NO. 4 ALUMINUM STOREFRONT/WINDOWS/GLASS AND GLAZING**

- A. The administrative sections, prints, addendums, and technical specification sections 079200, 084313, 084435, 085653, 088800 & 102641.
- B. Provide all aluminum entrances, storefront, spandrel glass, aluminum windows, aluminum window sills, translucent wall assemblies, kalwall, curtain walls, and doors complete. Provide all break metal around new windows and doors complete. Provide all window and door mullions that are attached to aluminum windows and doors. Also provide window panning, low pressure foam insulation around window units, and simulated divided lite with applied grids if shown.
- C. Install all hardware for the aluminum doors. Coordinate with Contract No.3 Carpentry & General Works.
- D. Provide all glass and glazing. Include all doors and windows furnished by Contract No. 3 Carpentry & General Works. Also include applied grids for simulated divided lite if shown. Provide structural silicone joints complete.. Provide fire and insulated glazing and fire-rated aluminum door and window panels. Provide all ballistic resistant glazing and aluminum frames complete.
- E. Temporary electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
- F. Electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source.
- G. Provide cleaning of glass and frames at completion of installation.
- H. Provide decorative surface applied film and ballistic film on glass as noted.
- I. Temporary closures may not be necessary during the period of construction. Once the interior finishes are to begin installation; temporary closures will be needed. If windows and doors are not available for installation when openings are ready; Contract No. 4 Aluminum Storefront is to provide temporary closures for the openings until finished windows and doors are installed.
- J. Provide aluminum head and sill flashings and all other associated flashings for your product for a complete system. Provide self adhering flashing around windows and doors.
- K. Provide fire rated joint system for aluminum entrances, curtain wall and storefront complete.
- L. Provide protective framed glazing complete.
- M. Provide security windows complete.
- L. See section 012300 Alternates and bid form for your responsibility for the alternates.
- N. The intent of the scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.

**O. It is this contracts responsibility to review all other contract scopes of work.**

**SCOPE OF WORK Bid Pac E****CONTRACT NO. 5 DRYWALL/METAL STUD/ACOUSTICAL WORK**

- A. The administrative sections, prints, addendums, and technical specification sections 072100, 079200, 092116, 092216, 095100 & 095423.
- B. Provide all batt insulation (walls and ceilings). Provide all rigid and spray foam insulation that attaches to all metal framing and masonry walls. Provide mineral wool board insulation. Provide transition membrane around window and doors, etc...
- C. Provide all metal stud, framing, furring and drywall work complete. Provide slide clips on structural beams for metal stud wall support. Provide metal furring whether shown or not on drawings at all locations including masonry walls for attachment of substrates. Provide all tile backer board complete. Provide sealants to top and bottom of partitions and at penetrations to seal. Provide infill framing at existing walls and openings. Provide slide clip that attach to metal stud and structural steel. Provide girts and hat channels complete. Provide gypsum wall board on metal furring at wall and ceiling locations.
- D. Provide all metal blocking required.
- E. Coordinate with Contract No. 3 Carpentry so that they can install any wood blocking required in the metal stud walls.
- F. Provide all bulkhead, soffit framing complete.
- G. Provide all gypsum sheathing work complete, including all vapor barrier, weather barriers and air infiltration barriers and building wrap or building paper. This contractor is responsible for maintaining the proper attachment of the barriers and building paper to the building until the final veneer covers the area.
- H. Provide all drywall suspended ceilings, walls, shaft walls, fascias and soffits called for on the prints complete including all framing required. Coordinate with Contract No. 8 Mechanical, No. 9 Sprinkler System and No. 10 Electrical. Provide framing for access panels supplied by this contract. Wrap steel columns with drywall.
- I. Provide all expansion control required for drywall and all gypsum board moldings and Z reveal trim. Provide sealant and caulk for the Z reveal trim.
- J. Temporary electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
- K. Provide fire protection for metal stud walls or ceilings as shown including fire safing mineral wool insulation and fire or acoustical sealant. Provide fire safing and smoke sealant between floors and curtain wall assemblies. Provide acoustical and fire rated insulation in deck flutes where walls intersect.
- L. Provide all hurricane ties and clips complete that are fastened to cold form framing.
- M. As part of the warranty portion. Provide an inspection of drywall and plaster with the owner after 1 year of substantial completion and identify locations to be re pointed due to flaws and cracks in

- the drywall and plaster. Repair all areas and repaint as needed. Any defect caused by abuse will be charged to the owner.
- N. Provide wall labeling for smoke and fire walls for drywall/metal stud walls or ceilings.
- O. Provide modifications and relocation of metal framing for windows and door opening. Include patching and infill of metal framing and drywall where new and existing windows are to be located.
- P. Provide all sealant or elastomeric spray as noted where walls meet metal deck as shown on contract documents. Provide for metal stud and masonry walls complete.
- Q. Provide all spray applied cellulosic and polyurethane foam insulation complete.
- R. Provide wall tile cement backer board in areas where tile wainscot is shown.
- S. Provide fiberglass wall panels, abuse resistant gypsum board and gypsum liner panels complete.
- T. Provide the insulation of all cold formed headers complete.
- U. Provide all bullet resistant panels as shown on project documents.
- V. Provide sprayed acoustical insulation and prep of surface to receive coating.
- W. Provide metal stud infill at renovated areas of construction.
- X. Provide all in tumescent coatings complete.
- Y. Provide all the new acoustical and lay-in ceilings required including the hangers for a complete system. Also include all acoustical wall and ceiling panels, suspended decorative grid, clouds, wood panel ceilings and specialty ceilings. Provide aluminum fascias and trims as noted.
- Z. Provide all insulation if shown above the acoustical ceilings.
- AA. Provide metal lay in ceilings and egg create panels complete if noted in project documents.
- BB. Provide specialties ceilings, wood, metal blade, metal linear, plank, baffle and linear ceiling, metal panel ceilings, blade system complete.
- CC. Provide tackable fabric wrapped panels complete.
- DD. Provide sound absorbent wall units complete.
- EE. Provide liear Metal Ceilings complete.
- FF. See section 012300 Alternates and bid form for your responsibility for the alternates.
- GG. The intent of the scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.
- HH. It is this contracts responsibility to review all other contract scopes of work**



**SCOPE OF WORK Bid Pac E**  
**CONTRACT NO. 6 FLOOR COVERINGS**

- A. The administrative sections, prints, addendums, and technical specification sections 024100, 096500, 096623 & 096813.
- B. Provide all preparation of walls and floors to receive the new base and floor tile.
- C. Provide all base complete except the wood bases. Provide rubber profile base and millwork resilient base complete.
- D. Provide all resilient tile flooring complete including the concrete floor preparation and patching to receive the new material. This includes all VCT, rubber, luxury vinyls and VSF flooring.
- E. Refer to the Finish Schedule for the scope of work.
- F. Provide all carpet and carpet tile complete and all floor preparation and patching to receive the new material.
- G. Temporary electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
- H. Provide vinyl tile, walk off mats, and ceramic, porcelain and quarry tile and all associated accessories for a complete system. Include floor preparation and patching to receive the new material. Provide tile on stairs complete.
- I. Provide resilient sheet flooring and all associated materials including floor prep for a complete system. Provide seamless flooring complete. Provide static control tile complete.
- J. Provide all preparation of walls and floors to receive the new base, floor tile, and carpet after the existing materials have been removed. The debris can be placed in the jobsite dumpster. **NOTE:** Site visit is essential to determine your floor preparation.
- K. Provide final cleaning, waxing and sealing of all floor coverings furnished by this contract per manufacturers' recommendations and project specifications. Provide protection of finished floor coverings until completion of the project.
- L. Provide resinous flooring and base complete including preparation of sub base. Also provide resinous matrix terrazzo flooring complete.
- M. Provide all transitions for all the flooring types needed for the project complete.
- N. Provide schluter systems metal edge guards at all outside wall corners of ceramic tile walls as noted in documents.
- O. Provide all preparation of walls and floors to receive the new wall and floor tile.
- P. Provide flooring in elevator complete.
- Q. See section 012300 Alternates and bid form for your responsibility for the alternates.

- R. The intent of the scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.
- S. **It is this contracts responsibility to review all other contract scopes of work.**

**SCOPE OF WORK Bid Pac E**  
**CONTRACT NO. 7 CAULKING/PAINTING**

- A. The administrative sections, prints, addendums, and technical specification sections 079200, 099113 & 099123.
- B. Provide all exterior and interior caulking required except the caulking required by Contract No. 4 Aluminum Storefront/Windows/Glass and Glazing, Contract No. 2 Concrete and Masonry work. Prepare the surfaces to receive the new caulking. Also, include any location where dissimilar materials meet not covered in above contracts. Provide caulking for all other areas of construction except those contracts listed above.
- C. Provide all exterior and interior painting including the preparation of new and existing surfaces to receive the new paint. Provide painted graphics if noted in project documents. **NOTE:** Special attention needs to be given for existing surface preparation. Paint all new and existing walls, ceilings, trims, frames, etc..
- D. Provide the sanding, cleaning and painting of all exterior lintels, steel rails and other metals including bollards and exposed ceilings.
- E. Reference the finish schedules for the scope of work as well as the prints.
- F. Provide all epoxy, high performance coatings, painting, concrete sealer paint and exposed ceiling painting including the preparation of the areas to receive painting. See the finish schedule.
- G. Painters option to apply finish coat of paint after all finishes are installed or be responsible for ALL touch up necessary.
- H. Electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
- I. Provide all caulking that is required where casework meets walls, floors or ceilings if required. Also provide caulking of drywall trim/block interface as noted on the reveal details on the project documents. Provide caulking at all trims, moldings.
- J. Provide interior caulking to all windows and door frames. Drywall returns, sills and etc. would be the responsibility of this contract to caulk. Caulk between the top of wood base and wall.
- K. Provide the painting of exposed conduit, sprinkler, plumbing and mechanical piping and duct work. Painting Contractor shall coordinate work with Sprinkler, Mechanical and Electrical Contractors.
- L. Provide staining and varnishing of job site finished wood products include prep of material complete except wood flooring.
- M. Provide wall coverings including preparation of walls for a complete system.
- N. Provide all exterior painting as noted on contract documents.

- O. See section 012300 Alternates and bid form for your responsibility for the alternates.
- P. The intent of the scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.
- Q. It is this contracts responsibility to review all other contract scopes of work.**



**SCOPE OF WORK – Bid Pac E**  
**CONTRACT NO. 8 MECHANICAL**

- A. The administrative sections, prints, addendums and technical specification sections 024100, 142400, 220517, 220523, 220529, 220553, 220719, 221005, 221429, 224000, 230130.51, 230517, 230529, 230593, 230713, 230719, 230923, 232300, 233100, 233300, 233700 & 238126.13. Technical specifications are noted on mechanical and plumbing contract drawings. Also, refer to electrical drawings for any mechanical or plumbing equipment.
- B. Provide all plumbing complete including hook up to residential and commercial equipment including washer extractor pit, trench drains and dryer vents. Also provide caulking of plumbing fixtures to countertops, walls or other surfaces. Provide lavatory shields and shower seats complete.
- C. Provide all testing and permits for the plumbing work. Provide chlorination on all water lines.
- D. Provide all HVAC work complete including all required louvers for the mechanical work. Contract No. 3 Carpentry and General Work is responsible for other louvers. Provide fire dampers as required by all codes that apply.
- E. Provide all testing and balancing of the HVAC system.
- F. Provide Fire stopping and patching of wall and ceiling areas that require mechanical penetration. Coordinate with other trades. Provide access panels and doors as required. This contract to install the access doors.
- G. Provide the cutting of roof areas where mechanical penetration is required. If any framing or modification is required for the opening, it is the responsibility of this Contract to provide. Also provided all roof curbs for all mechanical items.
- H. It is the responsibility of the mechanical contractor to coordinate and inspect at the time of pour all imbedded mechanical items in concrete or masonry units for proper elevations and locations.
- I. This contract is responsible to restore sub-grade to within 1”+ / - of final grade. Provide compaction and testing as required.
- J. This contract is responsible for all temporary heat as needed through duration of construction. See allowances.
- K. Temporary electrical service to your construction trailer to be provided by this contract. A localized electrical panel will be provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
- L. Provide gas piping and final connections and all related items.
- M. Provide coordination of all mechanical penetrations with all trades involved. Hammer penetrations will not be tolerated. All wall penetrations to be patched prior to painting or cost for touch up paint to be deducted from contract.
- N. Provide all concrete housekeeping pads for mechanical and plumbing equipment as required.

- O. Provide duct mounted smoke and heat detectors including all control wiring as needed for a complete system as required by all codes that apply.
- Q. Provide the cutting, demolition and repair of all concrete floors and walls required to install new mechanical items. Also after the installation of work, repair and patch all concrete floors. Refer to Division 9 Flooring Sections in reference to floor finish tolerances. Provide the cutting demolition and repair of all walls required to install new mechanical items. After the installation of work, repair and patch all walls to match finish conditions.
- R. Include the lump sum of the following amount \$25,000 in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager.
- S. Provide all mechanical and plumbing for elevator and shafts that pertain to your scope of work.
- T. Provide the mechanical controls system complete including low voltage wiring. Electrical contractor will provide power only.
- U. Provide elevator sump pumps and piping and connections complete.
- V. Provide gas and water piping and connections for equipment noted.
- W. Provide all sleeves for piping and ductwork complete.
- W. Provide the draining and proper removal of all HVAC fluids, Freon and gas before the starting of demolition.
- X. Provide propane tank and gas line removal complete.
- Y. Provide the selective demolition of all existing mechanical items and plumbing items. This will require the capping of the utilities associated with the casework and kitchen equipment. Removal of kitchen exhaust hood to be included in this contract. Provide removal of louvers, water coolers, boilers, air handlers fans, window A/C units, ductwork, chiller, all piping, valves, unit ventilators, hot water converters, fined tube radiators, roof top units, ATC panels , fan coil units, electric cabinet heaters, fans, RTU, ventilators, PRV, boilers, storage tanks, walk-in coolers and freezers, plumbing fixtures, panels, sump pumps, water heaters, etc..
- Z. See section 012300 Alternates and bid form for your responsibility for the alternates.
- AA. The intent of this scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.
- BB. It is this contracts responsibility to review all other contract scopes of work.**

**SCOPE OF WORK Bid Pac E**  
**CONTRACT NO. 9 SPRINKLER SYSTEM**

- A. The administrative sections, prints, addendums, and technical specifications sections 024100, 142400, 210500, 210523, 210548, 210553 & 211300,. Technical specifications are noted on the mechanical and plumbing contract drawings. Also, refer to electrical drawings for any sprinkler equipment.
- B. Provide any fire stopping required where your work penetrated walls. Provide access panels and doors as required. This contract is to install their own panels.
- C. Provide all fire sprinkler/protection including, but not limited to, backflow preventers, sprinkler heads, piping, fittings, standpipe, fire department connection and fire pumps.
- D. Submit all required calculations and applications for review and approval by State and city agencies.
- E. Provide all required flow switches, alarms, tamper switches, alarm clock valves, pipe, hangers, inserts, valves, fittings, fire department hose valves, access panels and access doors associated with your scope of work.
- F. Coordinate with all effected trades', provide coordination information to other contracts.
- G. Provide demolition of existing sprinkler system as shown or noted in specifications.
- H. Temporary electrical service to your trailer to be provided by this contract. A localized electrical panel will provided for your power source. Removal of temporary electric is the responsibility of this contract at completion of job.
- I. Provide flushing for all interior and exterior fire water lines complete, including site for water lines installed by site work contractor.
- J. Provide coordination of all sprinkler penetrations with all trades involved. Hammer penetrations will not be tolerated. All wall penetrations to be patched prior to painting or cost of touch up painting to be deducted from contract. Provide sleeves as required.
- K. Provide any demolition of existing walls required to install piping. Patch and repair as necessary. Provide any fire stopping required where your work penetration walls.
- L. Provide the cutting and patching of the concrete flooring to hook system to the waterlines. Patch concrete floors in a proper manner.
- M. Provide for sprinkler work for elevator and shaft complete including attics.
- N. See section 012300 Alternates and bid form for your responsibility for the alternates.
- O. The intent of this scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.
- P. It is this contracts responsibility to review all other contract scopes of work.**

**SCOPE OF WORK Bid Pac E**  
**CONTRACT NO. 10 ELECTRICAL**

- A. The administrative sections, prints, addendums, and technical specification sections 024100, 081113, 142400, 260505, 260513, 260519, 260526, 260529, 260533.13, 260533.16, 260533.23, 260553, 260583, 260923, 260936, 262726, 262816.16, 262913, 265100, 270529, 270533.13 & 284600.. Technical specifications are noted on the electrical contract drawings. Also, refer to mechanical and plumbing drawings for any technical equipment.
- B. Provide temporary lighting as required for all areas of construction. Provide temporary electric service to all construction managers' office trailers. Trench wire in ground. Remove temporary service at completion of job.
- C. Provide the patching and fire stopping required for any electrical penetration thru walls, ceilings and floors. Provide access doors and panels as required. This contract is to install their own panels.
- D. Provide all rough-in and final electrical connections to the commercial and residential equipment and mechanical equipment including elevator system.
- E. Provide all equipment, material, testing, permits, and inspections required for a complete electrical system for the entire project.
- F. Provide all concrete work for the installation of all electrical equipment.
- G. Electrical contractor shall provide line power to fire alarm system as required by code.
- H. Electrical contractor shall provide power to all electric door hardware. This shall include wall boxes and conduit where necessary. Electrical contractor shall coordinate with Hardware contract and alarm company. This shall include wall boxes, conduit and installation of control boxes. Low voltage wiring by others; electrical contractor is to provide line voltage to all electric door hardware.
- I. Provide temporary distribution panel with six (6) 60-amp, 120/240 volt, single phase, 3-wire power for construction trailers for other contractors. Electrical hook-up, including conduit and wiring to trailer location shall be the responsibility of the Contractor requesting power not the Electrical Contract.
- J. This contract is responsible to restore sub-grade to within 1" + / - of final grade.
- K. If the Electrical contractor requires power for his construction trailer, he shall provide power to his trailer from the temporary distribution panel provided. Electrical contractor is responsible for all material, labor, and equipment necessary to extend power from panel to electrical site trailer. Electrical contractor shall make connection to panel
- L. Provide all heat and smoke detector power wiring per all codes that apply.
- M. Provide electrical connections for owner purchased equipment.



- N. Provide all conduits, wire and all related material to install all underground electric utilities complete.
- O. Provide all site lighting complete including concrete bases, conduit, wire and fixtures. Also provide power to exterior score board.
- P. Provide proper compaction and testing of all trenches associated with electrical work.
- Q. Provide coordination of all electrical penetrations with all trades involved. Hammer penetrations will not be tolerated. All wall penetrations to be patched prior to painting or cost of touch up painting to be deducted from this contract.
- R. Provide the demolition, patching and fire stopping required for any electrical penetration thru walls. Also provide the patching of areas where existing electrical penetrations are removed due to demolition.
- S. Provide the saw cutting, demolition and repair for any floor areas required to run electrical work. Refer to Division 9 Flooring Sections in reference to floor finish tolerances.
- T. Provide disconnecting and capping of all electrical systems that are to be demolished by Contract No. 2 Carpentry & General Works.
- U. Provide the patching and fire stopping required for any electrical penetration thru walls.
- V. Provide pathways, conduit, boxes, raceways, cable trays, floor boxes, distribution backboards, electrical protection, bonding and grounding and power supplies only for Telecommunication system, structured cabling, audio visual and sound systems and secondary systems. Also provide site conduit and pull boxes for technology and communications systems. Structured Cabling, and Security systems provided by others.
- W. Provide owners interactive display devices electrical requirements complete.
- X. Provide the fire alarm system and all hardware for a complete system.
- Y. Provide analysis and coordination study of electrical system.
- Z. Provide electrical power to electric hand dryers.
- AA. Provide all lighting for project.
- BB. Electrical Scope Clarification –Division 27 & 28 Items

**Provide pathway and boxes only to the following items:**

270500 – Telecommunications Pathways and Spaces

271000 – Structured Cabling

274000 – Classroom Sound Enhancement

274100 – Audio Visual and Sound System

Intercom and Clocks

Network Equipment

Telephone

ERR/DAS  
Intrusion Detection  
Access Control  
Video Surveillance

- CC. Provide the electrical telecom and alarm grounding and bonding system complete.
- DD. In regards to coordination drawings, the electrical contractor has the responsibility to coordinate all the trades and producing a coordination drawing showing all trades.
- EE. Provide all lighting complete including the testing of lighting and control systems.
- FF. Provide all concrete housekeeping pads for electrical equipment required.
- GG. Provide all electrical and lighting for elevator and shafts that pertain to your scope of work.
- HH. Include the lump sum of the following amount \$25,000 in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager.
- II. Provide removal and disposal of PCB ballasts per local and federal codes and guild lines. Cost will be determined by unit price and amount of ballast that are encountered during the demolition phase.
- JJ. Provide coordinatin of disconnecting and safing of existing building electrical system before building demolition starts; disconnect and remove service not limited to meter aerial and underground service complete to source point if required. Contract 19 Electrical will provide disconnecting and safing off of electrical system.
- KK. Provide demolition of existing fire alarm, security system, intercom system, speaker system, electrical system and clock system.
- LL. Provide demolition of all existing electrical items including wiring, lighting, boxes conduit as noted in documents.
- MM. Provide removal and disposal of PCB ballasts per local and federal codes and guild lines. Cost will be determined by unit price and amount of ballast that are encountered during the demolition phase.
- NN. Provide demolition of all electrical items including lights, wiring, panels, speakers, water coolers, fire alarms, power poles, ect..
- OO. See section 012300 Alternates and bid form for your responsibility for the alternates.
- PP. The intent of this scope is **NOT** to denote every minute detail but to create an awareness of the scope of work for the project.
- QQ. It is this contracts responsibility to review all other contract scopes of work.**

END OF SECTION 011100

**SECTION 011200 – MULTIPLE CONTRACT SUMMARY**

## PART 1 - GENERAL

## 1.1 SUMMARY

- A. This section describes certain responsibilities of the Contractors. These instructions shall be strictly followed unless more stringent requirements are contained within other Specification sections or written directions from the Construction Manager state otherwise.

Protection of Existing Conditions  
Project Supervision  
Project Coordination  
Protection of Existing Conditions  
Systems Coordination Drawings  
Field Engineering  
Testing  
Fees, Licenses, and Permits  
Sleeves, Hangers, and Inserts  
Chases and Recesses  
New and Existing Openings  
Penetrations  
Fireproof Repair  
Equipment Foundations  
Cutting and Patching  
Access Doors and Panels  
Touch-up Painting  
Starters and Disconnects  
Final Cleaning

## 1.2 PROTECTION OF EXISTING CONDITIONS

- A. Existing finished surfaces to remain in place in the existing site, shall be protected by the Trade Contractor performing the work in that area, by whatever materials and means are required to prevent any damage. Other surfaces shall be protected with tarpaulins, drop cloths, and similar coverings, as required.
- B. At the completion of the work, or when protection is no longer required, temporary enclosures, tarpaulins, building paper, drop cloths and other temporary materials, shall be removed and existing work and finishes in altered portions of the existing site shall be cleaned and left in condition acceptable to the Owner, Architect, and the Construction Manager.

## 1.3 PROJECT SUPERVISION

- A. Every Trade Contractor shall be responsible for the supervision of their work. Adequate supervision as required to maintain the progress schedule, shall be required within the scope of work within the contracts. When more than one major building phase is being constructed at different locations on the project site, separate supervision must be assigned to each phase when work of that contract is being performed. When performing construction work to maintain the progress schedule requires extended hours, multiple shifts, and/or additional work days, adequate

separate supervision shall be required for each Trade Contractor during these times. The competence level and ability of supervisory personnel must be adequate to perform the construction activities involved.

- B. Although these various second level supervision personnel may be reassigned from time to time, each contractor shall retain one superintendent with full responsibility while performing work on the project.
- C. The Construction Manager shall have the authority to direct the Trade Contractor to assign additional supervisory personnel to ensure compliance with the contract schedule and quality requirements at no addition to the contract price.

#### 1.4 PROJECT COORDINATION

- A. Every Trade Contractor shall be responsible for the coordination of the progress of their work with the progress of all other Trade Contractors work.
- B. Inasmuch as Project completion within the time limit is dependent upon cooperation of those engaged therein, it is imperative that each Trade Contractor perform his work at such time and in such a manner as not to delay or otherwise interfere with work progress of other Trade Contractors. If any Trade Contractor's work depends upon proper execution or results of another Trade Contractor's work, the former shall inspect the work and report any defects therein to the Construction Manager.
- C. Trade Contractors shall afford each other every reasonable opportunity for installation of their work, and shall work in conjunction with each other in order to facilitate proper and intelligent execution of work.
- D. Plans are generally diagrammatic, and each Trade Contractor shall coordinate his work with the work of others, so that interference between mechanical, electrical, architectural and structural work does not occur. Each Trade Contractor shall furnish and install offsets, bends, turns, and the like in connection with his work to avoid interference with work of other Trade Contractors, to conceal work where required, and to secure necessary clearance and access for operation and maintenance. In case of interference or lack of clearance and access, the Construction Manager will be notified immediately, and shall, in turn, notify the Architect. The Architect will decide which work shall be relocated, regardless of which was installed first.
- E. Coordinate scheduling, submittals, and Work of the various sections of the Project Manual to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
- F. Verify utility requirements and characteristics of operating equipment are compatible with utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service such equipment.
- G. Coordinate completion and clean up of Work of separate sections in preparation for Substantial Completion and for portions of Work designated for Owner's partial occupancy.
- H. After Owner occupancy, coordinate access to site for correction of defective Work and Work not in accordance with Contract Documents, to minimize disruption of Owner's activities.



## 1.5 FIELD ENGINEERING

## H. Inspection:

1. Each Trade Contractor shall confirm locations of survey control points prior to starting work. Promptly notify Construction manager of any discrepancies discovered.
2. The Trade Contractor shall verify all measurements of the site and shall be responsible for the correctness of same. No extra charge or compensation will be allowed on account of differences between actual dimensions and the measurements indicated on the Drawings; any difference which may be found should be submitted to the Architect for consideration before proceeding with the work.

## I. The Owner shall secure a professional engineer or surveyor licensed in the State of Delaware to perform the following:

1. Provide benchmark elevation to serve as the basis for the construction layout of the project.

## J. Construction Layout:

1. The Sitework Trade Contractor shall be responsible to perform the layout and elevations required to complete his work.
2. The Site Concrete Work Trade Contractor shall layout to complete the scope of their work.
3. Each Trade Contractor shall layout the remainder of his own work and be responsible for all lines, levels, grades, elevations, and measurements.

## 1.6 TESTING

- A. The owner shall employ and pay for the services of a testing agency to perform the required construction material testing for specification divisions 1 through 3. Refer to section 014000 Quality Control for testing agency qualifications and test reporting requirements.

## 1.8 FEES, LICENSES, AND PERMITS

## A. The following permits shall be purchased by the Owner:

1. Building Permit

## B. All remaining fees, licenses, and permits shall be obtained and paid for by the trade contractor requiring them at no additional cost to the Owner to complete their work.

1. All Trade Contractors are advised that the Owner has reached an agreement with the County of Kent and the City of Dover to pay for the following permit fees: Building Construction.
2. Each respective contractor will still be required to obtain license from the County of Sussex and the City of Rehoboth Beach.
3. Additionally, all contractors are still responsible to coordinate required applicable inspections.

### 1.9 SLEEVES, HANGERS, AND INSERTS

- A. Each Trade Contractor shall furnish sleeves and inserts required to accommodate his work, together with instructions regarding their placement and location in the structure. Sleeves and inserts shall be furnished promptly in accordance with the established construction schedule so that they may be built-in as construction progresses.
- B. Trade Contractors to furnish all embeds, sleeves, inserts, etc., that are to be cast in concrete or built in masonry to the appropriate Trade Contractor for installation.
- C. Each Trade Contractor shall furnish and install hangers required to accommodate his work.

### 1.10 CHASES AND RECESSES

- A. Each Trade Contractor shall provide all blockouts shown on the Contract Documents and having either or both dimensions greater than 10" to the appropriate Trade Contractor for installation into his work. Any openings with dimensions smaller than 10" or not shown on drawings but required by a Trade Contractor shall be furnished and installed by the Trade Contractor requiring the same.
- B. It is the responsibility of the Trade Contractors requiring openings, chases, etc., to furnish information regarding size and location promptly in accordance with the established construction schedule, so that they may be built-in as construction progresses and avoid delays. Failure to provide the information promptly will result in the responsible Trade Contractor incurring any cost associated with the delay and the installation.
- C. Trade Contractors shall cooperate fully with each other in the performance of above work, as cutting and patching of new work is neither contemplated nor will it be tolerated.

### 1.11 NEW AND EXISTING OPENINGS

- A. Upon removal of existing work, which penetrates floors, walls, or ceilings, openings shall be immediately closed with material matching that adjacent to the opening. This shall include whatever structural support is required. The closing of existing openings shall be performed by the Trade Contractor who is responsible to perform this work as if it is new construction.
- B. Each Trade Contractor shall be responsible to install any new openings required to install his works in any existing construction and to furnish and install any additional structural support. All cutting and patching must be performed by journeymen or master trade mechanics for the trade work of the cutting/patching. Costs for all patching work are the responsibility of the trade contractor requiring the new opening.
- C. This structural support shall maintain the structural integrity of the building.
- D. Prior to cutting or drilling of any new openings that require additional structural support, the contractor shall submit a shop drawing to the Construction manager for review and acceptance by the Architect prior to demolition.
- E. Openings required by any Trade Contractor in new construction shall be coordinated with the Trade Contractor(s) performing adjacent work.

### 1.12 PENETRATIONS

- A. Each Trade Contractor shall be responsible to seal his own penetrations in walls, floors, and ceilings, using fire resistant materials, as required.
- B. All roofing work shall be performed by the Roofing Trade Contractor, including patching penetrations made by the other Trade Contractors. Unless assigned specifically in section 011100 the cutting of roof openings, structural reinforcement, roof curbs, and counter flashing, shall be provided and installed by each Trade Contractor whose work penetrates the roofing surface, including all additional blocking associated with penetration.

### 1.13 FIREPROOF REPAIR

- A. Existing and new spray-on fireproofing which is damaged by Trade Contractors shall be repaired by the Trade Contractor who caused the damage. The repair work shall be performed by tradesman qualified and certified to perform the repair.

### 1.14 EQUIPMENT FOUNDATIONS

- B. The Concrete Work Trade Contractor shall provide all interior foundations and housekeeping pads indicated on the Contract Documents. The Sitework Concrete Contractor shall place all exterior equipment foundations and housekeeping pads indicated on the Contract Documents. All other foundations, equipment, and housekeeping pads not shown, but required, shall be by the Trade Contractor requiring the same.
- C. Each Trade Contractor shall furnish anchor bolts and other accessories required to anchor his equipment in place, together with instructions regarding their placement and location in the foundation. Anchor bolts and other accessories shall be furnished promptly in accordance with the established construction schedule so that they may be built-in as construction progresses.

### 1.15 CUTTING AND PATCHING

- A. Responsibility: A Trade Contractor requiring the cutting of openings in new work, or in the existing work installed by others shall have such openings cut and patched by the trade which installed the original work and such cutting and patching shall be at the expense of the Trade Contractor requiring the opening.
- B. Approval: Approval to do such cutting and patching shall be received from the Architect through the Construction Manager prior to proceeding with the work. Approval of any structural cutting must be received from the structural engineer and architect before proceeding.
- C. Inspection:
  - 1. Inspect existing conditions, including elements subject to damage or movement during cutting and patching.
  - 2. After uncovering, inspect conditions affecting performance of work.
  - 3. If, in the course of cutting and patching the existing building for alteration work, a material is uncovered which appears to contain asbestos, the Contractor shall immediately notify the Construction Manager. Contractors shall perform other construction activities until the area

in question can be cleared.

D. Preparation:

1. Provide supports to assure structural integrity of surroundings, devices, and methods, to protect other portions of Project from damage.
2. Provide protection from elements for areas which may be exposed by uncovering work.

E. Performance:

1. Execute work by methods to avoid damage to other work and which provide proper surfaces to receive patching and finishing.
2. Employ original installer to perform cutting and patching for weather-exposed and moisture-resistant elements and sight-exposed surfaces.
3. Restore work with new products in accordance with requirements of Contract Documents.
4. Fit work tightly to pipes, sleeves, ducts, conduit and other penetrations through surfaces.
5. At penetrations of fire-rated wall, ceiling or floor construction, completely seal voids with fire-resistant materials as required to achieve fire-rating indicated.
6. Where fire protection materials are damaged or removed, reapply fire protection materials to achieve a rating equivalent to existing construction or as noted.
7. Refinish surfaces to match adjacent finishes. For continuous surfaces, refinish to nearest intersection; for an assembly, refinish entire unit.

#### 1.16 ACCESS DOOR AND PANELS

- A. Access doors and panels, shown on architectural drawings, shall be furnished and installed by each Trade's Contractor whose product needs to be accessible.
- B. Access doors and panels shall be furnished by the trade contractor requiring access and delivered to the Drywall and Metal Studs Trade Contractor for installation.

#### 1.17 FINAL CLEANING

- A. Trade Cleaning: Each contractor is responsible for final cleaning their own work as outlined in Section 011100 - Summary of Work. This initial cleaning must be completed before requesting inspection for Certification of Substantial Completion. This cleaning shall include, but not be limited to:
  1. Clean surfaces exposed to view; remove temporary labels, stains and foreign substances; polish transparent and glossy surfaces.
  2. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned. Comply with Product manufacturer instruction and recommendations.
  3. Within limits of Contract, clean site, sweep paved areas, rake clean landscaped surfaces.
  4. Provide additional cleaning as required within individual Specification sections.
  5. Remove waste and surplus materials, rubbish and construction facilities from the site. Dispose of in a legal manner.
  6. Clean exposed exterior and interior hard-surfaced finishes to a dust-free condition, free of stains, films and similar foreign substances. Restore reflective surfaces to their original reflective condition. Leave concrete floors broom clean. Vacuum carpeted surfaces.
  7. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication and other



- substances. Clean plumbing fixtures to a sanitary condition. Clean light fixtures and lamps.
8. Wipe down all walls, equipment, fixtures, casework and shelving to a dust-free sanitary condition.
  9. Sweep, vacuum and mop all floors.
  10. Clean all windows, glass and glazing.

#### 1.18 TOUCH-UP PAINTING

- A. The Caulking and Painting Contractor shall coordinate and schedule his final coat as directed by the Construction Manager to reduce the amount of touch-up painting required.
- B. After the final coat has been applied, all touch-up paint and patching required to repair damage caused by other trade shall be reviewed by the Construction Manager and paid for from the construction contingency or back charged to the Trade Contractor who the Construction Manager determines is responsible.

#### 1.19 STARTERS AND DISCONNECTS

- A. The Electrical Contractor shall furnish and install starters, power and starter control wiring per the electrical drawings and the specifications. The Electrical Contractor shall furnish and install starters in the motor control center.
- B. Individual starters and disconnects shown on other drawings and specifications shall be furnished by that Trade Contractor and will be installed and connected by the Electrical Contractor.

**END OF SECTION 011200**

**SECTION 011216 – WORK SEQUENCE**

## PART 1 - GENERAL

## 1.1 SECTION INCLUDES

- A. Products and installation for patching and extending work.
- B. Transition and adjustments.
- C. Repair of damaged surfaces, finishes, and cleaning.

## 1.2 RELATED SECTIONS

- A. Section 013100 – Project Management and Coordination: Work sequence, owner occupancy, maintenance of utility services.
- B. Section 017329 - Cutting and Patching: Cutting and patching.
- C. Section 015000 – Temporary Construction Facilities and Temporary Controls: Temporary enclosures, protection of installed work, and cleaning during construction.
- D. Section 024119 – Selective Demolition

## PART 2 - PRODUCTS

## 2.1 PRODUCTS FOR PATCHING AND EXTENDING WORK

- A. New Materials: As specified in product sections; match existing Products and work for patching and extending work.
- B. Type and Quality of Existing Products: Determine by inspecting and testing Products where necessary, referring to existing Work as a standard.

## PART 3 - EXECUTION

## 3.1 EXAMINATION

- A. Verify that demolition is complete and areas are ready for installation of new Work.
- B. Beginning of restoration Work means acceptance of existing conditions.

## 3.2 PREPARATION

- A. Cut, move, or remove items as necessary for access to alterations and renovation Work. Replace and restore at completion.
- B. Remove unsuitable material not marked for salvage, such as rotted wood, corroded metals, and deteriorated masonry and concrete. Replace materials as specified for finished Work.

- C. Remove debris and abandoned items from area and from concealed spaces.
- D. Prepare surface and remove surface finishes to provide for proper installation of new work and finishes.
- E. Close openings in exterior surfaces to protect existing work and salvage items indicated from weather and extremes of temperature and humidity. Insulate ductwork and piping to prevent condensation in exposed areas.

### 3.3 INSTALLATION

- A. Coordinate work of alterations and renovations to expedite completion sequentially and to accommodate Owner occupancy.
- B. Remove, cut and patch work in a manner to minimize damage and to provide a means of restoring Products and finishes to original condition in accordance with Section 024500.
- C. Refinish visible existing surfaces to remain in renovated rooms and spaces, to specified condition for each material, with a neat transition to adjacent finishes in accordance with Section 024500.
- D. Project, Designated Areas, Rooms and Spaces, and Finishes: Complete including operational mechanical and electrical work.
- E. In addition to specified replacement of equipment and fixtures, restore existing plumbing, heating, ventilation, air conditioning, electrical, and other systems to full operational condition.
- F. Re-cover and refinish work that exposes mechanical and electrical work exposed accidentally during the work.
- G. Install Products as specified in individual sections.

### 3.4 TRANSITIONS

- A. Where new work abuts or aligns with existing, perform a smooth and even transition. Patch Work to match existing adjacent work in texture and appearance.
- B. When finished surfaces are cut so that a smooth transition with new work is not possible, terminate existing surface along a straight line at a natural line of division and make recommendation to Architect/Engineer.

### 3.5 ADJUSTMENTS

- A. Where removal of partitions or walls results in adjacent spaces becoming one, rework floors, walls, and ceilings to a smooth plane without breaks, steps, or bulkheads.
- B. Where a change of plane of 1/4 inch or more occurs, submit recommendation for providing a smooth transition for Architect/Engineer review.

- C. Trim existing doors as necessary to clear new floor finish. Refinish trim as required.
- D. Fit work at penetrations of surfaces as specified in Section 01045.

### 3.6 REPAIR OF DAMAGED SURFACES

- A. Patch or replace portions of existing surfaces which are damaged, lifted, discolored, or showing other imperfections.
- B. Repair substrate prior to patching finish.

### 3.7 FINISHES

- A. Finish surfaces as specified in individual Product sections.
- B. Finish patches to produce uniform finish and texture over entire area. When finish cannot be matched, refinish entire surface to nearest intersections.

### 3.8 CLEANING

- A. In addition to cleaning specified in Section 015000, clean Owner occupied areas of work.

END OF SECTION 011216



**SECTION 011400 - WORK RESTRICTIONS**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 USE OF PREMISES

- A. Use of Site: Limit use of premises to work in areas indicated. Do not disturb portions of site beyond areas in which the Work is indicated.
  - 1. Owner Occupancy: Allow for Owner occupancy of site.
  - 2. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
    - a. Schedule deliveries to minimize use of driveways and entrances.
    - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.

## 1.3 OCCUPANCY REQUIREMENTS

- A. Partial Owner Occupancy: Owner reserves the right to occupy and to place and install equipment in completed areas of building, before Substantial Completion, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and partial occupancy shall not constitute acceptance of the total Work.
  - 1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied before Owner occupancy.
  - 2. Obtain a Certificate of Occupancy from authorities having jurisdiction before Owner occupancy.
  - 3. Before partial Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will provide, operate, and maintain mechanical and electrical systems serving occupied portions of building.
  - 4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of building.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011400

**SECTION 012000 – PRICE AND PAYMENT PROCEDURES**

## PART 1 - GENERAL

## 1.1 SECTION INCLUDES

- A. Measurement and payment criteria applicable to portions of the Work performed under a unit price payment method.
- B. Defect assessment and non-payment for rejected work.

## 1.2 AUTHORITY

- A. Measurement methods delineated in the individual specification sections complement the criteria of this section.
- B. Take all measurements and compute quantities. The Construction Manager will verify measurements and quantities.
- C. Assist by providing necessary equipment, workers, and survey personnel as required.

## 1.3 UNIT QUANTITIES SPECIFIED

- A. Quantities indicated in the Bid Form as defined in individual Specification sections are for bidding and contract purposes only. Quantities and measurements supplied or placed in the Work and verified by the Construction Manager shall determine payment.
- B. If the actual Work requires more or fewer quantities than those quantities indicated, provide the required quantities at the unit sum/prices contracted.
- C. If the actual Work requires a 10 percent or greater change in quantity than those quantities indicated, the Owner may claim for a Contract Price adjustment.

## 1.4 MEASUREMENT OF QUANTITIES

- A. Measurement Devices:
  - 1. Weigh Scales: Inspected, tested and certified by the applicable state Weights and Measures department within the past year.
  - 2. Platform Scales: Of sufficient size and capacity to accommodate the conveying vehicle.
  - 3. Metering Devices: Inspected, tested and certified by the applicable State department within the past year.
- B. Measurement by Weight: Concrete reinforcing steel, rolled or formed steel or other metal shapes will be measured by handbook weights. Welded assemblies will be measured by handbook or scale weight.
- C. Measurement by Volume: Measured by cubic dimension using mean length, width and height or thickness.

- D. Measurement by Area: Measured by square dimension using mean length and width or radius.
- E. Linear Measurement: Measured by linear dimension, at the item centerline or mean chord.
- F. Stipulated Sum/Price Measurement: Items measured by weight, volume, area, or linear means or combination, as appropriate, as a completed item or unit of the Work.

#### 1.5 PAYMENT

- A. Payment Includes: Full compensation for all required labor, Products, tools, equipment, plant, transportation, services and incidentals; erection, application or installation of an item or the Work; overhead and profit.
- B. Final payment for Work governed by unit prices will be made on the basis of the actual measurements and quantities accepted by the Architect/Engineer multiplied by the unit sum/price for Work which is incorporated in or made necessary by the Work.

#### 1.6 DEFECT ASSESSMENT

- A. Replace the Work, or portions of the Work, not conforming to specified requirements.
- B. If, in the opinion of the Architect, it is not practical to remove and replace the Work, the Architect will direct one of the following remedies:
  - 1. The defective Work may remain, but the unit sum/price will be adjusted to a new sum/price at the discretion of the Architect.
  - 2. The defective Work will be partially repaired to the instructions of the Architect, and the unit sum/price will be adjusted to a new sum/price at the discretion of the Architect.
- C. The individual specification sections may modify these options or may identify a specific formula or percentage sum/price reduction.
- D. The authority of the Architect to assess the defect and identify payment adjustment is final.

#### 1.7 NON-PAYMENT FOR REJECTED PRODUCTS

- A. Payment will not be made for any of the following:
  - 1. Products wasted or disposed of in a manner that is not acceptable.
  - 2. Products determined as unacceptable before or after placement.
  - 3. Products not completely unloaded from the transporting vehicle.
  - 4. Products placed beyond the lines and levels of the required Work.
  - 5. Products remaining on hand after completion of the Work.
  - 6. Loading, hauling, and disposing of rejected Products.

1.8 SCHEDULE OF UNIT PRICES

NOT USED

PART 2 - PRODUCTS

NOT USED

PART 3 - EXECUTION

END OF SECTION 012000



**SECTION 012100 - ALLOWANCES**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing allowances. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements due to unknown conditions or to defer selection of actual materials and equipment and/or installation to a later date when additional information is available for evaluation. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
  - 2. Unit-cost allowances.
  - 3. Quantity allowances.
  - 4. Contingency allowances.
  - 5. Testing and inspecting allowances.
- C. Related Sections include the following:
  - 1. Division 1 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders for allowances.
  - 2. Division 1 Section "Unit Prices" for procedures for using unit prices.
  - 3. Division 1 Section "Quality Requirements" for procedures governing the use of allowances for testing and inspecting.
  - 4. Divisions 2 through 35 Sections for items of Work covered by allowances.

## 1.3 SELECTION AND PURCHASE

- A. At the earliest practical date after award of the Contract, advise Architect of the date when final selection and purchase of each product or system described by an allowance must be completed to avoid delaying the Work.
- B. At Architect's request, obtain proposals for each allowance for use in making final selections. Include recommendations that are relevant to performing the Work.
- C. Purchase products and systems selected by Architect from the designated supplier.

#### 1.4 SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.
- B. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.

#### 1.5 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

#### 1.6 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials selected by Architect or specified herein and shall include taxes, freight, and delivery to Project site.
- B. Related costs for Supervision, field operation and temporary facilities; general overhead; profit; bond premiums; and taxes. costs are part of the Contract Sum.

#### 1.7 TESTING AND INSPECTING ALLOWANCES

- A. Testing and inspecting allowances include the cost of engaging testing agencies, actual tests and inspections, and reporting results.
- B. The allowance does not include incidental labor required to assist the testing agency or costs for retesting if previous tests and inspections result in failure. The cost for incidental labor to assist the testing agency shall be included in the Contract Sum.
- C. Costs of services not required by the Contract Documents are not included in the allowance.
- D. At Project closeout, credit unused amounts remaining in the testing and inspecting allowance to Owner by Change Order.

#### 1.8 UNUSED MATERIALS

- A. Return unused materials purchased under an allowance to manufacturer or supplier for credit to Owner, after installation has been completed and accepted.
  - 1. If requested by Architect, prepare unused material for storage by Owner when it is not economically practical to return the material for credit. If directed by Architect, deliver unused material to Owner's storage space. Otherwise, disposal of unused material is Contractor's responsibility.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

## 3.1 EXAMINATION

- A. Examine products covered by an allowance promptly on delivery for damage or defects. Return damaged or defective products to manufacturer for replacement.

## 3.2 PREPARATION

- A. Coordinate materials and their installation for each allowance with related materials and installations to ensure that each allowance item is completely integrated and interfaced with related work.

## 3.3 SCHEDULE OF ALLOWANCES

**A. BASE BID QUANTITY ALLOWANCES**

- B. Perform the following work to be included under allowances in compliance with the bid documents. This work is in addition to the type and location of masonry work shown on the Elevation drawings. The location of the work shall be identified by the Owner's Representative.

- C. The cost for the allowances shall be based on the Unit prices established in the specifications.

**D. UNFORESEEN ALLOWANCE**

- E. Allowance No. 1: Include the lump sum of following amount \$25,000 in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager.

- F. Allowance No. 2: Include the lump sum of following amount \$100,000 in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager.

- G. Allowance No. 3: Include the lump sum of following amount \$25,000 in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager.

- H. Allowance No. 4: Include the lump sum of following amount \$25,000 in the contract for unforeseen conditions that may arise during construction to be used at the discretion of the Construction Manager.

END OF SECTION 012100



**SECTION 012200 - UNIT PRICES**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices.
- B. Related Sections include the following:
  - 1. Division 1 Section "Allowances" for procedures for using unit prices to adjust quantity allowances.
  - 2. Division 1 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders.

## 1.3 DEFINITIONS

- A. Unit price is **an amount proposed by bidders, stated on the Bid Form, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased. Owner reserves the right to reject unit prices submitted with bid deemed unreasonable.**
- B. Unit prices include necessary material, overhead, profit and applicable taxes.
- C. Unit price shall include all costs related or required for the complete installation, including the cost of material and delivery; installation labor including fringe benefits, insurance, social security, workmens' compensation; rental value of equipment and machinery; incidental expense, supervision, field operation and temporary facilities; general overhead; profit; bond premiums; and taxes.
- D. Material only unit price shall include the cost of material and shipping. All other Contractor's costs including storage, handling, labor; equipment and machinery; supervision; temporary facilities; general overhead; profit; bond premiums; and taxes shall be included in the contract sum and not the allowance.
- E. Refer to individual Sections for construction activities requiring establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.

## 1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, **applicable taxes**, overhead, and profit.
- B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement and payment for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A "**Unit Price Schedule**" is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials and methods described under each unit price.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

## 3.1 LIST OF UNIT PRICES

NOT USED

END OF SECTION 012200

SECTION 012300  
ALTERNATES

## PART 1 GENERAL

## 1.01 SECTION INCLUDES

1.01.A. Description of Alternates.

## 1.02 RELATED REQUIREMENTS

## 1.03 ACCEPTANCE OF Alternates

## 1.04 SCHEDULE OF Alternates

## 1.04.A. Alternate No. 1A - Wall Paint:

1. Base Bid Item: Paint only classroom walls as indicated on Finish Plans.
2. Alternate Item: Paint corridor walls in Areas B, D and E as indicated on Finish Plans.

## 1.04.B. Alternate No. 1B - Wall Paint:

1. Base Bid Item: Paint only classroom walls as indicated on Finish Plans.
2. Alternate Item: Paint corridor walls and cafeteria in Area C as indicated on Finish Plans.

## 1.04.C. Alternate No. 2A - Door Frames:

1. Base Bid Item: Paint only door frames as indicated in Door Schedule.
2. Alternate Item: Paint all existing door frames in areas B, D, and E.

## 1.04.D. Alternate No. 2B - Door Frames:

1. Base Bid Item: Paint only door frames as indicated in Door Schedule.
2. Alternate Item: Paint all existing door frames in areas C.

## 1.04.E. Alternate No. 3A - Flooring:

1. Base Bid Item: Install flooring only in areas indicated on Finish Plans A106-E and A107-E.
2. Alternate Item: Install flooring with Nora Rubber Tile as indicated on Finish Plans A108-E and A109-E.

## 1.04.F. Alternate No. 3B - Flooring:

1. Base Bid Item: Install flooring only in areas indicated on Finish Plans A106-E and A107-E.
2. Alternate Item: Install all flooring with Patcraft Admix as indicated on Finish Plans A108-E and A109-E.

## 1.04.G. Alternate No. 4 - Propane Tank:

1. Base Bid Item: Propane tank and fence to remain as indicated on A112-E and C-201.
2. Alternate Item: Propane tank and fence to be demolished and area to be regraded as indicated on A112-E and C-201.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

END OF SECTION 012300



**SECTION 012500 – SUBSTITUTION PROCEDURES**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for handling requests for substitutions made after award of the Contract.
  - 1. Multiple Prime Contracts: Provisions of this Section apply to the construction activities of each prime contractor.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 1 Section "Reference Standards and Definitions" specifies the applicability of industry standards to products specified.
  - 2. Division 1 Section "Submittals" specifies requirements for submitting the Contractor's Construction Schedule and the Submittal Schedule.
  - 3. Division 1 Section "Materials and Equipment" specifies requirements governing the Contractor's selection of products and product options.

## 1.3 DEFINITIONS

- A. Definitions in this Article do not change or modify the meaning of other terms used in the Contract Documents.
- B. Substitutions: Changes in products, materials, equipment, and methods of construction required by the Contract Documents proposed by the Contractor after award of the Contract are considered to be requests for substitutions. The following are not considered to be requests for substitutions:
  - 1. Substitutions requested during the bidding period, and accepted by Addendum prior to award of the Contract, are included in the Contract Documents and are not subject to requirements specified in this Section for substitutions.
  - 2. Revisions to the Contract Documents requested by the Owner or Architect.
  - 3. Specified options of products and construction methods included in the Contract Documents.
  - 4. The Contractor's determination of and compliance with governing regulations and orders issued by governing authorities.

## 1.4 SUBMITTALS

- A. Substitution Request Submittal: The Architect will consider requests for substitution if received within 60 days after commencement of the Work. Requests received more than 60 days after commencement of the Work may be considered or rejected at the discretion of the Architect.

1. Submit 3 copies of each request for substitution for consideration. Submit requests in the form and according to procedures required for change-order proposals.
2. Identify the product or the fabrication or installation method to be replaced in each request. Include related Specification Section and Drawing numbers.
3. Provide complete documentation showing compliance with the requirements for substitutions, and the following information, as appropriate:
  - a. Coordination information, including a list of changes or modifications needed to other parts of the Work and to construction performed by the Owner and separate contractors that will be necessary to accommodate the proposed substitution.
  - b. A detailed comparison of significant qualities of the proposed substitution with those of the Work specified. Significant qualities may include elements, such as performance, weight, size, durability, and visual effect.
  - c. Product Data, including Drawings and descriptions of products and fabrication and installation procedures.
  - d. Samples, where applicable or requested.
  - e. A statement indicating the substitution's effect on the Contractor's Construction Schedule compared to the schedule without approval of the substitution. Indicate the effect of the proposed substitution on overall Contract Time.
  - f. Cost information, including a proposal of the net change, if any in the Contract Sum.
  - g. The Contractor's certification that the proposed substitution conforms to requirements in the Contract Documents in every respect and is appropriate for the applications indicated.
  - h. The Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of the failure of the substitution to perform adequately.
4. Architect's Action: If necessary, the Architect will request additional information or documentation for evaluation within one week of receipt of a request for substitution. The Architect will notify the Contractor of acceptance or rejection of the substitution within 2 weeks of receipt of the request, or one week of receipt of additional information or documentation, whichever is later. Acceptance will be in the form of a change order.
  - a. Use the product specified if the Architect cannot make a decision on the use of a proposed substitute within the time allocated.

## PART 2 - PRODUCTS

### 2.1 SUBSTITUTIONS

- A. Conditions: The Architect will receive and consider the Contractor's request for substitution when one or more of the following conditions are satisfied, as determined by the Architect. If the following conditions are not satisfied, the Architect will return the requests without action except to record noncompliance with these requirements.
1. Extensive revisions to the Contract Documents are not required.
  2. Proposed changes are in keeping with the general intent of the Contract Documents.
  3. The request is timely, fully documented, and properly submitted.
  4. The specified product or method of construction cannot be provided within the Contract Time. The Architect will not consider the request if the product or method cannot be provided as a result of failure to pursue the Work promptly or coordinate activities properly.
  5. The request is directly related to an "or-equal" clause or similar language in the Contract Documents.

6. The requested substitution offers the Owner a substantial advantage, in cost, time, energy conservation, or other considerations, after deducting additional responsibilities the Owner must assume. The Owner's additional responsibilities may include compensation to the Architect for redesign and evaluation services, increased cost of other construction by the Owner, and similar considerations.
  7. The specified product or method of construction cannot receive necessary approval by a governing authority, and the requested substitution can be approved.
  8. The specified product or method of construction cannot be provided in a manner that is compatible with other materials and where the Contractor certifies that the substitution will overcome the incompatibility.
  9. The specified product or method of construction cannot be coordinated with other materials and where the Contractor certifies that the proposed substitution can be coordinated.
  10. The specified product or method of construction cannot provide a warranty required by the Contract Documents and where the Contractor certifies that the proposed substitution provides the required warranty.
  11. Where a proposed substitution involves more than one prime contractor, each contractor shall cooperate with the other contractors involved to coordinate the Work, provide uniformity and consistency, and assure compatibility of products.
- B. The Contractor's submittal and the Architect's acceptance of Shop Drawings, Product Data, or Samples for construction activities not complying with the Contract Documents do not constitute an acceptable or valid request for substitution, nor do they constitute approval.

PART 3 - EXECUTION (Not Applicable)

END OF SECTION 012500

# SUBSTITUTION REQUEST

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Project: \_\_\_\_\_ Substitution Request Number: \_\_\_\_\_  
\_\_\_\_\_  
From: \_\_\_\_\_  
To: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_  
A/E Project Number: \_\_\_\_\_  
Re: \_\_\_\_\_ Contract For: \_\_\_\_\_

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Specification Title: \_\_\_\_\_ Description: \_\_\_\_\_  
Section: \_\_\_\_\_ Page: \_\_\_\_\_ Article/Paragraph: \_\_\_\_\_

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Proposed Substitution: \_\_\_\_\_  
Manufacturer: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Trade Name: \_\_\_\_\_ Model No.: \_\_\_\_\_  
Installer: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
History:  New product  2-5 years old  5-10 yrs old  More than 10 years old  
Differences between proposed substitution and specified product: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Point-by-point comparative data attached - REQUIRED BY A/E

---

Reason for not providing specified item: \_\_\_\_\_  
\_\_\_\_\_

Similar Installation:

Project: \_\_\_\_\_ Architect: \_\_\_\_\_  
Address: \_\_\_\_\_ Owner: \_\_\_\_\_  
\_\_\_\_\_ Date Installed: \_\_\_\_\_

Proposed substitution affects other parts of Work:  No  Yes; explain \_\_\_\_\_  
\_\_\_\_\_

---

Savings to Owner for accepting substitution: \_\_\_\_\_ (\$ \_\_\_\_\_).

Proposed substitution changes Contract Time:  No  Yes [Add] [Deduct] \_\_\_\_\_ days.

---

Supporting Data Attached:  Drawings  Product Data  Samples  Tests  Reports  \_\_\_\_\_

---



# SUBSTITUTION REQUEST

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Cost data as stated above is complete. Claims for additional costs related to accepted substitution which may subsequently become apparent are to be waived.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.
- Coordination, installation, and changes in the Work as necessary for accepted substitution will be complete in all respects.

Submitted by: \_\_\_\_\_

Signed by: \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone: \_\_\_\_\_

Attachments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

### A/E's REVIEW AND ACTION

- Substitution approved - Make submittals in accordance with Specification Section 01330.
- Substitution approved as noted - Make submittals in accordance with Specification Section 01330.
- Substitution rejected - Use specified materials.
- Substitution Request received too late - Use specified materials.

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

---

Additional Comments:     Contractor     Subcontractor     Supplier     Manufacturer     A/E     \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## SECTION 012600 - CONTRACT MODIFICATION PROCEDURES

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements for handling and processing Contract modifications.
- B. Related Sections include the following:
  - 1. Division 1 Section "Unit Prices" for administrative requirements for using unit prices.
  - 2. Division 1 Section "Product Requirements" for administrative procedures for handling requests for substitutions made after Contract award.

## 1.3 MINOR CHANGES IN THE WORK

- A. Architect or Construction Manager will issue supplemental instructions authorizing Minor Changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on AIA Document G710, "Architect's Supplemental Instructions."

## 1.4 PROPOSAL REQUESTS

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
  - 1. Proposal Requests issued by Architect are for information only. Do not consider them instructions either to stop work in progress or to execute the proposed change.
  - 2. Within time specified in Proposal Request after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
    - a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
    - b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
    - c. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.

- B. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change.
1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
  2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
  3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
  4. Include an updated Contractor's Construction Schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
  5. Comply with requirements in Division 1 Section "Product Requirements" if the proposed change requires substitution of one product or system for product or system specified.
- C. Proposal Request Form: Use AIA Document G709 for Proposal Requests.

#### 1.5 CHANGE ORDER PROCEDURES

- A. On Owner's approval of a Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701.

#### 1.6 CONSTRUCTION CHANGE DIRECTIVE

- A. Construction Change Directive: Architect may issue a Construction Change Directive on AIA Document G714. Construction Change Directive instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
1. Construction Change Directive contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.
- B. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Directive.
1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012600



ARCHITECTURE  
ENGINEERING

# FIELD BULLETIN Number 1

DATE

OWNER  
ARCHITECT  
CONSULTANTS  
CM  
FIELD  
OTHER

Becker Morgan Group, Inc.

PROJECT

PROJECT NO

OWNER

**You are hereby directed to execute promptly this Field Bulletin that interprets the Contract Documents or orders minor changes in the Work without change in Contract Sum or Contract Time.**

**If you consider that a change in Contract Sum or Contract Time is required, please submit your itemized proposal to the Construction Manager immediately and before proceeding with this Work. If your proposal is found to be satisfactory and in proper order, this Field Bulletin will in that event be superseded by a Change Order.**

Description

Attachments

ARCHITECT Becker Morgan Group, Inc.  
BY



ARCHITECTURE  
ENGINEERING



**SECTION 012900 - PAYMENT PROCEDURES**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section specifies administrative and procedural requirements necessary to prepare and process Applications for Payment.
- B. Related Sections include the following:
  - 1. Division 1 Section "Unit Prices" for administrative requirements governing use of unit prices.
  - 2. Division 1 Section "Contract Modification Procedures" for administrative procedures for handling changes to the Contract.
  - 3. Division 1 Section "Construction Progress Documentation" for administrative requirements governing preparation and submittal of Contractor's Construction Schedule and Submittals Schedule.

## 1.3 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.
  - 1. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the following:
    - a. Application for Payment forms with Continuation Sheets.
    - b. Submittals Schedule.
  - 2. Submit the Schedule of Values to Architect through the construction manager at earliest possible date but no later than 14 days before the date scheduled for submittal of initial Applications for Payment.
- B. Format and Content: Use the Project Manual table of contents as a guide to establish line items for the Schedule of Values. Provide at least one line item for each Specification Section.
  - 1. Identification: Include the following Project identification on the Schedule of Values:
    - a. Project name and location.
    - b. Name of Architect.
    - c. Architect's project number.
    - d. Contractor's name and address.
    - e. Date of submittal.

Contractor's Construction Schedule.

1. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including the following:
    - a. Application for Payment forms with Continuation Sheets.
    - b. Submittals Schedule.
  2. Submit the Schedule of Values to Architect through the construction manager at earliest possible date but no later than 14 days before the date scheduled for submittal of initial Applications for Payment.
- B. Format and Content: Use the Project Manual table of contents as a guide to establish line items for the Schedule of Values. Provide at least one line item for each Specification Section.
1. Identification: Include the following Project identification on the Schedule of Values:
    - a. Project name and location.
    - b. Name of Architect.
    - c. Architect's project number.
    - d. Contractor's name and address.
    - e. Date of submittal.
  2. Arrange the Schedule of Values in tabular form with separate columns to indicate the following for each item listed:
    - a. Related Specification Section or Division.
    - b. Description of the Work.
    - c. Name of subcontractor.
    - d. Name of manufacturer or fabricator.
    - e. Name of supplier.
    - f. Change Orders (numbers) that affect value.
    - g. Dollar value.
      - 1) Percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
  3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Provide several line items for principal subcontract amounts, where appropriate.
  4. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
  5. Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
    - a. Differentiate between items stored on-site and items stored off-site. Include evidence of insurance or bonded warehousing if required.
  6. Provide separate line items in the Schedule of Values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.

## 1.2 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and Construction Manager and paid for by Owner.
  - 1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.
- B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction Work covered by each Application for Payment is the period indicated in the Agreement.
- C. Payment Application Forms: Use AIA Document G702/CMA and AIA Document G703 Continuation Sheets as form for Applications for Payment.
- D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Construction Manager will return incomplete applications without action.
  - 1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.
  - 2. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
- E. Transmittal: Submit 4 signed and notarized original copies of each Application for Payment to Construction Manager by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.
  - 1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
- F. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's liens from subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.
  - 1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
  - 2. When an application shows completion of an item, submit final or full waivers.
  - 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
  - 4. Waiver Delays: Submit each Application for Payment with Contractor's waiver of mechanic's lien for construction period covered by the application.
    - a. Submit final Application for Payment with or preceded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
  - 5. Waiver Forms: Submit waivers of lien on forms, executed in a manner acceptable to Owner.
- G. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

1. List of subcontractors.
  2. Schedule of Values.
  3. Contractor's Construction Schedule (preliminary if not final).
  4. Products list.
  5. Submittals Schedule (preliminary if not final).
  6. List of Contractor's staff assignments.
  7. List of Contractor's principal consultants.
  8. Copies of building permits.
  9. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
  10. Initial progress report.
  11. Report of preconstruction conference.
  12. Certificates of insurance and insurance policies.
- H. Application for Payment at Substantial Completion: After issuing the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
  2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
- I. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
1. Evidence of completion of Project closeout requirements.
  2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
  3. Updated final statement, accounting for final changes to the Contract Sum.
  4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
  5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
  6. AIA Document G707, "Consent of Surety to Final Payment."
  7. Evidence that claims have been settled.
  8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
  9. Final, liquidated damages settlement statement.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 012900

**SECTION 012973 – SCHEDULE OF VALUES****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-0 Specification Sections, apply to this section.

**1.2 CONTRACT SUM BREAKDOWN**

- A. Within ten (10) days of receipt of Contract, each Trade Contractor shall submit to the Construction Manager for review a Contract Sum Breakdown, the total of which shall be equal to the initial contract sum.
- B. The General Trade Contractor shall list quantities and unit prices that correspond to the activities he is responsible for. All unit prices should include labor, tools, equipment, overhead, and profit required to perform a complete installation.

**1.3 FORM AND CONTENT**

- A. The breakdown shall be prepared on the forms provided with this Section. The schedule shall also indicate:
  - 1. Title of project and location
  - 2. Architect's name
  - 3. Name and address of Contractor
  - 4. Date of submission
- B. Provide a separate line item for General Conditions which would include home office support, bonds, insurance premiums, mobilization, field supervision, temporary construction utilities, facilities, and controls.
  - 1. Contractor must include line item amounts for General Condition Requirements as follows:
    - Submittals
    - Progress Meetings
    - Clean up
    - Progress Schedule Development
    - Coordination Drawing
    - Project Record Drawings
  - 2. Breakdown of major construction activities shall be submitted per building wing, per floor, separating labor and material values.

END OF SECTION 012973



**SECTION 013100 – PROJECT MANAGEMENT AND COORDINATION**

## PART 1 – GENERAL

## 1.1 SECTION INCLUDES

- A. Coordination.
- B. Field engineering.
- C. Preconstruction meeting.
- D. Site mobilization meeting.
- E. Progress meetings.
- F. Preinstallation meetings.
- G. Examination.
- H. Preparation.

## 1.2 RELATED SECTIONS

- A. Section 011200 – Multiple Contract Summary
- B. Section 013113 –Project Coordination
- C. Section 017329 – Cutting and Patching

## 1.3 COORDINATION

- A. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
- B. Verify utility requirements and characteristics of operating equipment are compatible with utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- C. Coordinate space requirements and installation of mechanical and electrical work which are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
- D. In finished areas, except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
- E. Coordinate completion and clean up of work of separate sections in preparation for Substantial Completion and for portions of Work designated for Owner’s partial occupancy.
- F. After Owner occupancy, co-ordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner’s activities.

## 1.4 FIELD ENGINEERING

- A. Contractor to locate and protect survey control and reference points.
- B. Control datum for survey is that established by Owner and shown on drawings.

- C. Verify set-backs and easements, confirm drawing dimensions and elevations.
- D. Provide field engineering services. Establish elevations, lines, and levels, utilizing recognized engineering survey practices.

#### 1.5 PRECONSTRUCTION MEETING

- A. Construction Manager will schedule a meeting after Notice of Award.
- B. Attendance Required: Owner, Architect/Engineer, Contractors.
- C. Agenda:
  - 1. Submission of executed bonds and insurance certificates.
  - 2. Distribution of Contract Documents.
  - 3. Submission of list of Subcontractors, list of Products, schedule of values, and progress schedule not previously required.
  - 4. Designation of personnel representing the parties in contract, Architect and other Consultants.
  - 5. Procedures and processing of field decisions, submittals, substitutions, Applications for Payments.
  - 6. Scheduling.
  - 7. Scheduling activities of inspection and testing service.
- D. Construction Manager will record minutes and distribute copies within two days after meeting to participants, with copies to those affected by decisions made.

#### 1.6 SITE MOBILIZATION MEETING

- A. Construction Manager shall schedule a meeting at the project site prior to Contractor occupancy.
- B. Attendance Required: Owner, Architect/Engineer, Special Consultants, Contractor, Contractors Superintendent, major Subcontractors, and other parties as required.
- C. Agenda:
  - 1. Use of premises by Owner and Contractor.
  - 2. Owner's requirements and occupancy.
  - 3. Construction facilities and controls provided by Owner.
  - 4. Temporary utilities provided by Owner.
  - 5. Survey and layout.
  - 6. Security and housekeeping procedures.
  - 7. Schedules.
  - 8. Procedures for testing.
  - 9. Procedures for maintaining record documents.
  - 10. Requirements for start-up of equipment.
  - 11. Inspection and acceptance of equipment put into service during construction period.
- D. Construction Manager shall record minutes and distribute copies within two days after meeting to participants, with copies to Architect/Engineer, Owner, participants, and those affected by decisions made.

### 1.7 PROGRESS MEETINGS

- A. Construction Manger shall schedule and administer meetings throughout progress of the work at weekly intervals unless otherwise required by the work.
- B. Construction Manger shall make arrangements for meetings, prepare agenda with copies for participants, and preside at meetings.
- C. Attendance Required: Job superintendents, Prime Trade Contractors, Owner, Architect/Engineer, Special Consultants as required and parties as appropriate to agenda topics for each meeting.
- D. Agenda
  - 1. Review minutes of previous meetings.
  - 2. Review work progress.
  - 3. Field observations, problems, and decisions.
  - 4. Identification of problems which impede planned progress.
  - 5. Review of submittals schedule and status of submittals.
  - 6. Review of delivery schedules.
  - 7. Maintenance of progress schedule.
  - 8. Corrective measures to regain projected schedules.
  - 9. Planned progress during succeeding work period.
  - 10. Coordination of projected progress.
  - 11. Maintenance of quality and work standards.
  - 12. Effect of proposed changes on progress schedule and coordination.
  - 13. Current safety changes.
  - 14. Other business relating to Work.
- E. Construction Manager shall record minutes and distribute copies within two days after meeting to participants, with copies to Architect / Engineer, Owner, participants, and those affected by decisions made

### 1.8 PREINSTALLATION MEETING

- A. When required in individual specification sections, the respective Contractor shall convene a preinstallation meeting at the site prior to commencing work of the section.
- B. Require attendance of parties directly affecting or affected by, work of the specific section.
- C. Notify Architect, Owner and Construction Manager four days in advance of meeting date.
- D. Contractor shall prepare agenda and preside at meeting:
  - 1. Review conditions of installation, preparation and installation procedures.
  - 2. Review coordination with related work.
- E. Record minutes and distribute copies within five days after meeting to participants, with copies to Architect, Owner, Construction Manager, participants, and those affected by decisions made.

### 1.9 ADDITIONAL MEETING

- A. The Construction Manager may conduct additional meetings as required by the Project conditions or changes. All contractors must attend these meetings at no additional cost to the Owner.
- B. Daily Coordination meeting of approximately 15 minute duration will be conducted by the Construction Manager for all Contractor's superintendents on site.

## PART 2 – PRODUCTS (NOT USED)

## PART 3 – EXECUTION

### 3.1 EXAMINATION

- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Beginning new work means acceptance of existing conditions.
- B. Verify that existing substrate is capable of structural attachment of new work being applied or attached.
- C. Examine and verify specific conditions described in individual specifications sections.
- D. Verify that utility services are available, of the correct characteristics, and in the correct location.

### 3.2 PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Seal cracks or openings of substrate prior to applying next material or substance.
- C. Apply any manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

END OF SECTION 013100

**SECTION 013113- PROJECT COORDINATION**

## PART I - GENERAL

## 1.1 SECTION INCLUDES

- A. Project coordination by the Project Coordinator.
- B. Construction Mobilization.
- C. Schedules.
- D. Submittals.
- E. Coordination drawings.
- F. Closeout procedures.

## 1.2 RELATED SECTIONS

- A. Document 007226- General Conditions – AIA G232-2009 CM/A: Duties of the Construction Manager.
- B. Document 007300- Supplementary Conditions of the Contract.
- C. Section 011100 - Summary of Work: Work covered by each Contract. Work sequence. Owner occupancy.
- D. Section 013100 – Project Management and Coordination: Project meetings. Pre-construction Meetings. Progress meetings.
- F. Section 013300 - Submittals: Submittal procedures.
- F. Section 017700- Contract Closeout: Contract Closeout Procedures.

## 1.3 PROJECT COORDINATOR

- A. Project Coordinator: Construction Manager.

## 1.4 CONSTRUCTION MOBILIZATION

- A. Cooperate with the Project Coordinator in allocation of mobilization areas of site; for field office and sheds, for construction and Owner access, traffic, and parking facilities.
- B. During construction, coordinate use of site and facilities through the Project Coordinator.
- C. Comply with Project Coordinator's procedures for intraproject communications; submittals, reports and records, schedules, coordination drawings and recommendations; and resolution of ambiguities and conflicts.
- D. Comply with instructions of the Project Coordinator for use of temporary utilities and construction facilities.



- F. Coordinate field engineering and layout work under instructions of the Project Coordinator.

#### 1.5 SCHEDULES

- A. Submit preliminary manpower loaded bar chart schedule in accordance with Section 01310.
- B. After review, revise and resubmit schedule to comply with revised Project schedule.
- C. During progress of work, revise and resubmit with Applications for Payment or as directed.

#### 1.6 SUBMITTALS

- A. Provide submittals to Project Coordinator for review and transmittal to Architect / Engineer.
- B. Submit requests for interpretation of Contract Documents, and obtain instructions through the Project Coordinator.
- C. Process requests for substitutions, and change orders, through the Project Coordinator.
- D. Deliver closeout submittals for review and preliminary inspection reports, for transmittal to

#### I.7 COORDINATION DRAWINGS

- A. Provide information required by Project Coordinator for preparation of coordination drawings.
- B. Systems Coordination Drawings are required from the Mechanical, Electrical, Plumbing and General Trade Contractors with the lead role assigned to the Mechanical Trade Contractor.
- C. The Mechanical Trade Contractor shall prepare 1/4" = 1 ft. scale Reproducible Systems Drawings for all areas with piping and ductwork. Drawings to indicate spatial relationship HVAC piping and ductwork.
- D. The Mechanical Trade Contractor shall prepare and submit to the Construction Manager a regularly updated schedule indicating the development and review of these drawings with other Trade Contractors. The drawing development and review schedule must follow the project construction schedule.
- E. The Mechanical Trade Contractor shall provide the Reproducible Systems Coordination the other Trade Contractors for their input and review. The routing is as follows: HVAC Ductwork / Piping, Plumbing, General Trades with the drawings being reamed to be Contractor.

- F. Each Trade Contractor will add the work of his Contract on the Systems Coordination Drawings to -avoid interferences. All piping, equipment, light fixtures and in-ceiling equipment, such as rolling gates, must be shown on these drawings to include elevations and dimensions.
- G. Prior to forwarding the Systems Coordination Drawings to the next Trade Contractor, an approval stamp, initialed and dated, should be affixed by the reviewing Trade Contractor. This approval by the reviewing Trade Contractor will install his work accordingly.
- H. During the Systems Coordination Drawing process, the Construction Manager will conduct regularly scheduled meetings. Each Trade Contractor is required to attend these meetings. The Construction Manager is responsible for recording and distributing meeting minutes to all Trade Contractors and the Architect / Engineer. The purpose of the meetings will be to review and discuss interferences and conflicts as well as any modifications to the Systems Coordination Drawings, All resolutions of interferences and conflicts which required modifications shall be initiated by the appropriate Trade Contractors on the Systems Coordination Drawings. At each meeting, the General Trade Contractors will review and update the Systems Coordination Drawing Schedule.
- I. Once reviewed and approved by each General Trade Contractor, the Mechanical Trade Contractor will prepare the Final Reproducible Systems Coordination Drawings with the work of all trades included. Submit the Reproducible Drawings along with two (2) prints to the Construction Manager who will forward to the Architect for his review.
- J. The Mechanical Trade Contractor shall indicate any unresolved conflicts or interferences on the Systems Coordination Drawings. Those should be delineated by clouding, numbering and referencing to the affected contract drawings,
- K. Review drawings prior to submission to Architect / Engineer.
- L. The Architect will review and return drawings to the Construction Manager. The Construction Manager will distribute the number of drawings to the Trade Contractors for installation of their work.
- M. The Systems Coordination Drawings DO NOT REPLACE any fabrication and layout drawings required by individual Specification Sections.

#### 1.8 CLOSEOUT PROCEDURES

- A. Notify Project Coordinator when work is considered ready for Substantial Completion. Accompany Project Coordinator on preliminary inspection to determine items to be listed for completion or correction in Contractors Notice of Substantial Completion.
- B. Comply with Project Coordinator's instructions to correct items of work listed in executed Certificates of Substantial Completion and for access to Owner occupied areas.
- C. Notify Project Coordinator when Work is considered finally complete. Accompany

Project Coordinator on preliminary final inspection.

- D. Comply with Project Coordinators instructions for completion of items of Work determined by Architect / Engineers final inspection.

PART 2 - PRODUCTS – (NOT USED)

PARTS - EXECUTION— (NOT USED)

END OF SECTION 013113

**SECTION 013216 - CONSTRUCTION PROGRESS SCHEDULE**

## PART 1 - GENERAL

## 1.1 SECTION INCLUDES

- A. Scheduling requirements and coordination.
- B. Construction Phasing Plans
- C. Construction Milestone Schedules (by Phase and by Trade)

## 1.2 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-1 Specification Sections, apply to this section.

## 1.3 DEFINITIONS

- A. Activity: An activity is any single identifiable step in the Project. It depends upon preceding and succeeding activities.

## 1.4 CONSTRUCTION SCHEDULE

- A. The Construction Schedule, as reviewed by the Construction Manager and Owner, will be an integral part of the Contract, and will establish interim work completion dates for the various activities. Each Trade Contractor shall be responsible to achieve Starting Dates, Milestones or Target Dates, and Completion Dates established for each Phase of the overall Project.
- B. The Construction Schedule may vary in accordance with construction conditions. Each Contractor shall delay or expedite material and equipment deliveries, and modify the required labor forces to accommodate these varying conditions.
- C. This is a phased project. Multiple trips may be required to complete this Project.
- D. Within fifteen (15) days after receipt of Notice of Intent to Award, each Contractor shall submit a preliminary Construction Schedule, in accordance with the milestone construction schedule included in these documents under the summary of work, to the Construction Manager. The schedule will include breakdowns of total man days of field labor into major categories of work, time estimates of various categories of work, crew size for each category, and quantity and type of equipment to be utilized.
- E. Each Contractor shall provide to the Construction Manager a separate list of critical submittal dates for Shop Drawings, Product Data, and Samples, indicating delivery dates/lead times that may impact the construction schedule or completion of the Work. The critical submittal list shall accompany the Preliminary Submittal List as identified in Section 013300 - Submittals.
- F. Each Contractor shall organize his Construction Schedule per Phase, Building, Wing, Floor, and Area as required by the Construction Manager.

- G. The Construction Manager shall schedule a meeting with the Contractors, to review the contents of each Contractor's preliminary Construction Schedule, review the sequence of Work, and make all revisions required. The Construction manager shall have the final authority concerning the sequence of Work and durations of each activity. Each Contractor shall revise his schedule in accordance with that meeting and submit his schedule to the Construction Manager for review. The Construction Manager will then develop the Project Construction Schedule. Each Contractor shall schedule and perform his work in compliance with the Construction Manager's Project Construction Schedule.
  - H. The Schedule shall be the basis for the dates to start and complete Work for the various portions of each Contract, and to complete Work (including changes) for the Project. IT shall be the duty of the Contractor to conform to the current Schedule and to arrange his work in such a manner that it will be installed in accordance with the Schedule.
  - I. Each Contractor shall submit two (2) copies of a monthly updated Construction Schedule comparing the original schedule to actual work in progress and project work along with the Application for Payment.
  - J. As required, a representative of each Contractor shall meet with the Construction Manager and furnish to him information necessary for such re-evaluating and updating of the Project schedule. Information with regard to changes in the work and the Contractor's proposed effort to overcome any delays incurred shall be provided (in writing) to the Construction Manager.
  - K. Two (2) days after the Contractor has failed to Start on Schedule, Meet Assigned Milestone or Target Dates, or Completion of items such as Shop Drawing Submissions, Material - Equipment Deliveries, or Tasks according to the Master Construction Schedule or Revised Master Construction Schedule, the Construction Manager will forward a letter of Non-Conformance, via Facsimile Transmission and/or forward a letter of Non-Conformance, via Facsimile Transmission and/or Express Mail, to the Contractor and a copy to the Owner. Upon receipt of this notice, the Contractor is required to execute whatever measures as so directed by the Contract Manager including, but not specifically, assigning additional labor, shifts, overtime, materials, expediting of submittals or deliveries, equipment, scaffold, or any combination of these as deemed appropriate and necessary by the Construction Manager to return the above referenced activities back on schedule, without additional compensation to the Contractor.
  - L. Costs incurred by the Construction Manager in connection with maintaining the Construction Schedule, caused by the Contractor's noncompliance with the scheduling requirements, shall be reimbursed to the Construction Manager by the Contractor.
  - M. It is expressly understood and agreed that failure by the Construction Manager to exercise the option to either order the Contractor to expedite work, or to expedite the work by other means, shall not be considered precedent-setting for any other activities.
- 1.5 SCHEDULE COMPUTERIZATION
- A. All Trade Contractors shall provide all their scheduling information via a computer assisted scheduling program, acceptable to the Construction Manager. Format to be Bar Chart.
  - B. All schedule information and updates for the above Contractors shall be provided to the



Construction Manager on 3.5" diskettes in format and density as required.

PART 2 – PRODUCTS – NOT USED

PART 3 – EXECUTION – NOT USED

PART 4 – SCHEDULE

Construction starts October 2024. Project is to be finished by June 15, 2025.  
Please provide sufficient manpower in your cost to meet the completion date of June 15, 2025.

END OF SECTION 013216

**SECTION 013233 – PHOTOGRAPHIC DOCUMENTATION**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:

- 1. Preliminary Construction Schedule.
- 2. Contractor's Construction Schedule.
- 3. Submittals Schedule.
- 4. Daily construction reports.
- 5. Field condition reports.
- 6. Special reports.
- 7. Construction photographs.

- B. Related Sections include the following:

- 1. Division 1 Section "Payment Procedures" for submitting the Schedule of Values.
- 2. Division 1 Section "Project Management and Coordination" for submitting and distributing meeting and conference minutes.
- 3. Division 1 Section "Submittal Procedures" for submitting schedules and reports.
- 4. Division 1 Section "Quality Requirements" for submitting a schedule of tests and inspections.

## 1.3 DEFINITIONS

- A. Activity: A discrete part of a project that can be identified for planning, scheduling, monitoring, and controlling the construction project. Activities included in a construction schedule consume time and resources.

- 1. Critical activities are activities on the critical path. They must start and finish on the planned early start and finish times.
- 2. Predecessor activity is an activity that must be completed before a given activity can be started.

- B. Event: The starting or ending point of an activity.

- C. Float: The measure of leeway in starting and completing an activity.

- 1. Float time is not for the exclusive use or benefit of either Owner or Contractor, but is a jointly owned, expiring Project resource available to both parties as needed to meet schedule milestones and Contract completion date.

2. Free float is the amount of time an activity can be delayed without adversely affecting the early start of the following activity.
  3. Total float is the measure of leeway in starting or completing an activity without adversely affecting the planned Project completion date.
- D. Fragment: A partial or fragmentary network that breaks down activities into smaller activities for greater detail.
- E. Major Area: A story of construction, a separate building, or a similar significant construction element.
- F. Milestone: A key or critical point in time for reference or measurement.
- G. Network Diagram: A graphic diagram of a network schedule, showing activities and activity relationships.

#### 1.4 SUBMITTALS

- A. Qualification Data: For firms and persons specified in "Quality Assurance" Article and in-house scheduling personnel to demonstrate their capabilities and experience. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.
- B. Submittals Schedule: Submit three copies of schedule. Arrange the following information in a tabular format:
1. Scheduled date for first submittal.
  2. Specification Section number and title.
  3. Submittal category (action or informational).
  4. Name of subcontractor.
  5. Description of the Work covered.
  6. Scheduled date for Architect's and Construction Manager's final release or approval.
- C. Preliminary Construction Schedule: Submit three printed copies.
- D. Contractor's Construction Schedule: Submit two printed copies of initial schedule, one a reproducible print and one a blue- or black-line print, large enough to show entire schedule for entire construction period.
- E. Daily Construction Reports: Submit two copies at weekly intervals.
- F. Field Condition Reports: Submit two copies at time of discovery of differing conditions.
- G. Special Reports: Submit two copies at time of unusual event.

#### 1.5 QUALITY ASSURANCE

- A. Scheduling Consultant Qualifications: An experienced specialist in CPM scheduling and reporting.
- B. Prescheduling Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination." Review methods and procedures

related to the Preliminary Construction Schedule and Contractor's Construction Schedule, including, but not limited to, the following:

1. Review software limitations, content, and format for reports.
2. Verify availability of qualified personnel needed to develop and update schedule.
3. Discuss constraints, including phasing, work stages, area separations, and interim milestones.
4. Review delivery dates for Owner-furnished products.
5. Review schedule for work of Owner's separate contracts.
6. Review time required for review of submittals and resubmittals.
7. Review requirements for tests and inspections by independent testing and inspecting agencies.
8. Review time required for completion and startup procedures.
9. Review and finalize list of construction activities to be included in schedule.
10. Review submittal requirements and procedures.
11. Review procedures for updating schedule.

## 1.6 COORDINATION

- A. Coordinate preparation and processing of schedules and reports with performance of construction activities and with scheduling and reporting of separate contractors.
- B. Coordinate Contractor's Construction Schedule with the Schedule of Values, list of subcontracts, Submittals Schedule, progress reports, payment requests, and other required schedules and reports.
  1. Secure time commitments for performing critical elements of the Work from parties involved.
  2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.
- C. Auxiliary Services: Cooperate with photographer and provide auxiliary services requested, including access to Project site and use of temporary facilities including temporary lighting.
- D. Each trade contractor is to submit preliminary manpower loaded bar chart schedule in accordance with section 013100.

## PART 2 - PRODUCTS

### 2.1 SUBMITTALS SCHEDULE

- A. Preparation: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, resubmittal, ordering, manufacturing, fabrication, and delivery when establishing dates.
  1. Coordinate Submittals Schedule with list of subcontracts, the Schedule of Values, and Contractor's Construction Schedule.
  2. Initial Submittal: Submit concurrently with preliminary bar-chart schedule. Include submittals required during the first 60 days of construction. List those required to

maintain orderly progress of the Work and those required early because of long lead-time for manufacture or fabrication.

- a. At Contractor's option, show submittals on the Preliminary Construction Schedule, instead of tabulating them separately.
3. Final Submittal: Submit concurrently with the first complete submittal of Contractor's Construction Schedule.

## 2.2 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

- A. Procedures: Comply with procedures contained in AGC's "Construction Planning & Scheduling."
- B. Time Frame: Extend schedule from date established for the Notice to Proceed to date of Final Completion.
  1. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order.
- C. Activities: Treat each story or separate area as a separate numbered activity for each principal element of the Work. Comply with the following:
  1. Activity Duration: Define activities so no activity is longer than 120 days, unless specifically allowed by Architect.
  2. Procurement Activities: Include procurement process activities for long lead items and major items, requiring a cycle of more than 60 days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
  3. Submittal Review Time: Include review and resubmittal times indicated in Division 1 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's Construction Schedule with Submittals Schedule.
  4. Startup and Testing Time: Include not less than 7 days for startup and testing.
  5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect and Construction Manager's administrative procedures necessary for certification of Substantial Completion.
- D. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the Work is affected.
  1. Phasing: Arrange list of activities on schedule by phase.
  2. Products Ordered in Advance: Include a separate activity for each product. Include delivery date indicated in Division 1 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
  3. Owner-Furnished Products: Include a separate activity for each product. Include delivery date indicated in Division 1 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
  4. Work Stages: Indicate important stages of construction for each major portion of the Work, including, but not limited to, the following:



- a. Subcontract awards.
  - b. Submittals.
  - c. Purchases.
  - d. Mockups.
  - e. Fabrication.
  - f. Sample testing.
  - g. Deliveries.
  - h. Installation.
  - i. Tests and inspections.
  - j. Adjusting.
  - k. Curing.
  - l. Startup and placement into final use and operation.
5. Area Separations: Identify each major area of construction for each major portion of the Work. Indicate where each construction activity within a major area must be sequenced or integrated with other construction activities to provide for the following:
- a. Structural completion.
  - b. Permanent space enclosure.
  - c. Completion of mechanical installation.
  - d. Completion of electrical installation.
  - e. Substantial Completion.
- E. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, and Final Completion.
- F. Cost Correlation: At the head of schedule, provide a cost correlation line, indicating planned and actual costs. On the line, show dollar volume of the Work performed as of dates used for preparation of payment requests.
1. Refer to Division 1 Section "Payment Procedures" for cost reporting and payment procedures.
- G. Contract Modifications: For each proposed contract modification and concurrent with its submission, prepare a time-impact analysis using fragments to demonstrate the effect of the proposed change on the overall project schedule.
- H. Computer Software: Prepare schedules using a program that has been developed specifically to manage construction schedules.
- 2.3 PRELIMINARY CONSTRUCTION SCHEDULE
- A. Bar-Chart Schedule: Submit preliminary horizontal bar-chart-type construction schedule within 14 days of date established for the Notice to Proceed.
  - B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line. Outline significant construction activities for first 60 days of construction. Include skeleton diagram for the remainder of the Work and a cash requirement prediction based on indicated activities.
- 2.4 CONTRACTOR'S CONSTRUCTION SCHEDULE (GANTT CHART)

- A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal Gantt-chart-type, Contractor's Construction Schedule within 30 days of date established for the Notice to Proceed. Base schedule on the Preliminary Construction Schedule and whatever updating and feedback was received since the start of Project.
- B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line.
  - 1. For construction activities that require 3 months or longer to complete, indicate an estimated completion percentage in 10 percent increments within time bar.

## 2.5 REPORTS

- A. Daily Construction Reports: Prepare a daily construction report recording the following information concerning events at Project site:
  - 1. List of subcontractors at Project site.
  - 2. List of separate contractors at Project site.
  - 3. Approximate count of personnel at Project site.
  - 4. High and low temperatures and general weather conditions.
  - 5. Accidents.
  - 6. Meetings and significant decisions.
  - 7. Unusual events (refer to special reports).
  - 8. Stoppages, delays, shortages, and losses.
  - 9. Meter readings and similar recordings.
  - 10. Emergency procedures.
  - 11. Orders and requests of authorities having jurisdiction.
  - 12. Change Orders received and implemented.
  - 13. Construction Change Directives received.
  - 14. Services connected and disconnected.
  - 15. Equipment or system tests and startups.
  - 16. Partial Completions and occupancies.
  - 17. Substantial Completions authorized.
- B. Field Condition Reports: Immediately on discovery of a difference between field conditions and the Contract Documents, prepare a detailed report. Submit with a request for information. Include a detailed description of the differing conditions, together with recommendations for changing the Contract Documents.

## 2.6 SPECIAL REPORTS

- A. General: Submit special reports directly to Owner within one day of an occurrence. Distribute copies of report to parties affected by the occurrence.
- B. Reporting Unusual Events: When an event of an unusual and significant nature occurs at Project site, whether or not related directly to the Work, prepare and submit a special report. List chain of events, persons participating, and response by Contractor's personnel, evaluation of results or effects, and similar pertinent information. Advise Owner in advance when these events are known or predictable.

## PART 3 - EXECUTION

## 3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

- A. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one week before each regularly scheduled progress meeting.
1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
  2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
  3. As the Work progresses, indicate Actual Completion percentage for each activity.
- B. Distribution: Distribute copies of approved schedule to Architect Owner, separate contractors, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.
1. Post copies in Project meeting rooms and temporary field offices.
  2. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the Work and are no longer involved in performance of construction activities.

END OF SECTION 013233

**SECTION 013300 - SUBMITTAL PROCEDURES**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other miscellaneous submittals.
- B. Related Sections include the following:
  - 1. Division 1 Section "Payment Procedures" for submitting Applications for Payment.
  - 2. Division 1 Section "Project Coordination" for submitting Coordination Drawings.
  - 3. Division 1 Section "Construction Progress Documentation" for submitting schedules and reports, including Contractor's Construction Schedule and the Submittals Schedule.
  - 4. Division 1 Section "Quality Control" for submitting test and inspection reports and Delegated-Design Submittals.
  - 5. Division 1 Section "Closeout Procedures" for submitting warranties Project Record Documents and operation and maintenance manuals.
  - 6. Division 1 Section "Closeout Procedures" for submitting Record Drawings, Record Specifications, Record Product Data, and operation and maintenance manual requirements.
  - 7. Division 1 Section "Substitutions for submitting products substitutions during bidding and after Award of Contract.

## 1.3 DEFINITIONS

- A. Action Submittals: Written and graphic information that requires Architect's responsive action.
- B. Informational Submittals: Written information that does not require Architect's approval. Submittals may be rejected for not complying with requirements.

## 1.4 SUBMITTAL PROCEDURES

- A. General: **Upon request**, Architect will provide electronic copies of CAD Drawings of the Contract Drawings for Contractor's use in preparing submittals. **Contractor shall sign a release form provided by the Architect and payment of \$200 processing fee for each consultant's CADD files. Only plan drawings and backgrounds to be provided**
- B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.

1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
  2. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
  3. **All submittals by suppliers and fabricators shall be reviewed by Installing Contractor for compliance and coordination with other work prior to submission to the architect. Contractor's failure to review shop drawings and product data will be cause for rejection.**
- C. Submittals Schedule: Comply with requirements in Division 1 Sections "Construction Progress Documentation" and "Construction Schedules" for list of submittals and time requirements for scheduled performance of related construction activities.
- D. Processing Time: Allow enough time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal.
1. Initial Review: Allow not less than 15 working days for initial review of each submittal. Allow additional time if processing must be delayed to permit coordination with subsequent submittals. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
  2. Concurrent Review: Where concurrent review of submittals by Architect's consultants, Owner, or other parties is required, allow not less than 21 working days for initial review of each submittal.
  3. If intermediate submittal is necessary, process it in same manner as initial submittal.
  4. Allow 15 working days for processing each re-submittal.
  5. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing.
  6. All contractors to provide all submittals and color samples to the Construction Manager within 45 days of your contract date. Any rejected submittals to be resubmitted within 15 days. A penalty of \$100.00 per calendar day will be assessed for late submittals and color samples.
- E. Identification: Place a permanent label or title block on each submittal for identification.
1. Indicate name of firm or entity that prepared each submittal on label or title block.
  2. Provide a space approximately 4 by 5 inches (100 by 125 mm) on label or beside title block to record Contractor's review and approval markings and action taken by Architect.
  3. Include the following information on label for processing and recording action taken:
    - a. Project name.
    - b. Date.
    - c. Name and address of Architect.
    - d. Name and address of Contractor.
    - e. Name and address of subcontractor.



- f. Name and address of supplier.
  - g. Name of manufacturer.
  - h. Submittal tracking number based on specification section
  - i. Number and title of appropriate Specification Section.
  - j. Drawing number and detail references, as appropriate.
  - k. Other necessary identification.
- F. Deviations: Highlight, encircle, or otherwise identify deviations from the Contract Documents on submittals.
- G. Additional Copies: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions of the Contract Documents, initial submittal may serve as final submittal.
- 1. Submit one copy of submittal to concurrent reviewer in addition to specified number of copies to Architect.
  - 2. Additional copies submitted for maintenance manuals will not be marked with action taken and will be returned.
- H. Transmittal: Package each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will return submittals, received from sources other than Contractor.
- 1. On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements of the Contract Documents, including minor variations and limitations. Include the same label information as the related submittal.
  - 2. Include Contractor's certification stating that information submitted complies with requirements of the Contract Documents.
  - 3. Transmittal Form: Provide locations on form for the following information:
    - a. Project name.
    - b. Date.
    - c. Destination (To:).
    - d. Source (From:).
    - e. Names of subcontractor, manufacturer, and supplier.
    - f. Submittal tracking number based on specification section
    - g. Category and type of submittal.
    - h. Submittal purpose and description.
    - i. Submittal and transmittal distribution record.
    - j. Remarks.
    - k. Signature of transmitter.
- I. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
- J. Use for Construction: Use only final submittals with mark indicating action taken by Architect in connection with construction.

## PART 2 - PRODUCTS

## 2.1 ACTION SUBMITTALS

- A. General: Prepare and submit Action Submittals required by individual Specification Sections.
1. Number of Copies: Submit number of copies requested but not less than seven copies of each submittal, unless otherwise indicated. Architect will return two copies plus copies for maintenance binders. Mark up and retain one returned copy as a Project Record Document.
- B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. If information must be specially prepared for submittal because standard printed data are not suitable for use, submit as Shop Drawings, not as Product Data.
  2. Mark each copy of each submittal to show which products and options are applicable.
  3. Include the following information, as applicable:
    - a. Manufacturer's written recommendations.
    - b. Manufacturer's product specifications.
    - c. Manufacturer's installation instructions.
    - d. Standard color charts.
    - e. Manufacturer's catalog cuts.
    - f. Wiring diagrams showing factory-installed wiring.
    - g. Printed performance curves.
    - h. Operational range diagrams.
    - i. Mill reports.
    - j. Standard product operating and maintenance manuals.
    - k. Compliance with recognized trade association standards.
    - l. Compliance with recognized testing agency standards.
    - m. Application of testing agency labels and seals.
    - n. Notation of coordination requirements.
- C. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data.
1. Preparation: Include the following information, as applicable:
    - a. Dimensions.
    - b. Identification of products.
    - c. Fabrication and installation drawings.
    - d. Roughing-in and setting diagrams.
    - e. Wiring diagrams showing field-installed wiring, including power, signal, and control wiring.
    - f. Shopwork manufacturing instructions.
    - g. Templates and patterns.
    - h. Schedules.
    - i. Design calculations.
    - j. Compliance with specified standards.
    - k. Notation of coordination requirements.

1. Notation of dimensions established by field measurement.
  2. Wiring Diagrams: Differentiate between manufacturer-installed and field-installed wiring.
  3. Sheet Size: Except for templates, patterns, and similar full-size drawings, submit Shop Drawings on sheets at least 8-1/2 by 11 inches (215 by 280 mm) but no larger than 30 by 42 inches (750 by 1000 mm).
- D. Coordination Drawings: Comply with requirements in Division 1 Section "Project Management and Coordination."
- E. Samples: Prepare physical units of materials or products, including the following:
1. Comply with requirements in Division 1 Section "Quality Requirements" for mockups.
  2. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from the same material to be used for the Work, cured and finished in manner specified, and physically identical with the product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
  3. Preparation: Mount, display, or package Samples in manner specified to facilitate review of qualities indicated. Prepare Samples to match Architect's sample where so indicated. Attach label on unexposed side that includes the following:
    - a. Generic description of Sample.
    - b. Product name or name of manufacturer.
    - c. Sample source
    - d. Project Name
    - e. Date.
  4. Submit Samples for review of kind, color, pattern, and texture for a final check of these characteristics with other elements and for a comparison of these characteristics between final submittal and actual component as delivered and installed.
    - a. If variation in color, pattern, texture, or other characteristic is inherent in the product represented by a Sample, submit at least three sets of paired units that show approximate limits of the variations.
    - b. Refer to individual Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation, and similar construction characteristics.
  5. Number of Samples for Verification: Submit minimum three sets of Samples. Architect will retain two Sample sets; remainder will be returned. Mark up and retain one returned Sample set as a Project Record Sample.
    - a. Submit a single Sample where assembly details, workmanship, fabrication techniques, connections, operation, and other similar characteristics are to be demonstrated.

6. Disposition: Maintain sets of approved Samples at Project site, available for quality-control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
  - a. Samples that may be incorporated into the Work are indicated in individual Specification Sections. Such Samples must be in an undamaged condition at time of use.
  - b. Samples not incorporated into the Work, or otherwise designated as Owner's property, are the property of Contractor.
- F. Product Schedule or List: Prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:
  1. Type of product. Include unique identifier for each product.
  2. Number and name of room or space.
  3. Location within room or space.
  4. Project identification as described in submittal procedures above.
- G. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each portion of the Work, including those who are to furnish products or equipment fabricated to a special design. Include the following information in tabular form:
  1. Name, address, and telephone number of entity performing subcontract or supplying products.
  2. Number and title of related Specification Section(s) covered by subcontract.
  3. Drawing number and detail references, as appropriate, covered by subcontract.
  4. Project identification as described in submittal procedures above.

## 2.2 INFORMATIONAL SUBMITTALS

- A. General: Prepare and submit Informational Submittals required by other Specification Sections.
  1. Number of Copies: Submit two copies of each submittal, unless otherwise indicated. Architect will not return copies.
  2. Certificates and Certifications: Provide a notarized statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
  3. Test and Inspection Reports: Comply with requirements in Division 1 Section "Quality Requirements."
- B. Contractor's Construction Schedule: Comply with requirements in Division 1 Section "Construction Progress Documentation."
- C. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.
- D. Product Certificates: Prepare written statements on manufacturer's letterhead certifying that product complies with requirements.

- E. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements. Submit record of Welding Procedure Specification (WPS) and Procedure Qualification Record (PQR) on AWS forms. Include names of firms and personnel certified.
- F. Installer Certificates: Prepare written statements on manufacturer's letterhead certifying that Installer complies with requirements and, where required, is authorized for this specific Project.
- G. Manufacturer Certificates: Prepare written statements on manufacturer's letterhead certifying that manufacturer complies with requirements. Include evidence of manufacturing experience where required.
- H. Material Certificates: Prepare written statements on manufacturer's letterhead certifying that material complies with requirements.
- I. Material Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements.
- J. Preconstruction Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements.
- K. Compatibility Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
- L. Field Test Reports: Prepare reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements.
- M. Product Test Reports: Prepare written reports indicating current product produced by manufacturer complies with requirements. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
- N. Research/Evaluation Reports: Prepare written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project. Include the following information:
  - 1. Name of evaluation organization.
  - 2. Date of evaluation.
  - 3. Time period when report is in effect.
  - 4. Product and manufacturers' names.
  - 5. Description of product.
  - 6. Test procedures and results.
  - 7. Limitations of use.



- O. Maintenance Data: Prepare written and graphic instructions and procedures for operation and normal maintenance of products and equipment. Comply with requirements in Division 1 Section "Closeout Procedures Operation and Maintenance Data."
- P. Design Data: Prepare written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.
- Q. Manufacturer's Instructions: Prepare written or published information that documents manufacturer's recommendations, guidelines, and procedures for installing or operating a product or equipment. Include name of product and name, address, and telephone number of manufacturer. Include the following, as applicable:
  - 1. Preparation of substrates.
  - 2. Required substrate tolerances.
  - 3. Sequence of installation or erection.
  - 4. Required installation tolerances.
  - 5. Required adjustments.
  - 6. Recommendations for cleaning and protection.
- R. Manufacturer's Field Reports: Prepare written information documenting factory-authorized service representative's tests and inspections. Include the following, as applicable:
  - 1. Name, address, and telephone number of factory-authorized service representative making report.
  - 2. Statement on condition of substrates and their acceptability for installation of product.
  - 3. Statement that products at Project site comply with requirements.
  - 4. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
  - 5. Results of operational and other tests and a statement of whether observed performance complies with requirements.
  - 6. Statement whether conditions, products, and installation will affect warranty.
  - 7. Other required items indicated in individual Specification Sections.
- S. Insurance Certificates and Bonds: Prepare written information indicating current status of insurance or bonding coverage. Include name of entity covered by insurance or bond, limits of coverage, amounts of deductibles, if any, and term of the coverage.
- T. Within 15 working days of award of contract and notice to proceed each prime the contractor shall provide written confirmation that Contractor shall comply with requirements contained herein. Architect of record shall then provide (1) six pack of beer as selected by the contractor.

## PART 3 - EXECUTION

### 3.1 CONTRACTOR'S REVIEW

- A. Review each submittal and check for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.

- B. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

### 3.2 ARCHITECT'S ACTION

- A. General: Architect will not review submittals that do not bear Contractor's approval stamp and will return them without action.
- B. Action Submittals: Architect will review each submittal, make marks to indicate corrections or modifications required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action taken.
- C. Informational Submittals: Architect will review each submittal and will not return it, or will reject and return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- D. Submittals not required by the Contract Documents will not be reviewed and may be discarded.

END OF SECTION 013300

## SECTION 01 33 01 – CADD RELEASE

**Use and Indemnification Agreement - INSTRUCTIONS**

## USE AND INDEMNIFICATION AGREEMENT

Please be aware that Becker Morgan Group charges contractor(s) for electronic files (this applies to files in AutoCAD (or similar) format).

*PDF's, which are simply an electronic scan of the drawings, do not require the use of the indemnification form; however we charge \$50 per PDF to cover our expenses. BMG must receive the contractor's check prior to sending PDF's.*

For AutoCAD type files, the cost is \$100 per electronic drawing, regardless of the number of drawings they are requesting. The Use and Indemnification Agreement is to be signed by the Prime Contractor. Should a subcontractor, such as a steel fabricator, ductwork detailer, desire electronic files, they would need to pursue this request through their Prime Contractor who has the contract with the Client.

**Due to the inherent value to the company of our typical details and our other standards, we limit the drawings types that we will release via this indemnification form to plan type drawings. Typical detail sheets are not to be released in the form of an electronic AutoCAD drawing file.**

**In addition, our internal individual Base Plans will not be released; we limit what the contractor can purchase to the actual individual contract drawings.**

After the Prime Contractor has determined the number of drawings that they will need, fill out the following two pages. The second page of the form, marked Use and Indemnification Agreement – Business Office, needs to be sent to the Business Office with the Contractor check made out to Becker Morgan Group. We will not release electronic files until we receive this form and the check.

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**SECTION 013319 FIELD TEST REPORTING**

## PART 1 GENERAL

## 1.1 RELATED DOCUMENTS:

- A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work on this section.
- B. Throughout the specifications, types of materials may be specified by manufacturer's name and catalogue number in order to establish standards of quality and performance and not for the purpose of limiting competition. Alternate methods and/or materials may be submitted to the Architect for consideration. Those judged to be equal to that specified will receive written approval.
- C. Delaware Department of Transportation Specifications for Road and Bridge Construction, August 2001 and as amended.
- D. Delaware Department of Natural Resources and Environmental Control (DNREC) Sediment and Stormwater Regulations.

## 1.2 SUMMARY

Work included: Provided at the Contractor's expense, such field engineering services as are required for proper completion of the Work including, but not necessarily limited to:

- A. The Contractor shall be responsible for all stakeouts and elevation checks required for construction. All such Work shall be performed by a professional land surveyor. The surveyor shall verify adequacy of benchmarks before starting construction.
- B. Before the start of any building construction, the Contractor shall have a professional land surveyor locate and stake building corners, driveway entrances, driveways, parking areas and playfields. If there are any discrepancies between the actual layout and the project site plan, they shall be brought to the attention of the Architect and resolved before Work proceeds. A building and site stake out drawing stamped and signed by a professional land surveyor may be submitted in lieu of this preliminary stake out.
- C. After the corners of the exterior walls have been started, the Contractor shall obtain a wall check survey certificate made by a professional land surveyor. This survey shall show the accurate location of the building with reference to property lines.
- D. After the first sections of slab-on-grade have been placed in the building, the Contractor shall have a professional land surveyor verify and record the finish floor elevations on the wall check survey.
- E. At the end of the project, the Contractor shall have a professional land surveyor prepare and certify an as-built survey showing the accurate horizontal and vertical locations of all building corners, paved areas, sidewalks, utilities (including inverts), fencing, site walls, etc. located within the project area.

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- F. As-Built survey shall be included in a standard C.A.D. format such as AutoCad and/or MicroStation and shall include 2-foot contours within the project limits.
- G. A complete stormwater management as-built shall also be completed in accordance with DNREC's Standard Stormwater Management checklist. The Contractor's shall have a professional land surveyor prepare and certify an interim and final as-built, and the testing and inspection agent shall have a professional engineer certify the construction checklist at the interim and final stages of stormwater management facility construction.
- H. The contractor will be responsible for preparing and submitting to the project engineer five (5) copies of the interim and final stormwater management facility as-built, and additional facility information in accordance with the requirements set forth by DNREC.

### 1.3 RELATED WORK

- A. Documents affecting work of this Section include, but are not necessarily limited to, General Conditions, Supplementary Conditions, and Sections in Division 1 of these Specifications.
- B. Additional requirements for field engineering also may be described in other Sections of these Specifications.

### 1.4 QUALITY ASSURANCE

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this Section.

### 1.5 SUBMITTALS

- A. Comply with pertinent provisions of Section 013300-Submittals.
- B. Upon request of the Architect, submit;
  - 1. Data demonstrating qualifications of persons proposed to be engaged for field engineering services.
  - 2. Documentation verifying accuracy of field engineering work.
  - 3. Certifications, signed by the Contractor's retained field engineer, certifying that elevations and locations of improvements are in conformance with requirements of the Contract Documents.
  - 4. All certifications and surveys described in the Summary section of this specification.

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1.6 PROCEDURES

- A. In addition to procedures directed by the Contractor for the proper performance of the Contractor's responsibilities:
  - 1. Locate and protect control points before starting Work on the site.
  - 2. Preserve permanent reference points during process of the Work.
  - 3. Do not change or relocate reference points or items of the Work without specific approval from the Architect.
  - 4. Promptly advise the Architect when a reference point is lost or destroyed, or requires relations because of other changes in the Work.
    - a) Upon direction of the Architect, require the field engineer to replace reference stakes or markers.
    - b) Locate such replacements according to the original survey control.

**PART 2 PRODUCTS**

Not Applicable

**PART 3 EXECUTION**

Not Applicable

END OF SECTION 013319

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**SECTION 013500 – SPECIAL PROCEDURES**

## 1.1 SAFETY REQUIREMENTS

- A. All work shall be performed in accordance with rules, regulations, procedures and safe practices and/or OSHA and all other Government agencies having jurisdiction over the project.

## 1.2 SAFETY PRECAUTIONS AND PROGRAMS:

- A. Each Contractor shall be responsible for initiating, maintaining and supervising safety precautions and programs in connection with the work. The name of the safety officer for each contractor shall be provided to the Construction Manager.
- B. All Contractors shall comply with the provisions of the "Occupational Safety and Health Act" and Federal, State and local requirements.
- C. If a Contractor fails to maintain the safety precautions required by law or directed by the Construction Manager, the Construction Manager may take such action as necessary and charge the Contractor therefore. The failure of the Construction Manager to take any such action shall not relieve the Contractor of his obligations.
- D. The Contractor individually shall be responsible for the safety, efficiency, and adequacy of his plant, appliances, and methods and for any damage which may result from their failure or their improper construction, maintenance or operation.
- E. Prior to mobilizing to the job, the Contractor shall submit to the Construction Manager in writing, a description of his safety program for review and comment. Failure of the Construction Manager to make any changes shall not relieve the contractor of his obligations. During the conduct of the work, the Contractor shall immediately notify the Construction Manager in writing of all accidents and shall submit a written report describing in detail the circumstances of each accident within 24 hours of its occurrence.
- F. All Contractors shall notify the Construction Manager of any flammable, combustible and/or toxic materials intended for use on the project and shall furnish the Construction Manager with literature pertinent to the use and control of all materials, including, but not limited to M.S.D.S. sheets.
- G. Each Contractor shall delegate one representative who shall be responsible to maintain all safety requirements of the Contractor, and shall attend all project meetings scheduled by the Construction Manager.

## 1.3 SAFETY OF PERSONS AND PROPERTY:

- A. The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage or loss to:
  - 1. All Capital School District personnel and all other persons who may be affected thereby.

and programs in connection with the work. The name of the safety officer for each contractor shall be provided to the Construction Manager.

- B. All Contractors shall comply with the provisions of the "Occupational Safety and Health Act" and Federal, State and local requirements.
- C. If a Contractor fails to maintain the safety precautions required by law or directed by the Construction Manager, the Construction Manager may take such action as necessary and charge the Contractor therefore. The failure of the Construction Manager to take any such action shall not relieve the Contractor of his obligations.
- D. The Contractor individually shall be responsible for the safety, efficiency, and adequacy of his plant, appliances, and methods and for any damage which may result from their failure or their improper construction, maintenance or operation.
- E. Prior to mobilizing to the job, the Contractor shall submit to the Construction Manager in writing, a description of his safety program for review and comment. Failure of the Construction Manager to make any changes shall not relieve the contractor of his obligations. During the conduct of the work, the Contractor shall immediately notify the Construction Manager in writing of all accidents and shall submit a written report describing in detail the circumstances of each accident within 24 hours of its occurrence.
- F. All Contractors shall notify the Construction Manager of any flammable, combustible and/or toxic materials intended for use on the project and shall furnish the Construction Manager with literature pertinent to the use and control of all materials, including, but not limited to M.S.D.S. sheets.
- G. Each Contractor shall delegate one representative who shall be responsible to maintain all safety requirements of the Contractor, and shall attend all project meetings scheduled by the Construction Manager.

### 1.3 SAFETY OF PERSONS AND PROPERTY:

- A. The Contractor shall take all reasonable precautions for the safety of, and shall provide all reasonable protection to prevent damage or loss to:
  - 1. All Capital School District personnel and all other persons who may be affected thereby.
  - 2. All the work and all materials and equipment to be incorporated therein, whether in storage on or off the site, under the care, custody or control of the Contractor or any of his Subcontractors or Sub-Subcontractors.
  - 3. Other property at the site or adjacent thereto, including but not limited to trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction and underground property.
- B. The Contractor shall give all notices and comply with all applicable laws, ordinances, rules, regulations and lawful orders of any public authority, including the Owner's

requirements bearing on the Safety of persons or property or their protection from damage, injury or loss.

- C. The Contractor shall erect and maintain, as required by existing conditions and progress of the work, all reasonable safeguards for safety and protection, including danger signs and other warnings against hazards. He shall comply with safety regulations and notify the Construction Manager, until he is in compliance.
- D. The Contractor shall promptly remedy all damage or loss to any property caused in whole or in part by the Contractor, his Subcontractors, his Sub-Subcontractors, or anyone directly employed by any of them, or by anyone for whose acts any of them be liable.
- E. The Contractor shall not load or permit any part of the work to be loaded so as to endanger its integrity and safety.
- F. Contractors using a method of blasting to perform work on the project shall use all proper methods, including adequate safety matting and/or overburden, progressive time sequences and scaled distances, in accordance with all governmental regulations.
- G. The use of audio equipment and headsets will not be permitted on the construction site.

#### 1.4 PERSONAL PROTECTION REQUIREMENTS

- A. All persons entering the project shall wear hard hats in good condition and meet ANSI Z89.1-1981 and ANSI Z89.2-1971. The hats shall be worn in the proper manner.
- B. All persons entering the project shall wear proper work boots, clothing attire including long trousers and shirts.
- C. All job site personnel are expected to strictly adhere to the following rules and regulations:
  - 1. Use of approved eye protection by all Company personnel shall be required during all types of percussions and reciprocating work or when owner requirements govern.
  - 2. Approved respiratory equipment shall be worn by all personnel exposed to hazardous volumes of toxic or noxious dusts, fumes, mists, or gases. Check M.S.D.S. if not sure.
  - 3. Personal protective equipment is to be used under unusual conditions, such as high temperature work, handling caustic or corrosive liquids, or molten metals.
  - 4. When lifting material, keep back straight, bend knees, and lift with your legs. Get help if the load is too heavy.
  - 5. Work clear of suspended loads. If a load is moved above where your are working or walking, stand clear until it has passed.
  - 6. Unless it is part of your regular work, do not attempt to repair or adjust any

electrical equipment.

7. Kill any circuit before attempting to work on it. Even voltages lower than 110 will cause death under certain conditions.
8. Treat all electric wires as live. Do not touch exposed wires. Report them immediately to your supervisor.
9. The Contractor is responsible for providing safety training to all of his employees.
10. All shipments to the site shall have the required documentation and labels attached and the documentation and labels shall be maintained while the material is on site.
11. As defined in the occupational Safety & Health Act, safety belts, complete with lanyards, or parachute-style harness, complete with lanyard, are to be used where there is a danger of falling.

#### 1.5 HOUSEKEEPING

- A. Materials and equipment must be piled up or stored in a safe manner. Aisles must be kept clear.
- B. All drop cables/extension cords shall be elevated above the ground or protected in such a way to allow traffic to pass.
- C. Smoking will only be permitted in designated areas.
- D. Consumption of food and beverages in other than Company-designated areas and at specified times.
- E. Glass-bottled refreshments will not be allowed in the workplace.
- F. Graffiti will not be tolerated on the jobsite.
- G. All compressed gas cylinders must be stored in an upright position and tied off with the cap placed on top.
- H. The cords and connections at temporary panels must be maintained in an orderly fashion at all times to prevent tripping.
- I. Welding stubs and shells from explosive activated tools shall be collected and properly disposed of by Contractor.
- J. Nails are to be bent over and/or removed from wood.
- K. Aisles and stairwells as well as base areas of ladders are to be kept clear at all times.



#### 1.6 M.S.D.S.-CONTROLLED PRODUCTS

- A. The Contractor is responsible for notifying R.Y. Johnson & Son, Inc of any controlled products that they bring or cause to have brought onto the site. The Contractor shall provide R.Y. Johnson & Son, Inc. with a copy of the Material Safety Data Sheet (M.S.D.S.) for the controlled product, and the Contractor shall retain a copy of the M.S.D.S. on site for their reference. The legal storage, use, and disposal of any controlled product is the responsibility of the Contractor.
- B. The Contractor shall comply with OSHA Communications' Standards 29 CFR 1910-1200 for hazardous materials. The Contractor shall maintain a Material Safety Data Sheet on file at the jobsite for each chemical brought to the site. M.S.D.S. sheets shall be submitted to R.Y. Johnson & Son, Inc. for record purposes.
- C. Temporary storage of hazardous materials shall be located in containment dikes provided by the Contractor requiring same in area identified by the Construction Manager. All tanks, drums, and containers are to be labeled with appropriate warnings (i.e., flammable, no smoking). Periodic inspections for leakage shall be the responsibility of the Contractor. Final cleanup and removal shall be by the Contractor.

#### 1.7 EMERGENCIES

- A. In any emergency affecting the safety or persons or property, the Contractor shall act, at his discretion, to prevent threatened damage, injury or loss and shall immediately notify the Construction Manager of such emergency conditions. Any claims made by the Contractor for additional compensation or extension of time on account of emergency work shall be processed in accordance with Article 7, of the Supplementary Conditions.

#### 1.8 ACCIDENT INVESTIGATION AND REPORTING

- A. All accident/incidents shall be reported.
- B. The Contractor shall submit an accident/incident report to R.Y. Johnson & Son, Inc. no later than 10 hours on the working day following the incident. A detailed report is to follow within 24 hours.

#### 1.9 FIRST AID PROCEDURE

- A. The Contractor is to provide his own First Aid service.
- B. Each Contractor shall supply to R.Y. Johnson & Son, Inc. a list of their qualified First Aid personnel. Each Contractor is to have a minimum of one full-time qualified First Aid personnel on site. Contractor First Aid certificates shall be posted in the Contractor's site office and photocopies supplied to R.Y. Johnson & Son, Inc.

## 1.10 INDEMNIFICATION

- A. Contractors shall indemnify and hold harmless the Owner, the Construction Manager and the Architect/Engineer, all municipal authorities, and their agents and employees from and against all claims, damages, losses, and expenses including, but not limited to attorney's fees arising out of or resulting from the performance of the work, provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other work than the work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the Contractor, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not is caused in part by a party indemnified hereunder.
- B. In any and all claims against the Owner, the Construction Manager or the Architect/Engineer or any of their agents or employees by any employee of a Contractor, and Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the type of damages, compensation or any Subcontractor under workmen's compensation acts, disability benefit acts or other employee benefit acts.
- C. To the fullest extent permitted by law the Contractor shall indemnify and hold harmless the Construction Manager, the Owner, and the Architect and their agents and employees from and against all claims, including citations and penalties imposed by the Occupational Safety and Health Administration, damages, losses, expenses and judgments including, but not limited to attorneys' fees, arising out of or resulting from performance of the work in an area which is unsafe, harmful, dangerous, or hazardous and which is caused in whole or in part by any act or omission of the Contractor, anyone directly or indirectly employed by it, or anyone for whose acts it may be liable, regardless of whether the claim, citation, penalty, damage, loss, expense or judgment results from unsafe, harmful, dangerous, hazardous or toxic materials or substances or whether from any other unsafe, harmful, dangerous or hazardous conditions.
- D. The obligations of the Contractor under this paragraph shall not extend to the liability of the Architect/Engineer or the Construction Manager, his agents or employees arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, design or specifications, or (2) the giving of or the failure to give directions or instructions by the Architect/Engineer of the Construction Manager, their agents or employees provided such giving or failure to give is the primary cause of the injury or damage.
- E. No provision of this Subparagraph shall give rise to any duties on the part of the Architect or the Construction Manager not otherwise provided for by contract or by law.
- F. In the event that any party is requested but refuses to honor the indemnity obligations hereunder, then the party refusing to honor such requests shall, in addition to all other obligations, pay the cost of bringing any such action, including attorney's fees to the party requesting indemnity.

END OF SECTION 013500

**SECTION 014000 - QUALITY REQUIREMENTS****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements for quality-control services.
- B. Quality-control services include inspections, tests, and related actions, including reports performed by Contractor, by independent agencies, and by governing authorities. They do not include contract enforcement activities performed by Architect.
- C. Inspection and testing services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with Contract Document requirements.
- D. Requirements of this Section relate to customized fabrication and installation procedures, not production of standard products.
  - 1. Specific quality-control requirements for individual construction activities are specified in the Sections that specify those activities. Requirements in those Sections may also cover production of standard products.
  - 2. Specified inspections, tests, and related actions do not limit Contractor's quality-control procedures that facilitate compliance with Contract Document requirements.
  - 3. Requirements for Contractor to provide quality-control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.
- E. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 1 Section "Cutting and Patching" specifies requirements for repair and restoration of construction disturbed by inspection and testing activities.
  - 2. Division 1 Section "Submittals" specifies requirements for development of a schedule of required tests and inspections.

**1.3 RESPONSIBILITIES**

- A. Contractor Responsibilities: Unless otherwise indicated as the responsibility of another identified entity, Contractor shall provide inspections, tests, and other quality-control services specified elsewhere in the Contract Documents and required by authorities having jurisdiction. Costs for these services are included in the Contract Sum.
  - 1. Where individual Sections specifically indicate that certain inspections, tests, and other quality-control services are the Contractor's responsibility, the Contractor shall employ and pay a qualified independent testing agency to perform quality-control services. Costs for these services are included in the Contract Sum.
- B. Retesting: The Contractor is responsible for retesting where results of inspections, tests, or other

quality-control services prove unsatisfactory and indicate noncompliance with Contract Document requirements, regardless of whether the original test was Contractor's responsibility.

1. The cost of retesting construction, revised or replaced by the Contractor, is the Contractor's responsibility where required tests performed on original construction indicated noncompliance with Contract Document requirements.
- C. Associated Services: Cooperate with agencies performing required inspections, tests, and similar services, and provide reasonable auxiliary services as requested. Notify the agency sufficiently in advance of operations to permit assignment of personnel. Auxiliary services required include, but are not limited to, the following:
1. Provide access to the Work.
  2. Furnish incidental labor and facilities necessary to facilitate inspections and tests.
  3. Take adequate quantities of representative samples of materials that require testing or assist the agency in taking samples.
  4. Provide facilities for storage and curing of test samples.
  5. Deliver samples to testing laboratories.
  6. Provide the agency with a preliminary design mix proposed for use for materials mixes that require control by the testing agency.
  7. Provide security and protection of samples and test equipment at the Project Site.
- D. Duties of the Testing Agency: The independent agency engaged to perform inspections, sampling, and testing of materials and construction specified in individual Sections shall cooperate with the Architect and the Contractor in performance of the agency's duties. The testing agency shall provide qualified personnel to perform required inspections and tests.
1. The agency shall notify the Architect and the Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
  2. The agency is not authorized to release, revoke, alter, or enlarge requirements of the Contract Documents or approve or accept any portion of the Work.
  3. The agency shall not perform any duties of the Contractor.
- E. Coordination: Coordinate the sequence of activities to accommodate required services with a minimum of delay. Coordinate activities to avoid the necessity of removing and replacing construction to accommodate inspections and tests.
1. The Contractor is responsible for scheduling times for inspections, tests, taking samples, and similar activities.

#### 1.4 SUBMITTALS

- A. Unless the Contractor is responsible for this service, the independent testing agency shall submit a certified written report, in duplicate, of each inspection, test, or similar service to the Architect. If the Contractor is responsible for the service, submit a certified written report, in duplicate, of each inspection, test, or similar service through the Contractor.
1. Submit additional copies of each written report directly to the governing authority, when the authority so directs.
  2. Report Data: Written reports of each inspection, test, or similar service include, but are not limited to, the following:

- a. Date of issue.
- b. Project title and number.
- c. Name, address, and telephone number of testing agency.
- d. Dates and locations of samples and tests or inspections.
- e. Names of individuals making the inspection or test.
- f. Designation of the Work and test method.
- g. Identification of product and Specification Section.
- h. Complete inspection or test data.
- i. Test results and an interpretation of test results.
- j. Ambient conditions at the time of sample taking and testing.
- k. Comments or professional opinion on whether inspected or tested Work complies with Contract Document requirements.
- l. Name and signature of laboratory inspector.
- m. Recommendations on retesting.

### 1.5 QUALITY ASSURANCE

- A. Qualifications for Service Agencies: Engage inspection and testing service agencies, including independent testing laboratories, that are prequalified as complying with the American Council of Independent Laboratories' "Recommended Requirements for Independent Laboratory Qualification" and that specialize in the types of inspections and tests to be performed.
  1. Each independent inspection and testing agency engaged on the Project shall be authorized by authorities having jurisdiction to operate in the state where the Project is located.

### PART 2 - PRODUCTS (Not Applicable)

### PART 3 - EXECUTION

#### 3.1 REPAIR AND PROTECTION

- A. General: Upon completion of inspection, testing, sample taking and similar services, repair damaged construction and restore substrates and finishes. Comply with Contract Document requirements for Division 1 Section "Cutting and Patching."
- B. Protect construction exposed by or for quality-control service activities, and protect repaired construction.
- C. Repair and protection is Contractor's responsibility, regardless of the assignment of responsibility for inspection, testing, or similar services.

END OF SECTION 014000



**SECTION 014200 - REFERENCES**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 DEFINITIONS

- A. General: Basic Contract definitions are included in the Conditions of the Contract.
- B. "Approved": The term "approved," when used to convey Architect's action on Contractor's submittals, applications, and requests, is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- C. "Directed": Terms such as "directed," "requested," "authorized," "selected," "approved," "required," and "permitted" mean directed by Architect, requested by Architect, and similar phrases.
- D. "Indicated": The term "indicated" refers to graphic representations, notes, or schedules on Drawings or to other paragraphs or schedules in Specifications and similar requirements in the Contract Documents. Terms such as "shown," "noted," "scheduled," and "specified" are used to help the user locate the reference.
- E. "Regulations": The term "regulations" includes laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, as well as rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Furnish": The term "furnish" means to supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- G. "Install": The term "install" describes operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, and protecting, cleaning, and similar operations.
- H. "Provide": The term "provide" means to furnish and install, complete and ready for the intended use.
- I. "Installer": An installer is the Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.
- J. The term "experienced," when used with an entity, means having successfully completed a minimum of five previous projects similar in size and scope to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1. Using a term such as "carpentry" does not imply that certain construction activities must be performed by accredited or unionized individuals of a corresponding generic name, such as "carpenter." It also does not imply that requirements specified apply exclusively to trades people of the corresponding generic name.

- K. "Project site" is the space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

### 1.3 INDUSTRY STANDARDS

- A. **Applicability of Standards:** Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
- B. **Publication Dates:** Comply with standards in effect as of date of the Contract Documents, unless otherwise indicated.
- C. **Conflicting Requirements:** If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer uncertainties and requirements that are different, but apparently equal, to Architect for a decision before proceeding.
  1. **Minimum Quantity or Quality Levels:** The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.
- D. **Copies of Standards:** Each entity engaged in construction on Project must be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
  1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source and make them available on request.
- E. **Abbreviations and Acronyms for Industry Organizations:** Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Gale Research's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S."
- F. **Abbreviations and Acronyms for Industry Organizations:** Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web site addresses are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

PRIVATE tbl1@dom1

AA	Aluminum Association, Inc. (The) www.aluminum.org	(202) 862-5100
AAADM	American Association of Automatic Door Manufacturers www.taol.com/aaadm	(216) 241-7333
AABC	Associated Air Balance Council www.aabchq.com	(202) 737-0202
AAMA	American Architectural Manufacturers Association www.aamanet.org	(847) 303-5664
AAN	American Association of Nurserymen (See ANLA)	
AASHTO	American Association of State Highway and Transportation Officials www.aashto.org	(202) 624-5800
AATCC	American Association of Textile Chemists and Colorists (The) www.aatcc.org	(919) 549-8141
ABMA	American Bearing Manufacturers Association www.abma-dc.org	(202) 429-5155
ACI	American Concrete Institute/ACI International www.aci-int.org	(248) 848-3700
ACPA	American Concrete Pipe Association www.concrete-pipe.org	(972) 506-7216
ADC	Air Diffusion Council	(312) 201-0101
AEIC	Association of Edison Illuminating Companies, Inc. (The) www.aeic.org	(205) 257-2530
AFPA	American Forest & Paper Association (See AF&PA)	
AF&PA	American Forest & Paper Association www.afandpa.org	(800) 878-8878 (202) 463-2700
AGA	American Gas Association www.aga.org	(202) 824-7000
AHA	American Hardboard Association www.ahardbd.org	(847) 934-8800
AHAM	Association of Home Appliance Manufacturers www.aham.org	(202) 872-5955

AI	Asphalt Institute <a href="http://www.asphaltinstitute.org">www.asphaltinstitute.org</a>	(606) 288-4960
AIA	American Institute of Architects (The) <a href="http://www.aiaonline.org">www.aiaonline.org</a>	(202) 626-7300
AISC	American Institute of Steel Construction, Inc. <a href="http://www.aisc.org">www.aisc.org</a>	(800) 644-2400 (312) 670-2400
AISI	American Iron and Steel Institute <a href="http://www.steel.org">www.steel.org</a>	(202) 452-7100
AITC	American Institute of Timber Construction	(303) 792-9559
ALA	American Laminators Association (See LMA)	
ALCA	Associated Landscape Contractors of America <a href="http://www.alca.org">www.alca.org</a>	(800) 395-2522 (703) 736-9666
ALSC	American Lumber Standard Committee	(301) 972-1700
AMCA	Air Movement and Control Association International, Inc. <a href="http://www.amca.org">www.amca.org</a>	(847) 394-0150
ANLA	American Nursery & Landscape Association (Formerly: AAN - American Association of Nurserymen) <a href="http://www.anla.org">www.anla.org</a>	(202) 789-2900
ANSI	American National Standards Institute <a href="http://www.ansi.org">www.ansi.org</a>	(212) 642-4900
AOSA	Association of Official Seed Analysts <a href="http://www.zianet.com/AOSA">www.zianet.com/AOSA</a>	(402) 476-3852
APA	APA-The Engineered Wood Association <a href="http://www.apawood.org">www.apawood.org</a>	(253) 565-6600
APA	Architectural Precast Association <a href="http://www.archprecast.org">www.archprecast.org</a>	(941) 454-6989
API	American Petroleum Institute <a href="http://www.api.org">www.api.org</a>	(202) 682-8000
ARI	Air-Conditioning & Refrigeration Institute <a href="http://www.ari.org">www.ari.org</a>	(703) 524-8800
ASCA	Architectural Spray Coaters Association <a href="http://www.ascassoc.com">www.ascassoc.com</a>	(856) 848-6120

ASCE	American Society of Civil Engineers www.asce.org	(800) 548-2723 (703) 295-6300
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers www.ashrae.org	(800) 527-4723 (404) 636-8400
ASME	ASME International (The American Society of Mechanical Engineers International) www.asme.org	(800) 843-2763
ASSE	American Society of Sanitary Engineering www.asse-plumbing.org	(440) 835-3040
ASTM	American Society for Testing and Materials www.astm.org	(610) 832-9585
AWCI	AWCI International (Association of the Wall and Ceiling Industries International)  www.awci.org	(703) 534-8300
AWCMA	American Window Covering Manufacturers Association (See WCMA)	
AWI	Architectural Woodwork Institute www.awinet.org	(800) 449-8811 (703) 733-0600
AWPA	American Wood-Preservers' Association www.awpa.com	(817) 326-6300
AWS	American Welding Society www.aws.org	(800) 443-9353 (305) 443-9353
AWWA	American Water Works Association www.awwa.org	(800) 926-7337 (303) 794-7711
BHMA	Builders Hardware Manufacturers Association www.buildershardware.com	(212) 661-4261
BIA	Brick Industry Association (The) www.bia.org	(703) 620-0010
BIFMA	BIFMA International (Business and Institutional Furniture Manufacturer's Association International) www.bifma.com	(616) 285-3963



CCC	Carpet Cushion Council <a href="http://www.carpetcushion.org">www.carpetcushion.org</a>	(203) 637-1312
CCFSS	Center for Cold-Formed Steel Structures <a href="http://www.umn.edu/~ccfss">www.umn.edu/~ccfss</a>	(573) 341-4471
CDA	Copper Development Association Inc. <a href="http://www.copper.org">www.copper.org</a>	(800) 232-3282 (212) 251-7200
CEA	Canadian Electricity Association (The) <a href="http://www.canelect.ca">www.canelect.ca</a>	(613) 230-9263
CFFA	Chemical Fabrics & Film Association, Inc. <a href="http://www.taol.com/cffa">www.taol.com/cffa</a>	(216) 241-7333
CGA	Compressed Gas Association <a href="http://www.cganet.com">www.cganet.com</a>	(703) 412-0900
CGSB	Canadian General Standards Board <a href="http://www.pwgsc.gc.ca/cgsb">www.pwgsc.gc.ca/cgsb</a>	(819) 956-0425
CIMA	Cellulose Insulation Manufacturers Association <a href="http://www.cellulose.org">www.cellulose.org</a>	(888) 881-2462 (937) 222-2462
CISCA	Ceilings & Interior Systems Construction Association <a href="http://www.cisca.org">www.cisca.org</a>	(630) 584-1919
CISPI	Cast Iron Soil Pipe Institute <a href="http://www.cispi.org">www.cispi.org</a>	(423) 892-0137
CLFMI	Chain Link Fence Manufacturers Institute <a href="http://www.chainlinkinfo.com">www.chainlinkinfo.com</a> (under construction)	(301) 596-2584
CPA	Composite Panel Association (Formerly: National Particleboard Association) <a href="http://www.pbmdf.com">www.pbmdf.com</a>	(301) 670-0604
CPPA	Corrugated Polyethylene Pipe Association Division of Plastics Pipe Institute <a href="http://www.cppa-info.org">www.cppa-info.org</a>	(800) 510-2772 (419) 241-2221
CRI	Carpet and Rug Institute (The) <a href="http://www.carpet-rug.com">www.carpet-rug.com</a>	(800) 882-8846 (706) 278-3176
CRSI	Concrete Reinforcing Steel Institute <a href="http://www.crsi.org">www.crsi.org</a>	(847) 517-1200
CSA	CSA International (Formerly: IAS - International Approval Services) Division of Canadian Standards Association <a href="http://www.iasapprovals.org">www.iasapprovals.org</a>	(216) 524-4990

CSI	Construction Specifications Institute (The) www.csinet.org	(800) 689-2900 (703) 684-0300
CSSB	Cedar Shake & Shingle Bureau www.cedarbureau.org	(604) 462-8961
CTI	Cooling Tower Institute www.cti.org	(281) 583-4087
DHI	Door and Hardware Institute www.dhi.org	(703) 222-2010
EIA/TIA	Electronic Industries Alliance/Telecommunications Industry Association www.eia.org	(703) 907-7500
EIMA	EIFS Industry Members Association www.eifsfacts.com	(800) 294-3462 (770) 968-7945
EJMA	Expansion Joint Manufacturers Association, Inc. www.ejma.org	(914) 332-0040
FCI	Fluid Controls Institute www.fluidcontrolsinstitute.org	(216) 241-7333
FGMA	Flat Glass Marketing Association (See GANA)	
FM	Factory Mutual System (See FMG)	
FMG	FM Global (Formerly: FM - Factory Mutual System) www.fmglobal.com	(401) 275-3000
GA	Gypsum Association www.gypsum.org	(202) 289-5440
GANA	Glass Association of North America (Formerly: FGMA - Flat Glass Marketing Association) www.glasswebsite.com/gana	(785) 271-0208
GRI	Geosynthetic Research Institute www.drexel.edu/gri	(610) 522-8440
GTA	Glass Tempering Division of Glass Association of North America (See GANA)	

HI	Hydraulic Institute	(888) 786-7744 (973) 267-9700
HI	Hydronics Institute Division of Gas Appliance Manufacturers Association <a href="http://www.gamanet.org">www.gamanet.org</a>	(908) 464-8200
HMMA	Hollow Metal Manufacturers Association Division of National Association of Architectural Metal Manufacturers (See NAAMM)	
HPVA	Hardwood Plywood & Veneer Association <a href="http://www.hpva.org">www.hpva.org</a>	(703) 435-2900
HPW	H. P. White Laboratory, Inc.	(410) 838-6550
IAS	International Approval Services (See CSA International)	
ICEA	Insulated Cable Engineers Association, Inc. <a href="http://www.icea.net">www.icea.net</a>	(508) 394-4424
ICRI	International Concrete Repair Institute <a href="http://www.icri.org">www.icri.org</a>	(703) 450-0116
IEC	International Electro technical Commission <a href="http://www.iec.ch">www.iec.ch</a>	41 22 919 02 11
IEEE	Institute of Electrical and Electronics Engineers, Inc. (The) <a href="http://www.ieee.org">www.ieee.org</a>	(212) 419-7900
IESNA	Illuminating Engineering Society of North America (The) <a href="http://www.iesna.org">www.iesna.org</a>	(212) 248-5000
IGCC	Insulating Glass Certification Council <a href="http://www.igcc.org">www.igcc.org</a>	(315) 938-7444
ILI	Indiana Limestone Institute of America, Inc. <a href="http://www.iliai.com">www.iliai.com</a>	(812) 275-4426
IRI	HSB Industrial Risk Insurers <a href="http://www.industrialrisk.com">www.industrialrisk.com</a>	(800) 520-7300 (860) 520-7300
ITS	Intertek Testing Services <a href="http://www.itsglobal.com">www.itsglobal.com</a>	(800) 345-3851 (607) 753-6711
IWS	Insect Screening Weavers Association (Now defunct)	

KCMA	Kitchen Cabinet Manufacturers Association www.kcma.org	(703) 264-1690
LGSI	Light Gage Structural Institute www.loseke.com	(972) 625-4560
LMA	Laminating Materials Association (Formerly: ALA - American Laminators Association) www.lma.org	(201) 664-2700
LPI	Lightning Protection Institute www.lightning.org	(800) 488-6864 (847) 577-7200
LSGA	Laminated Safety Glass Association (See GANA)	
MBMA	Metal Building Manufacturers Association www.mbma.com	(216) 241-7333
MFMA	Maple Flooring Manufacturers Association www.maplefloor.org	(847) 480-9138
MFMA	Metal Framing Manufacturers Association	(312) 644-6610
MHIA	Material Handling Industry of America www.mhia.org	(800) 345-1815 (704) 676-1190
MIA	Marble Institute of America www.marble-institute.com	(614) 228-6194
ML/SFA	Metal Lath/Steel Framing Association (See SSMA)	
MSS	Manufacturers Standardization Society of The Valve and Fittings Industry, Inc. www.mss-hq.com	(703) 281-6613
NAAMM	National Association of Architectural Metal Manufacturers www.naamm.org	(312) 332-0405
NAAMM	North American Association of Mirror Manufacturers (See GANA)	
NACE	NACE International (National Association of Corrosion Engineers International) www.nace.org	(281) 228-6200
NAIMA	North American Insulation Manufacturers Association (The) www.naima.org	(703) 684-0084

NAMI	National Accreditation and Management Institute, Inc.	(304) 258-5100
NAPM	National Association of Photographic Manufacturers (See PIMA)	
NBGQA	National Building Granite Quarries Association, Inc. <a href="http://www.nbgqa.com">www.nbgqa.com</a>	(800) 557-2848
NCMA	National Concrete Masonry Association <a href="http://www.ncma.org">www.ncma.org</a>	(703) 713-1900
NCPI	National Clay Pipe Institute <a href="http://www.ncpi.org">www.ncpi.org</a>	(414) 248-9094
NCTA	National Cable Television Association <a href="http://www.ncta.com">www.ncta.com</a>	(202) 775-3669
NEBB	National Environmental Balancing Bureau <a href="http://www.nebb.org">www.nebb.org</a>	(301) 977-3698
NECA	National Electrical Contractors Association <a href="http://www.necanet.org">www.necanet.org</a>	(301) 657-3110
NeLMA	Northeastern Lumber Manufacturers' Association <a href="http://www.nelma.org">www.nelma.org</a>	(207) 829-6901
NEMA	National Electrical Manufacturers Association <a href="http://www.nema.org">www.nema.org</a>	(703) 841-3200
NETA	International Electrical Testing Association <a href="http://www.electricnet.com/neta">www.electricnet.com/neta</a>	(303) 697-8441
NFPA	National Fire Protection Association <a href="http://www.nfpa.org">www.nfpa.org</a>	(800) 344-3555 (617) 770-3000
NFRC	National Fenestration Rating Council <a href="http://www.nfrc.org">www.nfrc.org</a>	(301) 589-6372
NGA	National Glass Association <a href="http://www.glass.org">www.glass.org</a>	(703) 442-4890
NHLA	National Hardwood Lumber Association <a href="http://www.natlhardwood.org">www.natlhardwood.org</a>	(901) 377-1818
NLGA	National Lumber Grades Authority <a href="http://www.nlga.org">www.nlga.org</a>	(604) 524-2393
NOFMA	National Oak Flooring Manufacturers Association <a href="http://www.nofma.org">www.nofma.org</a>	(901) 526-5016



NPA	National Particleboard Association (See CPA)	
NRCA	National Roofing Contractors Association www.nrca.net	(800) 323-9545 (847) 299-9070
NRMCA	National Ready Mixed Concrete Association www.nrmca.org	(301) 587-1400
NSA	National Stone Association www.aggregates.org	(800) 342-1415 (202) 342-1100
NSF	NSF International (National Sanitation Foundation International) www.nsf.org	(800) 673-6275 (734) 769-8010
NTMA	National Terrazzo & Mosaic Association (The) www.ntma.com	(800) 323-9736 (703) 779-1022
NWWDA	National Wood Window and Door Association (See WDMA)	
PCI	Precast/Prestressed Concrete Institute www.pci.org	(312) 786-0300
PDCA	Painting and Decorating Contractors of America www.pdca.com	(800) 332-7322 (703) 359-0826
PDI	Plumbing & Drainage Institute www.pdionline.org	(800) 589-8956 (508) 230-3516
PGI	PVC Geomembrane Institute/Technology Program University of Illinois-Urbana Champaign //pgi-tp.ce.uiuc.edu	(217) 333-3929
PIMA	Photographic & Imaging Manufacturers Association (Formerly: NAPM - National Association of Photographic Manufacturers) www.pima.net	(914) 698-7603
RCSC	Research Council on Structural Connections c/o AISC www.boltcouncil.org	
RFCI	Resilient Floor Covering Institute	(Contact by mail only)
RIS	Redwood Inspection Service Division of the California Redwood Association www.calredwood.org	(888) 225-7339 (415) 382-0662

RMA	Rubber Manufacturers Association www.rma.org	(800) 220-7620 (202) 682-4800
SAE	SAE International www.sae.org	(724) 776-4841 (724) 776-4960 (publications)
SDI	Steel Deck Institute www.sdi.org	(847) 462-1930
SDI	Steel Door Institute www.steeldoor.org	(440) 899-0010
SEFA	Scientific Equipment and Furniture Association www.sefalabfurn.com	(843) 689-6878
SGCC	Safety Glazing Certification Council www.sgcc.org	(315) 938-7444
SIGMA	Sealed Insulating Glass Manufacturers Association www.sigmaonline.org/sigma	(312) 644-6610
SJI	Steel Joist Institute www.steeljoist.org	(843) 626-1995
SMA	Screen Manufacturers Association	(561) 533-0991
SMACNA	Sheet Metal and Air Conditioning Contractors' National Association www.smacna.org	(703) 803-2980
SPI	The Society of the Plastics Industry, Inc. www.plasticsindustry.org	(202) 974-5200
SPIB	Southern Pine Inspection Bureau (The) www.spib.org	(850) 434-2611
SPI/SPFD	The Society of the Plastics Industry, Inc. Spray Polyurethane Foam Division (See SPI)	
SPRI	SPRI (Single Ply Roofing Institute) www.spri.org	(781) 444-0242
SSINA	Specialty Steel Industry of North America www.ssina.com	(800) 982-0355 (202) 342-8630
SSMA	Steel Stud Manufacturers Association (Formerly: ML/SFA - Metal Lath/Steel Framing Association) www.ssma.com	(312) 456-5590

SSPC	SSPC: The Society for Protective Coatings www.sspc.org	(800) 837-8303 (412) 281-2331
STI	Steel Tank Institute www.steeltank.com	(847) 438-8265
SWI	Steel Window Institute www.steelwindows.com	(216) 241-7333
SWRI	Sealant, Waterproofing & Restoration Institute www.swrionline.org	(816) 472-7974
TCA	Tile Council of America, Inc. www.tileusa.com	(864) 646-8453
TPI	Truss Plate Institute	(608) 833-5900
TPI	Turfgrass Producers International www.turfgrassod.org	(800) 405-8873 (847) 705-9898
UFAC	Upholstered Furniture Action Council www.ufac.org	(336) 885-5065
UL	Underwriters Laboratories Inc. www.ul.com	(800) 704-4050 (847) 272-8800
UNI	Uni-Bell PVC Pipe Association //members.aol.com/unibell	(972) 243-3902
USG	United States Gypsum Company A Subsidiary of USG Corporation www.usg.com	(800) 874-4968 (312) 606-4000
USITT	United States Institute for Theatre Technology, Inc. www.culturenet.ca/usitt	(800) 938-7488 (315) 463-6463
USP	U.S. Pharmacopeia www.usp.org	(800) 822-8772 (301) 881-0666
WASTEC	Waste Equipment Technology Association www.wastec.org	(800) 424-2869 (202) 244-4700
WCLIB	West Coast Lumber Inspection Bureau www.wclib.org	(800) 283-1486 (503) 639-0651
WCMA	Window Covering Manufacturers Association (Formerly: AWCMA - American Window Covering Manufacturers Association) www.windowcoverings.org	(212) 661-4261

WDMA	Window & Door Manufacturers Association (Formerly: NWWDA - National Wood Window and Door Association) www.wdma.com	(800) 223-2301 (847) 299-5200
WIC	Woodwork Institute of California www.wicnet.org	(916) 372-9943
WMMPA	Wood Molding & Millwork Producers Association www.wmmpa.com	(800) 550-7889 (530) 661-9591
WWPA	Western Wood Products Association www.wwpa.org	(503) 224-3930

G. Abbreviations and Acronyms for Code Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web site addresses are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

PRIVATE tbl2

BOCA	BOCA International, Inc. www.bocai.org	(708) 799-2300
CABO	Council of American Building Officials (See ICC)	
IAPMO	International Association of Plumbing and Mechanical Officials (The) www.iapmo.org	(909) 595-8449
ICBO	International Conference of Building Officials www.icbo.org	(800) 284-4406 (562) 699-0541
ICC	International Code Council (Formerly: CABO - Council of American Building Officials) www.intlcode.org	(703) 931-4533
SBCCI	Southern Building Code Congress International, Inc. www.sbcci.org	(205) 591-1853

H. Abbreviations and Acronyms for Federal Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and Web site addresses are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

PRIVATE tbl3@dom1

CE	Army Corps of Engineers CRD Standards	(601) 634-2355
CFR	Code of Federal Regulations www.access.gpo.gov/nara/cfr	(202) 512-1800

CPSC	Consumer Product Safety Commission www.cpsc.gov	(800) 638-2772 (301) 504-0990
DOC	Department of Commerce www.doc.gov	(202) 482-2000
DOD	Department of Defense DOD Specifications and Standards //astimage.daps.dla.mil/online	(215) 697-6257
EPA	Environmental Protection Agency www.epa.gov	(202) 260-2090
FAA	Federal Aviation Administration Department of Transportation www.faa.gov	(202) 366-4000
FCC	Federal Communications Commission www.fcc.gov	(202) 418-0190
FDA	Food and Drug Administration www.fda.gov	(888) 463-6332
FED-STD	Federal Standard (See FS)	
FS	Federal Specification (Available from DOD, GSA, and NIBS)	
FTMS	Federal Test Method Standard (See FS)	
GSA	General Services Administration www.gsa.gov	(202) 708-5082 (202) 619-8925 (Federal Specifications)
HUD	Department of Housing and Urban Development www.hud.gov	(202) 401-0388
LBL	Lawrence Berkeley Laboratory (See LBNL)	
LBNL	Lawrence Berkeley National Laboratory www.lbl.gov	(510) 486-5605
MILSPEC	Military Specification and Standards (See DOD)	
NCHRP	National Cooperative Highway Research Program (See TRB)	

NIST	National Institute of Standards and Technology www.nist.gov	(301) 975-2000
OSHA	Occupational Safety & Health Administration (See CFR 29) www.osha.gov	(202) 219-5000
RUS	Rural Utilities Service (See USDA)	(202) 720-9540
TRB	Transportation Research Board www.nas.edu/trb	(202) 334-2933
USDA	Department of Agriculture www.usda.gov	(202) 720-8732
USPS	Postal Service www.usps.gov	(202) 268-2000

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 014200



**SECTION 014219 – REFERENCE STANDARDS**

PART 1 – GENERAL

1.1 SECTION INCLUDES

- A. Specification Format.
- B. Specification Language and Form.

1.2 RELATED SECTIONS

- A. The specifications have been arranged in accordance with CSI / CSC “masterformat” master list of titles and numbering system.

1.3 FORMAT

- A. The imperative language of the technical sections of the specifications is directed to the Contractor unless specifically noted otherwise.
- B. Portions of the specifications have been derived from an automated master specification production system and may include minor deviations from traditional writing forms. Such deviations must be recognized as a normal result of this production technique and no other meaning will be implied or permitted.

PART 2 – PRODUCTS (NOT USED)

PART 3 – EXECUTION (NOT USED)

END OF SECTION 014219

**SECTION 015000 -TEMPORARY FACILITIES & CONTROLS**

## PART 1 GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division-0 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section specifies requirements for temporary construction, utilities, facilities, and controls required to support the successful construction of the project and maintain services until the permanent utilities, facilities, and controls are complete. They shall be installed, maintained, and removed subject to the Construction Manager's approval.

TABLE OF PARTS

	<u>PART 1 - General</u>
1.3	Quality Assurance
1.4	Project Conditions
1.5	Existing Utilities and Systems
	<u>PART 2 - Products</u>
2.1	Materials
2.2	Equipment
	<u>PART 3 - Execution</u>
3.1	Installation
3.2	Temporary Utility Installation
3.3	Use Charges
3.4	Water Service
3.5	Electrical Power
3.6	Lighting
3.7	Telephones
3.8	Sanitary Facilities
3.9	Storm Sewers
3.10	Dewatering Facilities
3.11	Heating and Ventilation
3.12	Field Offices
3.13	Roads and Parking
3.14	Enclosures
3.15	Lifts and Hoists
3.16	Elevators
3.17	Project Identification
3.18	Waste Disposal and Cleanup
3.19	Construction Aids and Protection
3.20	Fire Safety
3.21	Barricades, Warning Signs, and Lights
3.22	Site Enclosure Fence
3.23	Building Security, Enclosure, and Lockup
3.24	Environmental Protection, NPDES, and PPC
3.25	Workday

- 3.26 Lunch Wagon
- 3.27 Erosion Control
- 3.28 Excavation
- 3.29 Blasting
- 3.30 Material Inventories
- 3.31 Deliveries
- 3.32 Operation, Termination, and Removal
- 3.33 Snow Removal

### 1.3 QUALITY ASSURANCE

- A. Regulations: Comply with industry standards and applicable laws and regulations of authorities having jurisdiction, including but not limited to:
  - Municipal and Labor & Industry Building Code requirements
  - Health and safety regulations
  - Utility company regulations
  - Police, Fire Department and Rescue Squad rules
  - Environmental protection regulations
- B. Inspections: Arrange for authorities, having jurisdiction, to inspect and test each temporary utility before use. Obtain required certifications and permits.

### 1.4 PROJECT CONDITIONS

- A. Conditions of Use: Keep temporary services and facilities clean and neat in appearance. Operate in a safe and efficient manner. Take necessary fire prevention measures. Do not overload facilities, or permit them to interfere with progress. Do not allow hazardous, dangerous or unsanitary conditions, or public nuisances to develop or persist on the site. They shall be removed, relocated as required by the progress of the work, or directed by the Construction Manager.

### 1.5 EXISTING UTILITIES AND SYSTEMS

- A. Precaution must be taken to protect existing sanitary sewer, electrical, water and gas lines that cross the site. All existing building utility systems such as electrical, water, gas will be demolished and reconstructed during this project.
- B. Trade Contractors interrupting services due to their construction operations shall provide temporary utility lines, as required, to maintain services.

## PART 2 PRODUCTS

### 2.1 MATERIALS

- A. General: Provide new materials; if acceptable to the Construction Manager, undamaged, previously used materials in serviceable condition may be used. Provide materials suitable for the use intended.
- B. Lumber and Plywood: Comply with requirements in Division-6 Section "Rough Carpentry."
- C. Tarpaulins: Provide waterproof, fire-resistant, UL-labeled tarpaulins with flame-spread rating of 15 or less. For temporary enclosures, provide translucent, nylon-reinforced, laminated polyethylene or polyvinyl chloride fire retardant tarpaulins.
- D. Water: Provide potable water approved by local health authorities.
- E. Open-Mesh Fencing: Provide 11-gauge, galvanized two (2) inch, chain link fabric fencing, six (6) feet high with galvanized steel pipe posts, 1-1/2" I.D. for line posts and 2-1/2" I.D. for corner posts. Drive posts 30" into the ground at no less than 15' spacing.

### 2.2 EQUIPMENT

- A. General: Provide new equipment; if acceptable to the Construction Manager, undamaged, previously used equipment in serviceable condition may be used. Provide equipment suitable for use intended.
- B. Water Hoses: Provide 3/4" heavy-duty, abrasion-resistant, flexible rubber hoses 100 ft. long, with pressure rating greater than the maximum pressure of the water distribution system; provide adjustable shut-off nozzles at hose discharge.
- C. Electrical Outlets: Provide properly configured NEMA polarized outlets to prevent insertion of 110-120 volt plugs into higher voltage outlets. Provide receptacle outlets equipped with ground-fault circuit interrupters, reset button, and pilot light, for connection of power tools, equipment, and GFI breakers.
- D. Electrical Power Cords: Provide grounded extension cords; use "hard-service" cords where exposed to abrasion and traffic. Provide waterproof connectors to connect separate lengths of electric cords if single lengths will not reach areas where construction activities are in progress.
- E. Electrical Welding Outlets: These will not be provided. Each Trade Contractor will be responsible for his own welding power.
- F. Lamps and Light Fixtures: Provide general service incandescent lamps of wattage required for adequate illumination. Provide guard cages or tempered glass enclosures where exposed to breakage. Provide exterior fixtures where exposed to moisture.

- G. Heating Units: Provide temporary heating units that have been tested and labeled by UL, FM or another recognized trade association related to the type of fuel being consumed.
- H. Temporary Offices: Provide prefabricated or mobile units or similar job-built construction with lockable entrances, operable windows and serviceable finishes. Provide heated and air-conditioned units on foundations adequate for normal loading.
- I. Temporary Toilet Units: Provide self-contained, single-occupant toilet units of the chemical, aerated recirculation, or combustion type, properly vented and fully enclosed with a glass fiber, reinforced polyester shell or similar nonabsorbent material.
- J. First Aid Supplies: Comply with governing regulations.
- K. Fire Extinguishers: Provide hand-carried, portable UL-rated, class "A" fire extinguishers for temporary offices and similar spaces. In other locations, provide hand-carried, portable, UL-rated, class "ABC" dry chemical extinguishers, or a combination of extinguishers of NFPA recommended classes for the exposures.

Comply with NFPA 10 classification, extinguishing agent and size required by location and class of fire exposure.

## PART 3 EXECUTIONS

### 3.1 INSTALLATION

- A. Use qualified personnel for installation of temporary facilities. Locate facilities where they will serve the Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required.
- B. Provide each facility ready for use when needed to avoid delay. Maintain and modify as required. Do not remove until facilities are no longer needed, or are replaced by authorized use of completed permanent facilities.

### 3.2 TEMPORARY UTILITY INSTALLATION

- A. General: Engage the appropriate local utility company to install temporary service or connect to existing service. Where the company provides only part of the service, provide the remainder with matching, compatible materials and equipment; comply with the company's recommendations.
  - 1. Arrange with the company and existing users for a time when service can be interrupted, where necessary, to make connections for temporary services.
  - 2. Provide adequate capacity at each stage of construction. Prior to temporary utility availability, provide trucked-in services.
  - 3. Obtain easements to bring temporary utilities to the site, where the Owner's easements cannot be used for that purpose.

### 3.3 USE CHARGES

- A. Cost for temporary facilities are to be paid by the Trade Contractor requiring or providing

the temporary facility unless noted otherwise.

- B. Owner will pay utility consumption costs during construction.

### 3.4 WATER SERVICE

- A. The Plumbing Contractor shall install water service and distribution piping of sizes and pressures adequate for construction. As a minimum, provide a manifold pipe with two 3/4" hose bibs at the building water riser point of entrance until portions of the permanent piping system can be used to support construction activities. Water service may be run from a temporary or permanent source. Coordinate needs with Construction Manager.
  1. Sterilization: Sterilize temporary water piping prior to use.
  2. Protect system from freezing.
  3. Utilize City water pressure.

### 3.5 ELECTRICAL POWER

- A. After start of work at project site, when requested by the Construction Manager, the Electrical Contractor shall provide a temporary electrical power distribution system sufficient to accommodate temporary lighting and construction operations, including the use of power tools, and start-up of specified building equipment which must be tested, started or placed into use prior to completion of its permanent power connections. Provide weatherproof, grounded wiring with overload protection; with direct wired connections, where feasible, and for voltages up to 220/208 volts. Locate multiple outlets for 120 volt power, not less than 4 gang, at each story of construction, spaced so that the entire area of construction can be reached by power tools on a single extension cord of 100' maximum length. Maximum 20 Amp circuit breaker, four (4) receptacles per circuit breaker.
- B. The Electrical Trade Contractor shall provide and pay for all maintenance, servicing, operation, and supervision of lines installed.
- C. Provide service with ground fault circuit interrupter feature, as per NEC and OSHA requirements. The Electrical Trade Contractor shall have a cord inspection program in place. He shall maintain the inspection records on site.
- D. As permanent power distribution system is accepted as substantially complete, either entire system or usable portions thereof, the Electrical Trade Contractor shall make suitable provisions for temporary use thereof, and remove unused portions of temporary system.
- E. If required, provide meters for electrical power.
- F. When temporary electrical lines are no longer required, they shall be removed by the Electrical Trade Contractor and any part, or parts, of the grounds or buildings disturbed or damaged shall be brought back to their original condition.
- G. Electricity from existing lines may be used at no charge to the Trade Contractor, except for heating units, temporary offices, or storage. Each trade shall provide extension cords from the existing facilities, as required, for the execution of the Work. Electrical power for welding equipment will not be available.
- H. The Electrical Trade Contractor shall maintain and operate permanent electrical supply and distribution system until time of final acceptance and transfer of operation to Owner's



personnel.

- I. The Electrical Trade Contractor shall install switching controls for all lighting which will enable turning off temporary lighting during off-construction hours. The Electrical Trade Contractor shall provide manpower to control light switching and be responsible for it.
- J. Temporary power supplies to the Construction Manager's Office Conference/Office Complex shall be installed with service connection by the Electrical Trade Contractor.
- K. The Electrical Trade Contractor will provide power for oil or gas fired temporary heaters, if required by the Construction Manager. It will be connected so that it can remain "live" when the lighting has been turned off.
- L. The Electrical Trade Contractor will provide 24-hour temporary power to any heat tape (installed by others) on temporary water and/or fire line. All temporary heat work will comply with existing OSHA requirements.
- M. Construction circuits shall be separate and independent from temporary lighting.
- N. The Electrical Trade Contractor will extend a temporary electrical service and provide a termination box in the Trade Contractor's office trailer area for hook-up of the Trade Contractor's trailers. Cost for individual Trade Contractor trailer hook-up will be born by the Trade Contractor requiring this service. Use of electric heaters in those trailers and shanties will not be permitted.

### 3.6 LIGHTING

- A. Whenever overhead floor or roof deck has been installed, the Electrical Trade Contractor shall provide temporary lighting with local switching.  
The Electrical Trade Contractor shall provide sufficient temporary lighting to ensure proper workmanship everywhere; by combined use of daylight and general lighting as stated below:
  - 1. Provide uniformly spaced general lighting utilizing one (1) 150 watt incandescent lamp equivalent to 1.0 watts/sq. ft. of floor areas, and one (1) 100 watt lamp per 50' of corridor or per flight of stairs. General lighting to have a minimum of 5' candles measured at floor level.
  - 2. Limit lighting installations to intensities which will accommodate normal access and workmanship requirements, recognizing that each entity performing work requiring higher intensity lighting will provide supplementary plug in temporary lighting and localized areas where such work is in progress.
  - 3. As permanent lighting system is substantially complete for each story or usable portion thereof, the Electrical Trade Contractor shall make suitable provisions for temporary use thereof and remove unused portions of temporary lighting system.
  - 4. The Electrical Trade Contractor shall maintain and operate permanent lighting system until time of final acceptance and transfer of operation to Owner's personnel, including turning off lighting during off-construction hours.
  - 5. The Electrical Trade Contractor shall replace bulbs that are burned out or

substantially dimmed by substantial hours of use.

6. Special lighting required for construction activities shall be provided by contractor requiring it.
7. The Electrical Trade Contractor shall provide safety lighting in the stairways, hallways, and exterior security lighting on a 24-hour basis.
8. Furnish and install dusk to dawn type security lights on poles as shown on the site construction staging plan.
9. If more lighting is necessary to install finishes, drywall, painting, etc., the contractor needing the extra lighting will provide.

### 3.7 TELEPHONES

- A. The Construction Manager shall be responsible to provide telephone service to a demarcation point in the Trade Contractor office trailer area. Temporary phone service must support 10 office trailers that require phone and/or fax service. Cost for individual hook ups, telephones, and use fees, shall be the responsibility of each Trade Contractor.
- B. The Construction Manager shall make arrangements for one (1) public telephone to be installed on the site and include monthly service cost for the duration of the project.

### 3.8 SANITARY FACILITIES

- A. The Construction Manager shall provide temporary toilets. Comply with regulations and health codes for the type, number, location, operation and maintenance of fixtures and facilities. Install where facilities will best serve the Project's needs.  
  
Provide toilet tissue for each facility.
- B. Toilets: Install self-contained toilet units. Shield toilets to ensure privacy. Use of pit-type privies will not be permitted. Provide means of locking facilities when construction is not in progress.  
  
Provide one unit for use of Construction Manager=s office/conference meeting complex.
- C. Drinking Water Facilities: Each trade contractor shall provide drinking water for it=s own personnel.

### 3.9 STORM SEWERS

- A. If storm sewers are available, the Sitework Trade Contractor shall provide temporary connections to remove effluent that can be discharged lawfully. If sewers are not available, or cannot be used, the Sitework Trade Contractor shall provide drainage ditches, dry wells, stabilization ponds and similar facilities. If neither sewers nor drainage facilities can be lawfully used for discharge of effluent, provide containers to remove and dispose of effluent off the site in a lawful manner.
- B. Filter out excessive amounts of soil, construction debris, chemicals, oils and similar contaminants that might clog sewers or pollute waterways before discharge.

- C. Comply with the soil erosion and sedimentation control plan and local authorities having jurisdiction.

### 3.10 DEWATERING FACILITIES

- A. For temporary drainage and dewatering facilities, and operations not directly associated with construction activities included under individual Sections, comply with dewatering requirements of applicable Division-2 Sections. Where feasible, utilize the same facilities. The Sitework Trade Contractor shall be responsible to maintain the site, excavations and construction free of water.
- B. In the event that storm drain piping is not completed when needed for roof drain tie in, then the Plumbing Trade Contractor shall provide temporary storm water drainage from the building, and the Sitework Trade Contractor shall control roof drainage from building onto the site.
- C. Sitework Trade Contractor shall be responsible to drain or pump water and remove debris from the site so as not to delay his continuous work or progress. This shall include operating pumps during second shift in order to facilitate next-day continuation of work.
- D. Sitework Trade Contractor shall excavate in a manner that prevents all surface water from flowing into the building area. Sitework Trade Contractor shall be responsible to remove any runoff water or debris which enters the building area.
- E. Sitework Trade Contractor shall continue to drain site and remove debris until designed grades are obtained.
- F. Once building excavation grades are complete, the Concrete Work Contractor shall be responsible to remove all water and debris to install and backfill the building foundations.
- G. Upon completion of building foundations, each Trade Contractor shall be responsible to remove water and debris required to complete his work.

### 3.11 HEATING AND VENTILATION

- A. Temporary heating shall be provided and maintained by the Trade Contractor performing the work if the outside temperature falls below 40E F at anytime during the day or night for all exterior work or work performed prior to the building being enclosed by walls and roof.
- B. The Trade Contractor shall furnish temporary heat by acceptable means to provide sufficient heat to maintain a temperature of 55E F, 24 hours a day throughout the entire area of the work for which the Trade Contractor is responsible prior to the building being enclosed by walls and roof.
- C. Except where use of the permanent system is authorized, provide vented, self-contained LP gas or fuel oil heaters with individual space thermostatic control. Use of gasoline-burning space heaters, open flame, or salamander type heating units is prohibited. Temporary heating may not be provided using electrical heating equipment if using electrical power supplied by the Owner.
- D. As soon as the building, or portions thereof, is generally enclosed with walls and roof and

temporary heat is required for scheduled work, or required to facilitate proper workmanship, and permanent heating system is not yet operable or authorized for use, the HVAC Contractor shall arrange and provide temporary heat service for every entity authorized to do work at the project site. The HVAC Contractor shall maintain temperatures as indicated

by other Specification Sections for each type of work to be performed. The Construction Manager shall be the sole arbiter of when the building is considered generally enclosed.

- E. Refer to paragraph 3.14 in section 01500 for responsibilities to install, maintain, and remove temporary enclosure of windows and doors until the permanent materials are in place.
- F. After the conditions of construction require continuous 24 hour heat in the building, the HVAC Contractor shall provide, operate, and maintain temporary radiation or unit heaters to provide required temperatures (minimum 55E F) for the conduct of work. This service shall be continued until the permanent heating system has been completely installed and is in operation. The HVAC Contractor shall furnish and pay for all fuel as required for providing temporary heat after the building is generally enclosed.
- G. As permanent heating/cooling system is substantially complete and operational for each story or usable portion thereof, the HVAC Trade Contractor shall make suitable provisions for use thereof in temporary heating and cooling. The HVAC Trade Contractor shall maintain and operate permanent system for temporary heating/cooling purposes, including service to occupied areas, if any, until time of final acceptance or transfer of operation to Owner's personnel, for major parts of system if not for entire heating system and air conditioning. The Owner shall pay for all fuel costs incurred by the permanent HVAC systems after acceptance of systems.
- H. Warranty: The warranty as required by the contract specifications will not begin until final acceptance of the system has been given by the architect for all or part of a system. The warranty period does not start with the use of the equipment for temporary heating and cooling.
- I. All permanent heating and air conditioning equipment used to supply temporary heat and air conditioning shall be completely cleaned and reconditioned by the HVAC Trade Contractor prior to final acceptance. Radiator traps and valves used in the heating system during the period of its operation to supply temporary heat shall not be reinstalled in the permanent system. Install new disposable filters and clean non-disposable filters prior to final acceptance. Replace significantly worn parts and parts that have been subject to unusual operating conditions.
- J. PARAGRAPH OMITTED
- K. Temporary Ventilation: A Trade Contractor requiring ventilation for work shall provide fans or other necessary equipment to condition air, provided prior approval has been obtained from the Construction Manager.
- L. Humidification: Where control of ambient humidity is required for proper performance of the work, or for curing/drying of installed work or for protection of installed work from deterioration due to variations in ambient conditions, each Trade Contractor shall provide his own temporary humidification or dehumidification equipment to maintain the required conditions. Coordinate the use of the equipment with temporary heating to produce the required conditions with a minimum overall use of energy.

- M. Permanent electrical power needed to operate permanent heating system must be provided by the Electrical Trade Contractor in conjunction with building enclosure, or the Electrical Trade Contractor shall furnish adequate temporary power to operate permanent heating system.
- N. In the event of permanent installed equipment failure, repairs or alternate equipment must be in place within 24 hours of failure or the Construction Manager will take action necessary to restore the heat to the design temperature and will deduct any and all charges from the HVAC Contractor.
- O. If additional heating above 55 degrees F or cooling below 80 degrees F is required by a Contractor to properly install and maintain his work, he shall be responsible to provide the additional heating and cooling.
- P. Connections for temporary electric to the temporary heat will be provided by the Electrical Contractor.

### 3.12 FIELD OFFICES

- A. Trade Contractors shall provide offices for their own personnel. All type and location of jobsite offices and equipment will be approved by the Construction Manager.
- B. Storage and Fabrication Sheds: Each Trade Contractor shall provide storage and fabrication sheds, sized, furnished and equipped to accommodate materials and equipment involved, including temporary utility service. Sheds may be open shelters or fully enclosed spaces. All steps and platforms connected to shelters must be per OSHA regulations.
- C. All offices and sheds must have the Trade Contractor's identification on them.

### 3.13 ROADS AND PARKING

- A. Sitework Trade Contractor shall construct and maintain temporary roads, construction parking and paving to adequately support the indicated loading and to withstand exposure to traffic during the construction period, in conjunction with the site logistics plan bound into this specification. Locate temporary paving for roads, storage areas and parking where the same permanent facilities will be located.
- B. Sitework Trade Contractor shall be responsible for providing stable parking area for all construction personnel on the jobsite by use of crushed stone/binder paving, including permanent parking areas.
- C. The Sitework Trade Contractor shall maintain truck tire wash facility at the construction entrance.
- D. Snow removal will be performed by the Sitework Contractor.

### 3.14 ENCLOSURES

- A. All temporary enclosures required for protection of exterior construction in progress and

completed from exposure, bad weather, other construction operations, and similar activities and to maintain the progress schedule, shall be provided by each contractor as necessary to protect their work.

- B. General Trades Contractor shall provide temporary building enclosure for protection of construction in progress, and completed, from exposure, foul weather, other construction operations, and similar activities. The extent of temporary enclosures will be as necessary to maintain the progress schedule.
- C. Where heat is needed and the permanent building enclosure is not complete, the General Trades Contractor shall provide temporary enclosures where there is no other provision for containment of heat. Coordinate enclosure with ventilating and material drying or curing requirements to avoid dangerous conditions and effects.

The Aluminum, Storefront, Windows, Canopies, Glass and Glazing Trade Contractor shall be responsible to remove the temporary entrance enclosures and install the permanent entrances or reinstall parts of the temporary enclosures in such a manner that the building security is maintained at the end of each workday shift.

The Aluminum, Storefront, Windows, Canopies, Glass and Glazing Trade Contractor shall be responsible to provide temporary window enclosures, in the event that aluminum window rough openings are fully prepared to receive finish window installation and the finish materials are not ready for prompt installation to maintain the construction schedule.

The General Trade Contractor shall furnish and install temporary entrance doors and maintain them until such time the permanent entrances are installed.

- D. Install tarpaulins securely with noncombustible wood framing and other materials. Close openings of 25 sq. ft. or less with plywood or similar materials.
- E. Dust partitions and enclosures if indicated on the drawings shall be constructed, maintained, and removed by the General Trades Contractor.
- F. Each Trade Contractor is required to construct, maintain, and remove dust partitions required to prevent dust from entering occupied areas due to the performance of his work.

### 3.15 LIFTS AND HOISTS

- A. Lifting and hoisting of all materials and equipment will be the responsibility of each Trade Contractor.
- B. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and shall be provided by contractor requiring same.
- C. Each Trade Contractor shall be responsible to provide all site and subsurface modification preparation and replacement required to use his lifting and hoisting equipment.

### 3.16 ELEVATORS

- A. Existing Elevator to be demolished.



## 3.17 PROJECT IDENTIFICATION

- A. The Construction Manager shall prepare project identification and other signs, as approved by the Owner, of the size indicated; install signs where indicated to inform the public and persons seeking entrance to the Project. Support on posts or framing of preservative treated wood or steel. See attached sketches at end of this section.
- B. The Construction Manager shall provide one (1) sign erected on the site, where directed, to identify the project. Sign shall include Project name, Owner's name, Architect's name, and Construction Manager's name. Size shall be 4' x 8'; color and lettering style shall be as designed by the Architect.  
See attached sketches at end of this section.
- C. Engage an experienced sign painter to apply graphics.
- D. Temporary Signs: The Construction Manager shall prepare signs to provide directional information to construction personnel and visitors as required by the Construction Manager. See attached sketches at end of this section.
- E. No other signs allowed on site unless approved by the Construction Manager.

## 3.18 WASTE DISPOSAL AND CLEANUP

- A. The construction manager shall provide trash collection containers for construction debris, exclusive of roofing tear off debris, rock, earth, site work demolition waste, masonry and concrete debris and pay for all debris disposal cost for them. Each trade contractor on the project will be required to clean up and deposit in the dumpster, all debris generated by his trade contract work on a daily basis. Roofing contractor, Site work contractor, Masonry contractor and Concrete contractor must pay their own solid waste removal costs. All other contractors will be provided with collection containers for their use at no cost to the contractor.

This requirement shall be enforced by the Construction Manager and will result in cost assessment against a Trade Contractor who fails to perform daily clean-up within 48 hours of verbal or written notice from the Construction Manager. Each Trade Contractor will be responsible for flattening or crushing all trash as necessary when placed into the dumpster. Hazardous material shall not be placed in the collection container.

- B. Contractors may be required to place salvageable and recyclable materials and debris in separate designated dumpsters or dispose of properly for their own salvage value.
- C. All Contractors are to participate in a monthly eight (8) hour general clean up which will be coordinated by the Construction Manager. Each Contractor shall provide a minimum of one (1) clean-up person for every 15 or less people on the Contractor's average work force for the month with the appropriate brooms, shovels, and wheel barrows. Clean up will be supervised by the Construction Manager.
- D. The Trades Contractors shall be responsible for weekly broom cleaning of all floor surfaces, for dust, dirt and general trash.
- E. The Construction Manager will be responsible for providing trash receptacles, "55 gallon

capacity". Emptying them with weekly cleanup or when filled to capacity, shall be done by the Contractors performing the work in that area.

- F. The General Trades Contractor shall determine with the Construction Manager, a location for an enclosed trash chute to control dust for debris from second floor levels to the dumpster container. General Trades Contractor shall also erect a dimensional lumber guard railing around the trash chute to prevent jobsite personnel from exposure to falling debris.

### 3.19 CONSTRUCTION AIDS AND PROTECTION

- A. The General Trades Contractor shall provide wood handrails and barricades on all stairs and landings, according to OSHA regulations. Provide barricades at all elevator shafts.
- B. The Steel Work Trades Contractor shall furnish, install and remove at completion, all perimeter guard rails for elevated surfaces.
- C. The General Trades Contractor shall install safety coverings, handrail around all recessed areas and openings on all floors. Building perimeters, roof, wall, or shaft openings shall have perimeter protection as required by OSHA. This work shall comply with all OSHA requirements and remain in place until permanent construction fills those openings.
- D. The Roofing Trades Contractor shall install roof edge perimeter protections and guard rails or coverings, at all roof openings.
- E. Each Trade Contractor, upon working in any of the areas named in the above paragraph, shall remove the safety covering and handrail to perform his work. Upon completion of his work for the day, lunch, or breaks, or any time when the individual Trade Contractor is not working in that opening, the safety covering and handrail must be replaced by the Trade Contractor removing it. At the end of each day, the General Trades Contractor will inspect the site and install all safety coverings and handrails. He shall report to the Construction Manager if coverings and handrails are not being reinstalled by other contractors.

At the end of the project, or in order to install permanent construction, the General Trades Contractor shall remove all coverings and handrails.

- F. The Trade Contractors requiring access to above grade work are responsible for providing ladders, scaffolding and appropriate methods to access their work. Trade Contractor desiring use of in place above grade work platforms must arrange directly with the party that owns the equipment and make all rental and insurance arrangements directly with that party.
- G. All work platforms, scaffolding, etc., on the project shall be available for access by the Owner, Architect, Municipal Authority, Testing Agency and/or Construction Manager.

### 3.20 FIRE SAFETY

- A. Existing fire protection shall be maintained in place until permanent sprinklered fire protection system is available for use. The Sprinkler System Trades Contractor shall provide the permanent sprinkler fire protection system for use at the earliest possible date after building enclosure and 55° F temperatures are maintained to protect the building structure.

- B. The Construction Manager shall provide fire extinguishers, as required by OSHA standards or other codes.
- C. Each Contractor shall store combustible materials in containers in fire-safe locations.
- D. Each Contractor shall maintain unobstructed access to fire extinguishers, fire hydrants, temporary fire protection facilities, stairways and other access routes for fighting fires. Prohibit smoking in hazardous fire exposure areas.
- E. Each Contractor shall provide supervision of welding operations, combustion type temporary heating units, and similar sources of fire ignition.
- F. The Construction Manager shall provide the local fire company with a set of site and floor plans. He shall invite the local fire company to visit the project site and plan emergency response.

### 3.21 BARRICADES, WARNING SIGNS, AND LIGHTS

- A. All trade contractors requiring barricades, warning signs and lights shall comply with standards and code requirements for erection of structurally adequate barricades. Paint with appropriate colors, graphics, and warning signs to inform personnel and the public of the hazard being protected against.

### 3.22 SITE ENCLOSURE FENCE

- A. The Construction Manager shall perform all temporary fencing work as indicated on the site logistics drawing. This work shall be done immediately upon mobilizing for Work at the beginning of the Project.
- B. The Sitework Contractor shall maintain permanent chain link fencing and fabric fencing throughout the duration of the Project, particularly maintaining security function of gate devices.

### 3.23 BUILDING SECURITY, ENCLOSURE, AND LOCKUP

- A. The General Trades Contractor shall install substantial temporary enclosure of partially completed areas of construction. Provide and maintain locking entrances to prevent unauthorized entrance, vandalism, theft and similar violations of security.
- B. Each Trade Contractor is responsible for the secure storage of their own material and equipment on and off the site.

### 3.24 ENVIRONMENTAL PROTECTION, NPDES, AND PPC

- A. To the fullest extent permitted by law, the Trade Contractor shall indemnify and hold harmless the Owner and Construction Manager, their employees and agents, from claims, losses, damage, and expenses including, but not limited to, attorney's fees arising out of performance of the work as it relates to any type of pollution related situations. This would apply to bodily injury, sickness, disease or death, or to damages or destruction or contamination of tangible property arising out of the acts or omission of the Trade Contractor or the joint negligent acts of the Owner or Construction Manager, or anyone for whose acts the Trade Contractor may be liable.

- B. Each Trade Contractor, prior to construction, must comply with the National Pollution Discharge Elimination System (NPDES) and submit and State and Local Preparedness, Prevention and Contingency Plans (PPC) to the Construction Manager before the start of work.

Each Trade Contractor must construct, operate and maintain storage of materials to provide protection for each individual worker, as well as the protection of property or real estate of the construction site and environment.

- C. Each Trade Contractor shall provide protection, operate temporary facilities, and conduct construction in ways and methods that comply with all environmental regulations, and minimize the possibility that air, water, and soil from becoming contaminated or polluted as a result of work or storage of supplies and materials, or equipment usage.
- D. Each Trade Contractor will designate and train a responsible employee in environmental contamination procedures, including, but not limited to, emergency responses, material and waste inventories, spills and leak precautions and responses, inspections, housekeeping, security, and external factors.
- E. Open burning will not be permitted.

### 3.25 WORKDAY

- A. The workdays for the project are defined as 7:00 a.m. to 3:30 p.m., Monday through Friday, with lunch period from 12:00B12:30 p.m. The progress schedule may require contractors to perform work other than the normal workday and in addition to the normal workday to meet milestones in the progress schedule for the project, or to make up time previously lost to regain the progress schedule requirements or to prevent interruption of the Owner's ongoing operations at no additional cost to the Owner.
- B. Working times other than the normal workday or in addition to the normal work day, must be arranged in advance with the Construction Manager.
- C. Trade Contractors who require additional workday hours to regain work time previously lost to meet the requirements of the project schedule shall be assessed for all costs including Construction Manager Supervision and other Trade Contractor cost necessary for the performance of their work.

### 3.26 LUNCH WAGON

- A. Lunch wagons, catered events or other non-construction related functions shall not be permitted on the project site, except by the written permission of the Owner and Construction Manager.
- B. No alcoholic beverages or controlled substances shall be allowed on the project at any time.

### 3.27 EROSION CONTROL

- A. The Sitework Trade Contractor shall employ all methods required to comply with local regulatory authorities requirements to control erosion from the project site, including drainage control ditches, sediment basins, straw bale dikes, silt fencing and whatever

procedure necessary to comply with requirements.

- B. The Sitework Trade Contractor shall maintain these controls throughout the duration of the project.

### 3.28 EXCAVATION

- A. Any Trade Contractor performing excavation shall protect all excavated materials from moisture, freezing and drying, so that the same materials excavated can be utilized for backfill.
- B. Any Trade Contractor performing excavation shall have an OSHA trained person on site during all excavation operations. This person shall evaluate soil types and conditions to determine the required shoring and excavation methods.

### 3.29 BLASTING

- A. Blasting is not permitted.

### 3.30 MATERIAL INVENTORIES

- A. Contractors shall coordinate the delivery and storage on the jobsite of all significant materials.
- B. Each Trade Contractor shall be responsible for the proper location, secure, and weather resistant storage as required of all materials. This includes placement of materials not to obstruct passage on site or within building structures or in any way which causes impediment or obstruction to other Trade Contractors.
- C. All material inventories must be stored by the Trade Contractor to avoid excessive loads on building structure.
- D. When directed by the Construction Manager, a Trade Contractor shall remove or relocate material inventories as required for the progress of the project.

### 3.31 DELIVERIES

- A. All contractors are required to properly instruct material suppliers and vendors to address deliveries to them specifically by named responsible party at the jobsite and require advance notice.
- B. All deliveries addressed to the project in general, the Owner, Architect or Construction Manager, will be refused and returned to shipper.
- C. The Owner will not be responsible for receipt, handling, or loss of any materials which are shipped to the Owner in error and received unknowing of relationship to the project.
- D. Contractor receiving materials at the jobsite shall be responsible for prevention of any mud or other deposits on public roadways or other areas outside project limit lines, which may result due to methods of material delivery. Trade Contractor shall instruct delivery conveyor to take appropriate measures to prevent depositing mud or other construction deposits outside of contract limit lines. Total responsibility of cleanup of mud or other

construction deposit outside of contract limit lines will be the responsibility of the Trade Contractor receiving the delivery.

- E. Each Contractor shall provide his superintendent with a telephone pager to enable locating the superintendent on and off site.

### 3.32 OPERATION, TERMINATION AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. Limit availability of temporary facilities to essential and intended uses to minimize waste and abuse.
- B. Maintenance: Maintain facilities in good operating condition until removal. Protect from damage by freezing temperatures and similar elements.
  - 1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation and similar facilities on a 24-hour day basis where required to achieve indicated results and to avoid possibility of damage.
  - 2. Protection: Prevent water filled piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.
- C. Termination and Removal: Unless the Construction Manager requests that it be maintained longer, remove each temporary facility when the need has ended, or when replaced by authorized use of a permanent facility, or not later than Substantial Completion. Complete or, if necessary restore, permanent construction that may have been delayed because of interference with the temporary facility. Repair damaged work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
  - 1. Materials and facilities that constitute temporary facilities are property of the Trade Contractor. The Owner reserves the right to take possession of Project identification signs.
  - 2. The Sitework Trade Contractor shall remove temporary paving that is not intended for or acceptable for integration into permanent paving. Where the area is intended for landscape development, remove soil and aggregate fill that does not comply with requirements for fill or subsoil in the area. Remove materials contaminated with road oil, asphalt, and other petrochemical compounds, and other substances which might impair growth of plant materials or lawns. Repair or replace street paving, curbs and sidewalks at the temporary entrances, as required by the governing authority.

### 3.33 SNOW REMOVAL

- A. Snow removal for roads, building exterior, contractor parking, contractor office, staging, and Construction Manager's office area access will be performed by the Sitework Contractor.
- B. The General Trades Contractor shall be responsible for snow removal from within the building, maintaining safe walkway, stair traffic areas and building corridors, using anti-skid methods for snow, mud and/or ice removal, to provide safe usage.
- C. All snow and ice removal required to perform contractor specific tasks on floors, roof,



work stages, etc., shall be performed by each Contractor.

END OF SECTION 015000

**SECTION 016000 - PRODUCT REQUIREMENTS**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements governing the Contractor's selection of products for use in the Project.
  - 1. Multiple Prime Contracts: Provisions of this Section apply to the construction activities of each prime contractor.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 1 Section "Reference Standards and Definitions" specifies the applicability of industry standards to products specified.
  - 2. Division 1 Section "Submittals" specifies requirements for submittal of the Contractor's Construction Schedule and the Submittal Schedule.
  - 3. Division 1 Section "Substitutions" specifies administrative procedures for handling requests for substitutions made after award of the Contract.

## 1.3 DEFINITIONS

- A. Definitions used in this Article are not intended to change the meaning of other terms used in the Contract Documents, such as "specialties," "systems," "structure," "finishes," "accessories," and similar terms. Such terms are self-explanatory and have well-recognized meanings in the construction industry.
  - 1. "Products" are items purchased for incorporation in the Work, whether purchased for the Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
    - a. "Named Products" are items identified by the manufacturer's product name, including make or model number or other designation, shown or listed in the manufacturer's published product literature, which is current as of the date of the Contract Documents.
    - b. "Foreign Products," as distinguished from "domestic products," are items substantially manufactured (50 percent or more of value) outside the United States and its possessions. Products produced or supplied by entities substantially owned (more than 50 percent) by persons who are not citizens of, nor living within, the United States and its possessions are also considered to be foreign products.
  - 2. "Materials" are products substantially shaped, cut, worked, mixed, finished, refined or otherwise fabricated, processed, or installed to form a part of the Work.

3. "Equipment" is a product with operational parts, whether motorized or manually operated, that requires service connections, such as wiring or piping.

#### 1.4 SUBMITTALS

- A. Product List: A list of products required is included at the end of this Section. Prepare a schedule in tabular form showing each product listed. Include the manufacturer's name and proprietary product names for each item listed.
- B. Product List: Prepare a list showing products specified in tabular form acceptable to the Architect. Include generic names of products required. Include the manufacturer's name and proprietary product names for each item listed.
  1. Coordinate product list with the Contractor's Construction Schedule and the Schedule of Submittals.
  2. Form: Prepare product list with information on each item tabulated under the following column headings:
    - a. Related Specification Section number.
    - b. Generic name used in Contract Documents.
    - c. Proprietary name, model number, and similar designations.
    - d. Manufacturer's name and address.
    - e. Supplier's name and address.
    - f. Installer's name and address.
    - g. Projected delivery date or time span of delivery period.
  3. Initial Submittal: Within 30 days after date of commencement of the Work, submit 3 copies of an initial product list. Provide a written explanation for omissions of data and for known variations from Contract requirements.
    - a. At the Contractor's option, the initial submittal may be limited to product selections and designations that must be established early in the Contract period.
  4. Completed List: Within 60 days after date of commencement of the Work, submit 3 copies of the completed product list. Provide a written explanation for omissions of data and for known variations from Contract requirements.
  5. Architect's Action: The Architect will respond in writing to Contractor within 2 weeks of receipt of the completed product list. No response within this period constitutes no objection to listed manufacturers or products but does not constitute a waiver of the requirement that products comply with Contract Documents. The Architect's response will include a list of unacceptable product selections, containing a brief explanation of reasons for this action.

#### 1.5 QUALITY ASSURANCE

- A. Source Limitations: To the fullest extent possible, provide products of the same kind from a single source.

1. When specified products are available only from sources that do not, or cannot, produce a quantity adequate to complete project requirements in a timely manner, consult with the Architect to determine the most important product qualities before proceeding. Qualities may include attributes, such as visual appearance, strength, durability, or compatibility. When a determination has been made, select products from sources producing products that possess these qualities, to the fullest extent possible.
- B. Compatibility of Options: When the Contractor is given the option of selecting between 2 or more products for use on the Project, the product selected shall be compatible with products previously selected, even if previously selected products were also options.
  1. Each prime contractor is responsible for providing products and construction methods that are compatible with products and construction methods of other prime or separate contractors.
  2. If a dispute arises between prime contractors over concurrently selectable, but incompatible products, the Architect will determine which products shall be retained and which are incompatible and must be replaced.
- C. Foreign Product Limitations: Except under one or more of the following conditions, provide domestic products, not foreign products, for inclusion in the Work:
  1. No available domestic product complies with the Contract Documents.
  2. Domestic products that comply with the Contract Documents are available only at prices or terms substantially higher than foreign products that comply with the Contract Documents.
- D. Nameplates: Except for required labels and operating data, do not attach or imprint manufacturer's or producer's nameplates or trademarks on exposed surfaces of products that will be exposed to view in occupied spaces or on the exterior.
  1. Labels: Locate required product labels and stamps on concealed surfaces or, where required for observation after installation, on accessible surfaces that are not conspicuous.
  2. Equipment Nameplates: Provide a permanent nameplate on each item of service-connected or power-operated equipment. Locate on an easily accessible surface that is inconspicuous in occupied spaces. The nameplate shall contain the following information and other essential operating data:
    - a. Name of product and manufacturer.
    - b. Model and serial number.
    - c. Capacity.
    - d. Speed.
    - e. Ratings.

## 1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products according to the manufacturer's recommendations, using means and methods that will prevent damage, deterioration, and loss, including theft.
  1. Schedule delivery to minimize long-term storage at the site and to prevent overcrowding of construction spaces.
  2. Coordinate delivery with installation time to assure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
  3. Deliver products to the site in an undamaged condition in the manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing,

- unpacking, protecting, and installing.
4. Inspect products upon delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged and properly protected.
  5. Store products at the site in a manner that will facilitate inspection and measurement of quantity or counting of units.
  6. Store heavy materials away from the Project structure in a manner that will not endanger the supporting construction.
  7. Store products subject to damage by the elements above ground, under cover in a weather tight enclosure, with ventilation adequate to prevent condensation. Maintain temperature and humidity within range required by manufacturer's instructions.

## PART 2 - PRODUCTS

### 2.1 PRODUCT SELECTION

- A. General Product Requirements: Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, new at the time of installation.
  1. Provide products complete with accessories, trim, finish, safety guards, and other devices and details needed for a complete installation and the intended use and effect.
  2. Standard Products: Where available, provide standard products of types that have been produced and used successfully in similar situations on other projects.
- B. Product Selection Procedures: The Contract Documents and governing regulations govern product selection. Procedures governing product selection include the following:
  1. Proprietary Specification Requirements: Where Specifications name only a single product or manufacturer, provide the product indicated. No substitutions will be permitted.
  2. Semi proprietary Specification Requirements: Where Specifications name 2 or more products or manufacturers, provide 1 of the products indicated. No substitutions will be permitted.
    - a. Where Specifications specify products or manufacturers by name, accompanied by the term "or equal" or "or approved equal," comply with the Contract Document provisions concerning "substitutions" to obtain approval for use of an unnamed product.
  3. Nonproprietary Specifications: When Specifications list products or manufacturers that are available and may be incorporated in the Work, but do not restrict the Contractor to use of these products only, the Contractor may propose any available product that complies with Contract requirements. Comply with Contract Document provisions concerning "substitutions" to obtain approval for use of an unnamed product.
  4. Descriptive Specification Requirements: Where Specifications describe a product or assembly, listing exact characteristics required, with or without use of a brand or trade name, provide a product or assembly that provides the characteristics and otherwise complies with Contract requirements.
  5. Performance Specification Requirements: Where Specifications require compliance with performance requirements, provide products that comply with these requirements and are recommended by the manufacturer for the application indicated.
    - a. Manufacturer's recommendations may be contained in published product literature or by the manufacturer's certification of performance.
  6. Compliance with Standards, Codes, and Regulations: Where Specifications only require compliance with an imposed code, standard, or regulation, select a product that complies with the

standards, codes, or regulations specified.

7. Visual Matching: Where Specifications require matching an established Sample, the Architect's decision will be final on whether a proposed product matches satisfactorily.
  - a. Where no product available within the specified category matches satisfactorily and complies with other specified requirements, comply with provisions of the Contract Documents concerning "substitutions" for selection of a matching product in another product category.
8. Visual Selection: Where specified product requirements include the phrase "... as selected from manufacturer's standard colors, patterns, textures ..." or a similar phrase, select a product and manufacturer that complies with other specified requirements. The Architect will select the color, pattern, and texture from the product line selected.
9. Allowances: Refer to individual Specification Sections and "Allowance" provisions in Division 1 for allowances that control product selection and for procedures required for processing such selections.

## PART 3 - EXECUTION

### 3.1 INSTALLATION OF PRODUCTS

- A. Comply with manufacturer's instructions and recommendations for installation of products in the applications indicated. Anchor each product securely in place, accurately located and aligned with other Work.
  1. Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

END OF SECTION 016000



**SECTION 017000 – EXECUTION AND CLOSEOUT REQUIREMENTS**

## 1.1 RELATED SECTIONS

- A. General and Supplementary Conditions.
- B. Section 013300 - Submittal Procedures for closeout documents submittals.
- C. Section 015000 - Construction Facilities and Temporary Controls: Progress cleaning.
- D. Section 017500 - Starting of Systems: System start-up, testing, adjusting, and balancing.

## 1.2 CLOSEOUT PROCEDURES

- A. Completion of the Work specified herein is a condition precedent to issuance of the Final Certificate of Payment by Construction Manager and Architect.
- B. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Architect review.
- C. Provide submittals to Architect through Construction Manager that is required by governing or other authorities.
- D. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due.
- E. Owner will occupy portions of the site as specified in Section 013100.

## 1.3 HAZARDOUS-FREE MATERIALS CERTIFICATION

- A. Upon completion of this project, the Contractor shall deliver to the Architect three (3) copies of a notarized letter addressed to the Owner certifying that to the best of the Contractor's knowledge all products provided by them for incorporation into this project do not contain any hazardous materials exceeding current EPA guidelines.
- B. It is the responsibility of the Contractor to review "Manufacturer's Safety Data Sheets" (MSDS) on all products to ascertain compliance with EPA guidelines prior to shop drawing submission to the Architect. Incorporation of products into the project without the submission of shop drawings or samples to the Architect will indicate that the Contractor has ascertained that the products meet EPA limits.
- C. It is the responsibility of the Contractor to notify the Architect in writing of the lack of compliance of a product with EPA guidelines prior to ordering or incorporating any products into this project.

## 1.4 OPERATION AND MAINTENANCE DATA

- A. Submit data on 8-1/2 x 11 inch text pages, bound in three D side ring binders with durable plastic covers.
- B. Prepare binder cover with printed title "OPERATION AND MAINTENANCE INSTRUCTIONS" and title of Project.

- C. Internally subdivide the binder contents with permanent page dividers, logically organized as described below; with tab titling clearly printed under reinforced laminated plastic tabs.
- D. Contents: Prepare a Table of Contents for each volume, with each Product or system description identified, typed on white paper, in three parts as follows:
  - 1. Part 1: Directory, listing names, addresses, and telephone numbers of Architect/Engineer, Contractor, Subcontractors, and major equipment suppliers. Include for all mechanical and electrical equipment a compilation of the nameplate data for equipment; name, address and phone number of nearest distributor; name, address and phone number of nearest service organization.
  - 2. Part 2: Operation and maintenance instructions arranged by system and subdivided by specification section. For each category, identify names, addresses, and telephone numbers of Subcontractors and suppliers. Identify the following:
    - a. Significant design criteria.
    - b. List of equipment.
    - c. Parts list for each component.
    - d. Operating instructions.
    - e. Maintenance instructions for equipment and systems.
    - f. Maintenance instructions for finishes, including recommended cleaning methods and materials, and special precautions identifying detrimental agents. Include videotapes of training sessions.
    - g. (1) 8x10 photograph of each piece of equipment.
    - h. Name and telephone number of service representative.
    - i. Test results/reports.
    - j. Certified performance curves.
    - k. Re-order information.
    - l. Catalog, model, serial number.
    - m. Wiring diagrams.
    - n. Assembly drawings.
    - o. Schedule
    - p. Charts
    - q. Nameplate data.
  - 3. Part 3: Project documents and certificates, including the following:
    - a. Shop drawings and product data.
    - b. Air and water balance reports.
    - c. Certificates.
    - d. Photocopies of warranties and bonds.
- E. Submit 1 draft copy of completed volumes 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with Architect/Engineer comments. Revise content of all document sets as required prior to final submission.
- F. Submit three copies of revised final volumes, within 10 days after final inspection.

## 1.5 WARRANTIES

- A. Provide triplicate notarized copies.
- B. Execute and assemble transferable warranty documents from Subcontractors, suppliers, and manufacturers.
- C. Provide Table of Contents and assemble in three D side ring binder with durable plastic cover.
- D. Submit prior to final Application for Payment.
- E. For items of Work delayed beyond date of Substantial Completion, provide updated submittal within 10 days after acceptance, listing date of acceptance as start of warranty period.

## 1.6 FINAL SUBMISSIONS

- A. Submit Consent of Surety to Final Payment.
- B. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
- C. Submit a certified copy of the Architect's final inspection list of items to be completed or corrected, stating that each item has been completed or otherwise resolved for acceptance and the list has been endorsed and dated by the Architect.
- D. Affidavit of payment of all claims against the work.

## 1.7 PROJECT RECORD DOCUMENTS

- A. Trade contractors shall maintain on site, one set of the following record documents; record actual revisions to the Work:
  - 1. Drawings.
  - 2. Specifications.
  - 3. Addenda.
  - 4. Change Orders and other modifications to the Contract.
  - 5. Reviewed Shop Drawings, Product Data, and Samples.
  - 6. Manufacturer's instruction for assembly, installation, and adjusting.
- B. Ensure entries are complete and accurate, enabling future reference by Construction Manager and Owner.
- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress.
- E. Specifications: Legibly mark and record at each Product section description of actual Products installed, including the following:
  - 1. Manufacturer's name and product model and number.
  - 2. Product substitutions or alternates utilized.
  - 3. Changes made by Addenda and modifications.

- F. Record Documents and Shop Drawings: Legibly mark each item to record actual construction including:
  - 1. Measured depths of foundations in relation to finish floor.
  - 2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
  - 3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
  - 4. Field changes of dimension and detail.
  - 5. Details not on original Contract Drawings.
- G. Remove Architect seal from all documents.
- H. Submit documents to Architect with final Application for Payment.
- I. Submit a final liquidated damages settlement statement.

#### 1.8 SPARE PARTS AND MAINTENANCE MATERIALS

- A. Provide products, spare parts, maintenance and extra materials in quantities specified in individual specification sections.
- B. Deliver to Project site and place in location as directed extra materials and parts as indicated within the respective specification sections; obtain receipt from Owner upon delivery and placement and prior to final payment.

END OF SECTION 017000

**SECTION 01 73 29 – CUTTING & PATCHING**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes procedural requirements for cutting and patching.
- B. Related Sections include the following:
  - 1. Divisions 02 through 07 Sections for specific requirements and limitations applicable to cutting and patching individual parts of the Work.

## 1.3 DEFINITIONS

- A. Cutting: Removal of in-place construction necessary to permit installation or performance of other Work.
- B. Patching: Fitting and repair work required to restore surfaces to original conditions after installation of other Work.

## 1.4 QUALITY ASSURANCE

- A. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
- B. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that result in increased maintenance or decreased operational life or safety. Operating elements include the following: List below is an example only. Revise to suit Project's operating systems. With advice of counsel, delete below if Architect's approval is not required. If list is deleted, delete option in paragraph above.
  - 1. Fire-suppression systems.
  - 2. Mechanical systems piping and ducts.
  - 3. Control systems.
  - 4. Communication systems.
  - 5. Conveying systems.
  - 6. Electrical wiring systems.

- C. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- D. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. General: Comply with requirements specified in other Sections.
- B. In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
  - 1. If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine surfaces to be cut and patched and conditions under which cutting and patching are to be performed.
  - 1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
  - 2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Temporary Support: Provide temporary support of Work to be cut.
- B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
- C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.



- D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.

### 3.3 PERFORMANCE

- A. General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
  - 1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
- B. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
  - 1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
  - 2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
  - 3. Concrete or Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  - 4. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
  - 5. Proceed with patching after construction operations requiring cutting are complete.
- C. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.
  - 1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
  - 2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
    - a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
    - b. Restore damaged pipe covering to its original condition.
  - 3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.

- a. Where patching occurs in a painted surface, apply primer and intermediate paint coats over the patch and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
  4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
  5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.
- D. Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

END OF SECTION 01 73 29

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**SECTION 01 74 19 – CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL**

## PART 1 – GENERAL

## 1.1 SUMMARY

- A. Section includes: Administrative and procedural requirements for construction waste management activities.

## 1.2 DEFINITIONS

- A. Construction, Demolition, and Land clearing (CDL) Waste: Includes all non-hazardous solid wastes resulting from construction, remodeling, alterations, repair, demolition and land clearing. Includes material that is recycled, reused, salvaged or disposed as garbage.
- B. Salvage: Recovery of materials for on-site reuse, sale or donation to a third party.
- C. Reuse: Making use of a material without altering its form. Materials can be reused on-site or reused on other projects off-site. Examples include, but are not limited to the following: Crushing or grinding of concrete for use as sub-base material. Chipping of land clearing debris for use as mulch.
- D. Recycling: The process of sorting, cleaning, treating, and reconstituting materials for the purpose of using the material in the manufacture of a new product.
- E. Source-Separated CDL Recycling: The process of separating recyclable materials in separate containers as they are generated on the job-site. The separated materials are hauled directly to a recycling facility or transfer station.
- F. Co-mingled CDL Recycling: The process of collecting mixed recyclable materials in one container on-site. The container is taken to a material recovery facility where materials are separated for recycling.
- G. Approved Recycling Facility: Any of the following:
  - 1. A facility that can legally accept CDL waste materials for the purpose of processing the materials into an altered form for the manufacture of a new product.
  - 2. Material Recovery Facility: A general term used to describe a waste-sorting facility. Mechanical, hand-separation, or a combination of both procedures, are used to recover recyclable materials.

## 1.3 SUBMITTALS

- A. Contractor shall develop a Waste Management Plan: Submit 3 copies of plan within 14 days of date established for the **Notice to Proceed**.
- B. Contractor shall provide Waste Management Report: Concurrent with each Application for Payment, submit **3** copies of report.

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## 1.4 PERFORMANCE REQUIREMENTS

- A. General: Divert a minimum of **75%** CDL waste, by weight, from the landfill by one, or a combination of the following activities:
1. Salvage
  2. Reuse
  3. Source-Separated CDL Recycling
  4. Co-mingled CDL Recycling
- B. CDL waste materials that can be salvaged, reused or recycled include, but are not limited to, the following:
1. Acoustical ceiling tiles
  2. Asphalt
  3. Asphalt shingles
  4. Cardboard packaging
  5. Carpet and carpet pad
  6. Concrete
  7. Drywall
  8. Fluorescent lights and ballasts
  9. Land clearing debris (vegetation, stumpage, dirt)
  10. Metals
  11. Paint (through hazardous waste outlets)
  12. Wood
  13. Plastic film (sheeting, shrink wrap, packaging)
  14. Window glass
  15. Wood
  16. Field office waste, including office paper, aluminum cans, glass, plastic, and office cardboard.

1.4 QUALITY  
ASSURANCE

- A. Waste Management Coordinator Qualifications: Experienced firm, with a record of successful waste management coordination of projects with similar requirements, that employs a LEED Accredited Professional, certified by the USGBC as waste management coordinator.
- B. Regulatory Requirements: Conduct construction waste management activities in accordance with hauling and disposal regulations of all authorities having jurisdiction and all other applicable laws and ordinances.
- C. Preconstruction Conference: Schedule and conduct meeting at Project site prior to construction activities.
1. Attendees: Inform the following individuals, whose presence is required, of date and time of meeting.
    - a. Owner
    - b. Architect
    - c. Contractor's superintendent

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- d. Major subcontractors
  - e. Waste Management Coordinator
  - f. Other concerned parties.
2. Agenda Items: Review methods and procedures related to waste management including, but not limited to, the following:
    - a. Review and discuss waste management plan including responsibilities of Waste Management Coordinator.
    - b. Review requirements for documenting quantities of each type of waste and its disposition.
    - c. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
    - d. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
    - e. Review waste management requirements for each trade.
  3. Minutes: Record discussion. Distribute meeting minutes to all participants.  
Note: If there is a Project Architect, they will perform this role.
- 1.5 WASTE MANAGEMENT PLAN – Contactor shall develop and document the following:
- A. Develop a plan to meet the requirements listed in this section at a minimum. Plan shall consist of waste identification, waste reduction plan and cost/revenue analysis. Distinguish between demolition and construction waste. Indicate quantities by weight throughout the plan.
  - B. Indicate anticipated types and quantities of demolition, site-cleaning and construction waste generated by the project. List all assumptions made for the quantities estimates.
  - C. List each type of waste and whether it will be salvaged, recycled, or disposed of in an landfill. The plan should included the following information:
    1. Types and estimated quantities, by weight, of CDL waste expected to be generated during demolition and construction.
    2. Proposed methods for CDL waste salvage, reuse, recycling and disposal during demolition including, but not limited to, one or more of the following:
      - a. Contracting with a deconstruction specialist to salvage materials generated,
      - b. Selective salvage as part of demolition contractor’s work,
      - c. Reuse of materials on-site or sale or donation to a third party.
    3. Proposed methods for salvage, reuse, recycling and disposal during construction including, but not limited to, one or more of the following:
      - a. Requiring subcontractors to take their CDL waste to a recycling facility;
      - b. Contracting with a recycling hauler to haul recyclable CDL waste to an approved recycling or material recovery facility;
      - c. Processing and reusing materials on-site;
      - d. Self-hauling to a recycling or material recovery facility.

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4. Name of recycling or material recovery facility receiving the CDL wastes.
  5. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location on project site where materials separation will be located.
- D. Cost/Revenue Analysis: Indicate total cost of waste disposal as if there was no waste management plan and net additional cost or net savings resulting from implementing waste management plan. Include the following:
1. Total quantity of waste.
  2. Estimated cost of disposal (cost per unit). Include hauling and tipping fees and cost of collection containers for each type of waste.
  3. Total cost of disposal (with no waste management).
  4. Revenue from salvaged materials.
  5. Revenue from recycled materials.
  6. Savings in hauling and tipping fees by donating materials.
  7. Savings in hauling and tipping fees that are avoided.
  8. Handling and transportation costs. Including cost of collection containers for each type of waste.
  9. Net additional cost or net savings from waste management plan.

## PART 2 - PRODUCTS (Not Used)

## PART 3 – EXECUTION

### 3.1 CONSTRUCTION WASTE MANAGEMENT, GENERAL

- A. Provide containers for CDL waste that is to be recycled clearly labeled as such with a list of acceptable and unacceptable materials. The list of acceptable materials must be the same as the materials recycled at the receiving material recovery facility or recycling processor.
- B. The collection containers for recyclable CDL waste must contain no more than 10% non-recyclable material, by volume.
- C. Provide containers for CDL waste that is disposed in a landfill clearly labeled as such.
- D. Use detailed material estimates to reduce risk of unplanned and potentially wasteful cuts.
- E. To the greatest extent possible, include in material purchasing agreements a waste reduction provision requesting that materials and equipment be delivered in packaging made of recyclable material, that they reduce the amount of packaging, that packaging be taken back for reuse or recycling, and to take back all unused product. Insure that subcontractors require the same provisions in their purchase agreements.
- F. Conduct regular visual inspections of dumpsters and recycling bins to remove contaminants.

### 3.2 SOURCE SEPARATION

- A. General: Contractor shall separate recyclable materials from CDL waste to the maximum extent possible.



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Separate recyclable materials by type.

1. Provide containers, clearly labeled, by type of separated materials or provide other storage method for managing recyclable materials until they are removed from Project site.
2. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water and to minimize pest attraction. Cover to prevent windblown dust.
3. Stockpile materials away from demolition area. Do not store within drip line of remaining trees.
4. Store components off the ground and protect from weather.

### 3.3 CO-MINGLED RECYCLING

- A. General: Do not put CDL waste that will be disposed in a landfill into a co-mingled CDL waste recycling container.

### REMOVAL OF CONSTRUCTION WASTE MATERIALS

- A. Remove CDL waste materials from project site on a regular basis. Do not allow CDL waste to accumulate on-site.
- B. Transport CDL waste materials off Owner's property and legally dispose of them.
- C. Burning of CDL waste is not permitted.

END OF SECTION

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<b>WASTE MANAGEMENT PROGRESS REPORT</b>				
<b>MATERIAL CATEGORY</b>	<b>DISPOSED IN MUNICIPAL SOLID WASTE LANDFILL</b>	<b>DIVERTED FROM LANDFILL BY RECYCLING, SALVAGE OR REUSE</b>		
		Recycled	Salvaged	Reused
1. Acoustical Ceiling Tiles				
2. Asphalt				
3. Asphalt Shingles				
4. Cardboard Packaging				
5. Carpet and Carpet Pad				
6. Concrete				
7. Drywall				
8. Fluorescent Lights and Ballasts				
9. Land Clearing Debris (vegetation, stumpage, dirt)				
10. Metals				
11. Paint (through hazardous waste outlets)				
12. Wood				
13. Plastic Film (sheeting, shrink wrap, packaging)				
14. Window Glass				
15. Field Office Waste (office paper, aluminum cans, glass, plastic, and coffee cardboard)				
16. Other (insert description)				
17. Other (insert description)				
Total (In Weight)		(TOTAL OF ALL ABOVE VALUES – IN WEIGHT)		
		Percentage of Waste Diverted	(TOTAL WASTE DIVIDED BY TOTAL DIVERTED)	

**SECTION 017700 - CLOSEOUT PROCEDURES****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. This Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
  - 1. Inspection procedures.
  - 2. Project Record Documents.
  - 3. Operation and maintenance manuals.
  - 4. Warranties.
  - 5. Instruction of Owner's personnel.
  - 6. Final cleaning.
- B. Related Sections include the following:
  - 1. Division 1 Section "Payment Procedures" for requirements for Applications for Payment for Substantial and Final Completion.
  - 2. Division 1 Section "Execution Requirements" for progress cleaning of Project site.
  - 3. Divisions 2 through 33 Sections for specific closeout and special cleaning requirements for products of those Sections.

**1.3 SUBSTANTIAL COMPLETION**

- A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete in request.
  - 1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
  - 2. Advise Owner of pending insurance changeover requirements.
  - 3. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
  - 4. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
  - 5. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
  - 6. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
  - 7. Complete startup testing of systems.
  - 8. Submit test/adjust/balance records.
  - 9. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
  - 10. Advise Owner of changeover in heat and other utilities.

11. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
12. Complete final cleaning requirements, including touchup painting.
13. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of items, either on Contractor's list or on additional items identified by Architect, that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for Final Completion.

#### 1.4 FINAL COMPLETION

A. Preliminary Procedures: Before requesting final inspection for determining date of Final Completion, complete the following:

1. Submit a final Application for Payment according to Division 1 Section "Payment Procedures."
2. Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
3. Submit evidence of final, continuing insurance coverage complying with insurance requirements.
4. Submit pest-control final inspection report and warranty.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.

B. Inspection: Submit a written request for final inspection for acceptance. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.

#### 1.5 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Preparation: Submit three copies of list. Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.

1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.

2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Include the following information at the top of each page:
  - a. Project name.
  - b. Date.
  - c. Name of Architect.
  - d. Name of Contractor.
  - e. Page number.
4. Include space for sign off and acceptance of each item.

#### 1.6 PROJECT RECORD DOCUMENTS

- A. General: Do not use Project Record Documents for construction purposes. Protect Project Record Documents from deterioration and loss. Provide access to Project Record Documents for Architect and Owner's reference during normal working hours.
- B. Record Drawings: Maintain and submit one set of blue- or black-line white prints of Contract Drawings and Shop Drawings.
  1. Mark Record Prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to prepare the marked-up Record Prints.
    - a. Give particular attention to information on concealed elements that cannot be readily identified and recorded later.
    - b. Accurately record information in an understandable drawing technique.
    - c. Record data as soon as possible after obtaining it. Record and check the markup before enclosing concealed installations.
    - d. Mark Contract Drawings or Shop Drawings, whichever is most capable of showing actual physical conditions, completely and accurately. Where Shop Drawings are marked, show cross-reference on Contract Drawings.
  2. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at the same location.
  3. Mark important additional information that was either shown schematically or omitted from original Drawings.
  4. Note Construction Change Directive numbers, Change Order numbers, alternate numbers, and similar identification where applicable.
  5. Identify and date each Record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location. Organize into manageable sets; bind each set with durable paper cover sheets. Include identification on cover sheets.
- C. Record Specifications: Submit one copy of Project's Specifications, including addenda and contract modifications. Mark copy to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
  1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.

2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
  3. Note related Change Orders, Record Drawings, and Product Data, where applicable.
- D. Record Product Data: Submit one copy of each Product Data submittal. Mark one (1) set to indicate the actual product installation where installation varies substantially from that indicated in Product Data.
1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
  2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
  3. Note related Change Orders, Record Drawings, and Record Specifications, where applicable.
- E. Miscellaneous Record Submittals: Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.

#### 1.7 OPERATION AND MAINTENANCE MANUALS

- A. Assemble a complete set of operation and maintenance data indicating the operation and maintenance of each system, subsystem, and piece of equipment not part of a system. Include operation and maintenance data required in individual Specification Sections and as follows:
1. Operation Data:
    - a. Emergency instructions and procedures.
    - b. System, subsystem, and equipment descriptions, including operating standards.
    - c. Operating procedures, including startup, shutdown, seasonal, and weekend operations.
    - d. Description of controls and sequence of operations.
    - e. Piping diagrams.
  2. Maintenance Data:
    - a. Manufacturer's information, including list of spare parts.
    - b. Name, address, and telephone number of Installer or supplier.
    - c. Maintenance procedures.
    - d. Maintenance and service schedules for preventive and routine maintenance.
    - e. Maintenance record forms.
    - f. Sources of spare parts and maintenance materials.
    - g. Copies of maintenance service agreements.
    - h. Copies of warranties and bonds.
- B. Organize operation and maintenance manuals into suitable sets of manageable size. Bind and index data in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, in thickness necessary to accommodate contents, with pocket inside the covers to receive folded oversized sheets. Identify each binder on front and spine with the printed title "OPERATION AND MAINTENANCE MANUAL," Project name, and subject matter of contents.



## 1.8 WARRANTIES

- A. Submittal Time: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated.
- B. Partial Occupancy: Submit properly executed warranties within 15 days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
- C. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manual.
  - 1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (115-by-280-mm) paper.
  - 2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
  - 3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project name, and name of Contractor.
- D. Provide additional copies of each warranty to include in operation and maintenance manuals.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

## PART 3 - EXECUTION

### 3.1 DEMONSTRATION AND TRAINING

- A. Instruction: Instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.
  - 1. Provide instructors experienced in operation and maintenance procedures.
  - 2. Provide instruction at mutually agreed-on times. For equipment that requires seasonal operation, provide similar instruction at the start of each season.
  - 3. Schedule training with Owner, through Architect, with at least seven days' advance notice.
  - 4. Coordinate instructors, including providing notification of dates, times, length of instruction, and course content.

- B. Program Structure: Develop an instruction program that includes individual training modules for each system and equipment not part of a system, as required by individual Specification Sections. For each training module, develop a learning objective and teaching outline. Include instruction for the following:
1. System design and operational philosophy.
  2. Review of documentation.
  3. Operations.
  4. Adjustments.
  5. Troubleshooting.
  6. Maintenance.
  7. Repair.

### 3.2 FINAL CLEANING

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
- B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a portion of Project:
    - a. Clean Project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances. Cut lawn and field areas.
    - b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
    - c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
    - d. Remove tools, construction equipment, machinery, and surplus material from Project site.
    - e. Remove snow and ice to provide safe access to building.
    - f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
    - g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
    - h. Sweep concrete floors broom clean in unoccupied spaces.
    - i. Vacuum carpet and similar soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.
    - j. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.
    - k. Remove labels that are not permanent.

- l. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.
    - 1) Do not paint over "UL" and similar labels, including mechanical and electrical nameplates.
  - m. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
  - n. Replace parts subject to unusual operating conditions.
  - o. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
  - p. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
  - q. Clean ducts, blowers, and coils if units were operated without filters during construction.
  - r. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned-out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.
  - s. Leave Project clean and ready for occupancy.
- C. Pest Control: Engage an experienced, licensed exterminator to make a final inspection and rid Project of rodents, insects, and other pests. Prepare a report.
- D. Comply with safety standards for cleaning. Do not burn waste materials. Do not bury debris or excess materials on Owner's property. Do not discharge volatile, harmful, or dangerous materials into drainage systems. Remove waste materials from Project site and dispose of lawfully.

END OF SECTION 017700

**SECTION 017836 - WARRANTIES**

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for warranties required by the Contract Documents, including manufacturer's standard warranties on products and special warranties.
  - 1. Refer to the General Conditions for terms of the Contractor's period for correction of the Work.
- B. Related Sections: The following Sections contain requirements that relate to this Section:
  - 1. Division 1 Section "Submittals" specifies procedures for submitting warranties.
  - 2. Division 1 Section "Contract Closeout" specifies contract closeout procedures.
  - 3. Divisions 2 through 16 Sections for specific requirements for warranties on products and installations specified to be warranted.
  - 4. Certifications and other commitments and agreements for continuing services to Owner are specified elsewhere in the Contract Documents.
- C. Disclaimers and Limitations: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the work that incorporates the products. Manufacturer's disclaimers and limitations on product warranties do not relieve suppliers, manufacturers, and subcontractors required to countersign special warranties with the Contractor.
- D. Separate Prime Contracts: Each prime contractor is responsible for warranties related to its own contract.

## 1.3 DEFINITIONS

- A. Standard product warranties are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner.
- B. Special warranties are written warranties required by or incorporated in the Contract Documents, either to extend time limits provided by standard warranties or to provide greater rights for the Owner.

## 1.4 WARRANTY REQUIREMENTS

- A. Related Damages and Losses: When correcting failed or damaged warranted construction, remove and replace construction that has been damaged as a result of such failure or must be removed and replaced to provide access for correction of warranted construction.
- B. Reinstatement of Warranty: When Work covered by a warranty has failed and been corrected by

replacement or rebuilding, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.

- C. Replacement Cost: Upon determination that Work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of the Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective Work regardless of whether the Owner has benefited from use of the Work through a portion of its anticipated useful service life.
- D. Owner's Recourse: Expressed warranties made to the Owner are in addition to implied warranties and shall not limit the duties, obligations, rights, and remedies otherwise available under the law. Expressed warranty periods shall not be interpreted as limitations on the time in which the Owner can enforce such other duties, obligations, rights, or remedies.
  - 1. Rejection of Warranties: The Owner reserves the right to reject warranties and to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
- E. Where the Contract Documents require a special warranty, or similar commitment on the Work or part of the Work, the Owner reserves the right to refuse to accept the Work, until the Contractor presents evidence that entities required to countersign such commitments are willing to do so.

## 1.5 SUBMITTALS

- A. Submit written warranties to the Architect prior to the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion for the Work, or a designated portion of the Work, submit written warranties upon request of the Architect.
  - 1. When a designated portion of the Work is completed and occupied or used by the Owner, by separate agreement with the Contractor during the construction period, submit properly executed warranties to the Architect within 15 days of completion of that designated portion of the Work.
- B. When the Contract Documents require the Contractor, or the Contractor and a subcontractor, supplier or manufacturer to execute a special warranty, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner, through the Architect, for approval prior to final execution.
- C. Forms for special warranties are included at the end of this Section. Prepare a written document utilizing the appropriate form, ready for execution by the Contractor, or by the Contractor, subcontractor, supplier, or manufacturer. Submit a draft to the Owner, through the Architect, for approval prior to final execution.
  - 1. Refer to Divisions 2 through 16 Sections for specific content requirements and particular requirements for submitting special warranties.
- D. Form of Submittal: At Final Completion compile 2 copies of each required warranty properly executed by the Contractor, or by the Contractor, subcontractor, supplier, or manufacturer. Organize the warranty documents into an orderly sequence based on the table of contents of the Project

Manual.

- E. Bind warranties and bonds in heavy-duty, commercial-quality, durable 3-ring, vinyl-covered loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (115-by-280-mm) paper.
  - 1. Provide heavy paper dividers with celluloid covered tabs for each separate warranty. Mark the tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product, and the name, address, and telephone number of the Installer.
  - 2. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," Project title or name, and name of the Contractor.
  - 3. When warranted construction requires operation and maintenance manuals, provide additional copies of each required warranty, as necessary, for inclusion in each required manual.

PART 2 - PRODUCTS (Not Applicable)

PART 3 - EXECUTION

3.1 LIST OF WARRANTIES

- A. Schedule: Provide warranties on products and installations as specified in individual specification sections.

END OF SECTION 017836



## SECTION 017836.13 - WARRANTIES AND BONDS

## PART 1- GENERAL

## 1.1 WORK INCLUDED

- A. Preparation and submittals.
- B. Time and schedule of submittals.

## 1.2 RELATED SECTIONS

- A. Individual Specifications Sections: Warranties required for specific products or work.

## 1.3 FORM OF SUBMITTALS

- A. Assemble warranties and bonds executed by each of the respective manufacturers, suppliers, and subcontractors.
- B. Number of original signed copies required: Two (2) each.
- C. Prepare in duplicate packets.
- D. Submit standard manufacturer warranty forms and bond forms included in contract specifications.
- E. Table of Contents: Neatly typed, in orderly sequence. Provide complete information for each item.
  - 1. Product or work item.
  - 2. Firm, with name of principal, address and telephone number.
  - 3. Scope.
  - 4. Date of beginning of Bid Bond.
  - 5. Date of beginning of Performance - Payment Bond.
  - 6. Date of beginning of Maintenance Bond.
  - 7. Duration of warranty, bond or service maintenance contract.
  - 8. Provide information for Owner's personnel:
    - a. Proper procedure in case of failure.
    - b. Instances which might affect the validity of warranty or bonds.
    - c. Contractor, name of responsible principal, address and telephone number.

## 1.4 PREPARATION OF SUBMITTALS

- A. Obtain warranties and bonds, executed in duplicate by responsible subcontractors, suppliers, and manufacturers, within ten days after completion of the applicable item or work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until the Date of Final completion is determined.
- B. Verify that documents are in proper form, contain full information, and are notarized.
- C. Co-execute submittals when required.
- D. Retain warranties and bonds until time specified for submittal.

## 1.5 TIME OF SUBMITTALS

- A. Submit Bid Bond, if required, to Owner's Representative at the submission of the Bid.
- B. Submit Performance Bond and Labor and Material Bond, if required, to Owner's Representative within five (5) working days after receipt of Notice of Award.

## 1.6 SCHEDULE OF SUBMITTALS

- A. Submit to the Owner all required warranties and bonds as specified in respective sections of the Specifications.
  - 1. Form of Bid Bond
  - 2. Form of Performance Bond.
  - 3. Form of Labor and Material Bond.
  - 4. Workmanship Guarantee.
  - 5. Warranties: Form of Warranty from manufacturer of roofing insulation.
  - 6. Warranties: Form of Warranty from manufacturer of low sloped roofing system.
  - 7. Warranties: Form of Warranty from manufacturer of steep sloped roofing system.
  - 8. Warranties: Form of Warranty from manufacturer of sealant.
  - 9. Submit to the Owner all warranties pertaining to his work specified in respective sections of the Specifications.

## 1.7 ROOF SYSTEM WARRANTY

- A. EPDM Roof System: After review and acceptance of the Notice of Award and the submission of all required documents to the manufacturer for the roof system application by a registered applicator, a satisfactorily complete Final Inspection performed by the Owner or Owner's Representative, inspection and acceptance of the roof by the manufacturer, and payment of all invoices and the discharge of all other financial obligations occasioned by or arising out of the course of this work according to the Contract, submit to the Owner the roof system manufacturer's non-deductible Twenty (20) Year Roof System Warranty for the installation covering materials inclusive of the roofing membrane, base flashing, base sheets, insulation and insulation fasteners and workmanship.
  - 1. Provide to the Owner and pay for such Warranty as a part of the Roof Replacement Contract.
  - 2. The warranty shall be issued by the manufacturer of the roof membrane or other entity as approved by the Owner.
  - 3. Request a Final Inspection by the manufacturer within seven days after the completion of the Work.

## 1.8 CONTRACTOR GUARANTY

- A. Contractor Guaranty: Provide written (notarized) two (2) year workmanship guarantee to the Owner within seven (7) days after the completion of the work.

PART 2 – PRODUCTS – Not Used

PART 3 – EXECUTION – Not Used

END OF SECTION 017836.13

## SECTION 024100 DEMOLITION

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Selective demolition of building elements for alteration purposes.

#### 1.2. RELATED REQUIREMENTS

- A. Section 011000 - Summary: Limitations on Contractor's use of site and premises.
- B. Section 011000 - Summary: Description of items to be removed by Owner.
- C. Section 011000 - Summary: Description of items to be salvaged or removed for re-use by Contractor.
- D. Section 015000 - Temporary Facilities and Controls: Site fences, security, protective barriers, and waste removal.
- E. Section 016000 - Product Requirements: Handling and storage of items removed for salvage and relocation.
- F. Section 017000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.

#### 1.3. DEFINITIONS

- A. Demolition: Dismantle, raze, destroy or wreck any building or structure or any part thereof.
- B. Remove: Detach or dismantle items from existing construction and dispose of them off site, unless items are indicated to be salvaged or reinstalled.
- C. Remove and Salvage: Detach or dismantle items from existing construction in a manner to prevent damage. Clean, package, label and deliver salvaged items to Owner in ready-for-reuse condition.
- D. Remove and Reinstall: Detach or dismantle items from existing construction in a manner to prevent damage. Clean and prepare for reuse and reinstall where indicated.
- E. Existing to Remain: Designation for existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.

#### 1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Site Plan: Indicate:
  - 1. Areas for temporary construction and field offices.
- C. Project Record Documents: Accurately record actual locations of capped and active utilities and subsurface construction.

## PART 2 PRODUCTS

### 2.1. PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

## PART 3 EXECUTION

### 3.1. DEMOLITION

- A. Remove other items indicated, for salvage, relocation, and recycling.

### 3.2. GENERAL PROCEDURES AND PROJECT CONDITIONS

- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
  - 1. Obtain required permits.
  - 2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
  - 3. Provide, erect, and maintain temporary barriers and security devices.
  - 4. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
  - 5. Do not close or obstruct roadways or sidewalks without permits from authority having jurisdiction.
  - 6. Conduct operations to minimize obstruction of public and private entrances and exits. Do not obstruct required exits at any time. Protect persons using entrances and exits from removal operations.
  - 7. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon, or limit access to their property.
- B. Do not begin removal until receipt of notification to proceed from Owner.
- C. Protect existing structures and other elements to remain in place and not removed.
  - 1. Provide bracing and shoring.
  - 2. Prevent movement or settlement of adjacent structures.
  - 3. Stop work immediately if adjacent structures appear to be in danger.
- D. Hazardous Materials:
  - 1. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCBs, and mercury.

### 3.3. EXISTING UTILITIES

- A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.
- B. Protect existing utilities to remain from damage.
- C. Do not disrupt public utilities without permit from authority having jurisdiction.
- D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner.

- E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.
- F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
- G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

#### 3.4. SELECTIVE DEMOLITION FOR ALTERATIONS

- A. Existing construction and utilities indicated on drawings are based on casual field observation and existing record documents only.
  - 1. Verify construction and utility arrangements are as indicated.
  - 2. Report discrepancies to Architect before disturbing existing installation.
  - 3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- B. Remove existing work as indicated and required to accomplish new work.
  - 1. Remove items indicated on drawings.
- C. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as indicated.
  - 1. Maintain existing active systems to remain in operation, and maintain access to equipment and operational components.
  - 2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
  - 3. Verify that abandoned services serve only abandoned facilities before removal.
  - 4. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings. Remove back to source of supply where possible, otherwise cap stub and tag with identification.
- D. Protect existing work to remain.
  - 1. Prevent movement of structure. Provide shoring and bracing as required.
  - 2. Perform cutting to accomplish removal work neatly and as specified for cutting new work.
  - 3. Repair adjacent construction and finishes damaged during removal work.
  - 4. Patch to match new work.

#### 3.5. DEBRIS AND WASTE REMOVAL

- A. Remove debris, junk, and trash from site.
- B. Leave site in clean condition, ready for subsequent work.
- C. Clean up spillage and wind-blown debris from public and private lands.

END OF SECTION 024100

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SECTION 042000  
UNIT MASONRY

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Concrete block.
- B. Clay facing brick.
- C. Mortar and grout.
- D. Reinforcement and anchorage.
- E. Flashings.
- F. Accessories.

1.2. RELATED REQUIREMENTS

- A. Section 055000 - Metal Fabrications: Loose steel lintels.
- B. Section 061000 - Rough Carpentry: Nailing strips built into masonry.
- C. Section 071113 - Bituminous Dampproofing: Dampproofing parged masonry surfaces.
- D. Section 072100 - Thermal Insulation: Insulation for cavity spaces.
- E. Section 079200 - Joint Sealants: Sealing control and expansion joints.

1.3. REFERENCE STANDARDS

- A. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- B. ASTM A240/A240M - Standard Specification for Chromium and Chromium-Nickel Stainless Steel Plate, Sheet, and Strip for Pressure Vessels and for General Applications; 2023a.
- C. ASTM A615/A615M - Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement; 2022.
- D. ASTM A641/A641M - Standard Specification for Zinc-Coated (Galvanized) Carbon Steel Wire; 2019.
- E. ASTM A666 - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2023.
- F. ASTM A951/A951M - Standard Specification for Steel Wire for Masonry Joint Reinforcement; 2022.
- G. ASTM A1064/A1064M - Standard Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete; 2022.
- H. ASTM C67/C67M - Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile; 2023.

- I. ASTM C90 - Standard Specification for Loadbearing Concrete Masonry Units; 2023.
- J. ASTM C129 - Standard Specification for Nonloadbearing Concrete Masonry Units; 2023.
- K. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2018.
- L. ASTM C150/C150M - Standard Specification for Portland Cement; 2022.
- M. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2018.
- N. ASTM C216 - Standard Specification for Facing Brick (Solid Masonry Units Made from Clay or Shale); 2023.
- O. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2019a, with Editorial Revision.
- P. ASTM C404 - Standard Specification for Aggregates for Masonry Grout; 2018.
- Q. ASTM C476 - Standard Specification for Grout for Masonry; 2023.
- R. ASTM C979/C979M - Standard Specification for Pigments for Integrally Colored Concrete; 2016.
- S. ASTM C1072 - Standard Test Methods for Measurement of Masonry Flexural Bond Strength; 2022.
- T. ASTM C1314 - Standard Test Method for Compressive Strength of Masonry Prisms; 2023b.
- U. ASTM E514/E514M - Standard Test Method for Water Penetration and Leakage Through Masonry; 2020.
- V. BIA Technical Notes No. 7 - Water Penetration Resistance – Design and Detailing; 2017.
- W. BIA Technical Notes No. 13 - Ceramic Glazed Brick Exterior Walls; 2017.
- X. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2022, with Errata.

#### 1.4. ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene a preinstallation meeting before starting work of this section; require attendance by all relevant installers.

#### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data for masonry units, fabricated wire reinforcement, mortar, and masonry accessories.
- C. Shop Drawings: Indicate pertinent dimensions, materials, anchorage, size and type of fasteners, and accessories for brickwork support system.
- D. Manufacturer's Certificate: Certify that masonry units meet or exceed specified requirements.
- E. Manufacturer's Certificate: Certify that water repellent admixture manufacturer has certified masonry unit manufacturer as an approved user of water repellent admixture in the manufacture of concrete block.

## 1.6. QUALITY ASSURANCE

- A. Comply with provisions of TMS 402/602, except where exceeded by requirements of Contract Documents.

## 1.7. MOCK-UPS

- A. Construct a masonry wall as a mock-up panel sized 8 feet (2.4 m) long by 6 feet (1.8 m) high; include mortar, accessories, structural backup, and flashings (with lap joint, corner, and end dam) in mock-up.

## 1.8. DELIVERY, STORAGE, AND HANDLING

- A. Deliver, handle, and store masonry units by means that will prevent mechanical damage and contamination by other materials.

## PART 2 PRODUCTS

## 2.1. CONCRETE MASONRY UNITS

- A. Concrete Block: Comply with referenced standards and as follows:
  - 1. Size: Standard units with nominal face dimensions of 16 by 8 inches (400 by 200 mm) and nominal depths as indicated on drawings for specific locations.
  - 2. Nonloadbearing Units: ASTM C129.
    - a. Hollow block, as indicated.
  - 3. Units with Integral Water Repellent: Concrete block units as specified in this section with polymeric liquid admixture added to concrete masonry units at the time of manufacture.
    - a. Performance of Units with Integral Water Repellent:
      - 1) Water Permeance: When tested per ASTM E514/E514M and for a minimum of 72 hours.
        - a) No water visible on back of wall above flashing at the end of 24 hours.
        - b) No flow of water from flashing equal to or greater than 0.032 gallons per hour (0.05 L per hour) at the end of 24 hours.
        - c) No more than 25 percent of wall area above flashing visibly damp at end of test.
      - 2) Flexural Bond Strength: ASTM C1072; minimum 10 percent increase.
      - 3) Compressive Strength: ASTM C1314; maximum 5 percent decrease.
    - b. Use only in combination with mortar that also has integral water repellent admixture.
    - c. Use water repellent admixtures for masonry units and mortar by a single manufacturer.

## 2.2. BRICK UNITS

- A. Manufacturers:
  - 1. Belden Brick: [www.beldenbrick.com/#sle](http://www.beldenbrick.com/#sle).
  - 2. Glen-Gery Corporation (Basis-of-Design).
- B. Facing Brick: ASTM C216, Type FBX, Grade SW.
  - 1. Color and texture: To match existing brick.
  - 2. Nominal size: As indicated on drawings.
  - 3. Special shapes: Molded units as required by conditions indicated, unless standard units can be sawn to produce equivalent effect.
  - 4. Compressive strength: 10,000 psi, measured in accordance with ASTM C67/C67M.

### 2.3. MORTAR AND GROUT MATERIALS

- A. Portland Cement: ASTM C150/C150M, Type I; color as required to produce approved color sample.
  - 1. Not more than 0.10 percent alkali.
- B. Hydrated Lime: ASTM C207, Type S.
- C. Mortar Aggregate: ASTM C144.
- D. Grout Aggregate: ASTM C404.
- E. Pigments for Colored Mortar: Pure, concentrated mineral pigments specifically intended for mixing into mortar and complying with ASTM C979/C979M.
  - 1. Color(s): As selected by Architect from manufacturer's full range.
- F. Water: Clean and potable.
- G. Integral Water Repellent Admixture for Mortar: Polymeric liquid admixture added to mortar at the time of manufacture.
  - 1. Use only in combination with masonry units manufactured with integral water repellent admixture.
  - 2. Use only water repellent admixture for mortar from the same manufacturer as water repellent admixture in masonry units.
  - 3. Meet or exceed performance specified for water repellent admixture used in masonry units.

### 2.4. REINFORCEMENT AND ANCHORAGE

- A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi) (420 MPa), deformed billet bars; galvanized.
- B. Joint Reinforcement: Use ladder type joint reinforcement where vertical reinforcement is involved and truss type elsewhere, unless otherwise indicated.
- C. Single Wythe Joint Reinforcement: ASTM A951/A951M.
  - 1. Type: Ladder.
- D. Multiple Wythe Joint Reinforcement: ASTM A951/A951M.
  - 1. Type: Truss or ladder.
  - 2. Material: ASTM A1064/A1064M steel wire, mill galvanized to ASTM A641/A641M Class 3.
  - 3. Size: 0.1483 inch (3.8 mm) side rods with 0.1483 inch (3.8 mm) cross rods; width as required to provide not less than 5/8 inch (16 mm) of mortar coverage on each exposure.
- E. Strap Anchors: Bent steel shapes, 1-1/2 inch (38 mm) width, 0.105 inch (2.7 mm) thick, 24 inch (610 mm) length, with 1-1/2 inch (38 mm) long, 90 degree bend at each end to form a U or Z shape or with cross pins, hot dip galvanized to ASTM A153/A153M Class B.
- F. Flexible Anchors: 2-piece anchors that permit differential movement between masonry and building frame, sized to provide not less than 5/8 inch (16 mm) of mortar coverage from masonry face.
- G. Masonry Veneer Anchors: 2-piece anchors that permit differential movement between masonry veneer and structural backup, hot dip galvanized to ASTM A 153/A 153M, Class B.
  - 1. Anchor plates: Not less than 0.075 inch (1.91 mm) thick, designed for fastening to structural backup through sheathing by two fasteners; provide design with legs that penetrate sheathing and insulation to provide positive anchorage.
  - 2. Wire ties: Manufacturer's standard shape, 0.1875 inch (4.75 mm) thick.
  - 3. Vertical adjustment: Not less than 3-1/2 inches (89 mm).

## 2.5. FLASHINGS

- A. Metal Flashing Materials:
  - 1. Stainless Steel Flashing: ASTM A666, Type 304, soft temper; 26 gauge, 0.0187 inch (0.48 mm) thick; finish 2B to 2D.
- B. Combination Non-Asphaltic Flashing Materials - Stainless Steel:
  - 1. Stainless Steel Flashing - Self-adhering: ASTM A240/A240M; 2 mil (0.05 mm) type 304 stainless steel sheet with 40 mil (1.0 mm) of butyl adhesive and a removable release liner.
    - a. Manufacturers:
      - 1) STS Coatings, Inc; Wall Guardian Self- Adhering Stainless Steel Flashing: [www.stscoatings.com/#sle](http://www.stscoatings.com/#sle).
      - 2) York Manufacturing, Inc; York 304: [www.yorkmfg.com/#sle](http://www.yorkmfg.com/#sle).
      - 3) Hohmann & Barnard, Inc.; Mighty-Flash SA.
  - 2. Stainless Steel/Polymer Fabric Flashing: ASTM A240/A240M; 2 mil (0.05 mm) type 304 stainless steel sheet bonded on one side to one sheet of polymer fabric.
    - a. Manufacturers:
      - 1) Hohmann & Barnard, Inc; Mighty-Flash Stainless Flashing: [www.h-b.com/#sle](http://www.h-b.com/#sle).
      - 2) York Manufacturing, Inc; Multi-Flash SS: [www.yorkmfg.com/#sle](http://www.yorkmfg.com/#sle).
      - 3) STS Coatings, Inc; Wall Guardian Stainless Steel TWF.
- C. Flashing Sealant/Adhesives: Silicone, polyurethane, or silyl-terminated polyether/polyurethane or other type required or recommended by flashing manufacturer; type capable of adhering to type of flashing used.
- D. Termination Bars: Stainless steel; compatible with membrane and adhesives.
- E. Lap Sealants and Tapes: As recommended by flashing manufacturer; compatible with membrane and adhesives.

## 2.6. ACCESSORIES

- A. Preformed Control Joints: Rubber material. Provide with corner and tee accessories, fused joints.
- B. Cavity Mortar Control: Semi-rigid polyethylene or polyester mesh panels, sized to thickness of wall cavity, and designed to prevent mortar droppings from clogging weeps and cavity vents and allow proper cavity drainage.
  - 1. Full-Height Airspace Maintenance and Drainage Material: Mesh panels fitted between masonry ties.
    - a. Manufacturers:
      - 1) Advanced Building Products, Inc: [www.advancedbuildingproducts.com/#sle](http://www.advancedbuildingproducts.com/#sle).
- C. Weeps:
  - 1. Type: Extruded propylene with honeycomb design.
  - 2. Color(s): As selected by Architect from manufacturer's full range.
  - 3. Manufacturers:
    - a. Advanced Building Products, Inc: [www.advancedbuildingproducts.com/#sle](http://www.advancedbuildingproducts.com/#sle).
    - b. Hohmann & Barnard, Inc: [www.h-b.com/#sle](http://www.h-b.com/#sle).
    - c. Mortar Net Solutions: [www.mortarnet.com/#sle](http://www.mortarnet.com/#sle).
    - d. WIRE-BOND: [www.wirebond.com/#sle](http://www.wirebond.com/#sle).
- D. Cavity Vents:
  - 1. Type: Extruded propylene with honeycomb design.
  - 2. Color(s): As selected by Architect from manufacturer's full range.
  - 3. Manufacturers:
    - a. Advanced Building Products, Inc: [www.advancedbuildingproducts.com/#sle](http://www.advancedbuildingproducts.com/#sle).

- b. Hohmann & Barnard, Inc: [www.h-b.com/#sle](http://www.h-b.com/#sle).
  - c. Mortar Net Solutions: [www.mortarnet.com/#sle](http://www.mortarnet.com/#sle).
  - d. WIRE-BOND: [www.wirebond.com/#sle](http://www.wirebond.com/#sle).
- E. Cleaning Solution: Non-acidic, not harmful to masonry work or adjacent materials.

## 2.7. MORTAR AND GROUT MIXING

- A. Mortar for Unit Masonry: ASTM C270, using the Proportion Specification.
- B. Grout: ASTM C476; consistency required to fill completely volumes indicated for grouting; fine grout for spaces with smallest horizontal dimension of 2 inches (50 mm) or less; coarse grout for spaces with smallest horizontal dimension greater than 2 inches (50 mm).
- C. Admixtures: Add to mixture at manufacturer's recommended rate and in accordance with manufacturer's instructions; mix uniformly.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field conditions are acceptable and are ready to receive masonry.
- B. Verify that related items provided under other sections are properly sized and located.
- C. Verify that built-in items are in proper location, and ready for roughing into masonry work.

### 3.2. PREPARATION

- A. Direct and coordinate placement of metal anchors supplied for installation under other sections.
- B. Provide temporary bracing during installation of masonry work. Maintain in place until building structure provides permanent bracing.

### 3.3. COLD AND HOT WEATHER REQUIREMENTS

- A. Comply with requirements of TMS 402/602 or applicable building code, whichever is more stringent.

### 3.4. COURSING

- A. Establish lines, levels, and coursing indicated. Protect from displacement.
- B. Maintain masonry courses to uniform dimension. Form vertical and horizontal joints of uniform thickness.
- C. Concrete Masonry Units:
  - 1. Bond: Running.
  - 2. Coursing: One unit and one mortar joint to equal 8 inches (200 mm).
  - 3. Mortar Joints: Concave.
- D. Brick Units:
  - 1. Bond: Running.
  - 2. Coursing: Three units and three mortar joints to equal 8 inches (200 mm).
  - 3. Mortar Joints: Concave.



### 3.5. PLACING AND BONDING

- A. Lay solid masonry units in full bed of mortar, with full head joints, uniformly jointed with other work.
- B. Remove excess mortar with water repellent admixture promptly. Do not use acids, sandblasting or high pressure cleaning methods.

### 3.6. WEEPS/CAVITY VENTS

- A. Install weeps in veneer and cavity walls at 24 inches (600 mm) on center horizontally on top of through-wall flashing above shelf angles and lintels and at bottom of walls.
- B. Install cavity vents in veneer and cavity walls at 32 inches (800 mm) on center horizontally below shelf angles and lintels and near top of walls.

### 3.7. CAVITY MORTAR CONTROL

- A. Do not permit mortar to drop or accumulate into cavity air space or to plug weep/cavity vents.

### 3.8. REINFORCEMENT AND ANCHORAGE - GENERAL, SINGLE WYTHE MASONRY, and CAVITY WALL MASONRY

- A. Fasten anchors to structural framing and embed in masonry joints as masonry is laid. Unless otherwise indicated on drawings or closer spacing is indicated under specific wall type, space anchors at maximum of 36 inches (900 mm) horizontally and 24 inches (600 mm) vertically.

### 3.9. REINFORCEMENT AND ANCHORAGE - MASONRY VENEER

- A. Masonry Back-Up: Embed anchors to bond veneer at maximum 16 inches (400 mm) on center vertically and 36 inches (900 mm) on center horizontally. Place additional anchors at perimeter of openings and ends of panels, so maximum spacing of anchors is 8 inches (200 mm) on center.

### 3.10. MASONRY FLASHINGS

- A. Whether or not specifically indicated, install masonry flashing to divert water to exterior at all locations where downward flow of water will be interrupted.
- B. Terminate flashing up 8 inches (203 mm) minimum on vertical surface of backing:
- C. Extend metal flashings to within 1/2 inch (12 mm) of exterior face of masonry and adhere to top of stainless steel angled drip with hemmed edge.

### 3.11. GROUTED COMPONENTS

- A. Lap splices minimum 24 bar diameters.
- B. Support and secure reinforcing bars from displacement. Maintain position within 1/2 inch (13 mm) of dimensioned position.
- C. Place and consolidate grout fill without displacing reinforcing.

### 3.12. CONTROL AND EXPANSION JOINTS

- A. Do not continue horizontal joint reinforcement through control or expansion joints.

- B. Install preformed control joint device in continuous lengths. Seal butt and corner joints in accordance with manufacturer's instructions.

### 3.13. BUILT-IN WORK

- A. Install built-in items plumb, level, and true to line.

### 3.14. TOLERANCES

- A. Install masonry within the site tolerances found in TMS 402/602.

### 3.15. FIELD QUALITY CONTROL

- A. An independent testing agency will perform field quality control tests, as specified in Section 014000 - Quality Requirements.
- B. Clay Masonry Unit Tests: Test each variety of clay masonry in accordance with ASTM C67/C67M requirements, sampling 5 randomly chosen units for each 50,000 installed.

### 3.16. CLEANING

- A. Remove excess mortar and mortar droppings.
- B. Replace defective mortar. Match adjacent work.
- C. Clean soiled surfaces with cleaning solution.
- D. Use non-metallic tools in cleaning operations.

### 3.17. PROTECTION

- A. Without damaging completed work, provide protective boards at exposed external corners that are subject to damage by construction activities.

END OF SECTION 042000

SECTION 047200  
CAST STONE MASONRY

PART 1 GENERAL

1.1. Section Includes

- A. Architectural cast stone.
- B. Units required are indicated on drawings as "cast stone".

1.2. Related Requirements

- A. Section 040511 - Masonry Mortaring and Grouting: Mortar for setting cast stone.
- B. Section 042000 - Unit Masonry: Installation of cast stone in conjunction with masonry.
- C. Section 079200 - Joint Sealants: Sealing joints indicated to be left open for sealant.

1.3. Reference Standards

- A. ACI CODE-318 - Building Code Requirements for Structural Concrete and Commentary; 2019 (Reapproved 2022).
- B. ASTM A615/A615M - Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement; 2022.
- C. ASTM A767/A767M - Standard Specification for Zinc-Coated (Galvanized) Steel Bars for Concrete Reinforcement; 2019.
- D. ASTM A884/A884M - Standard Specification for Epoxy-Coated Steel Wire and Welded Wire Reinforcement; 2019, with Editorial Revision (2020).
- E. ASTM A1064/A1064M - Standard Specification for Carbon-Steel Wire and Welded Wire Reinforcement, Plain and Deformed, for Concrete; 2022.
- F. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2023.
- G. ASTM C150/C150M - Standard Specification for Portland Cement; 2022.
- H. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2019a, with Editorial Revision.
- I. ASTM C494/C494M - Standard Specification for Chemical Admixtures for Concrete; 2019, with Editorial Revision (2022).
- J. ASTM C1364 - Standard Specification for Architectural Cast Stone; 2023.

1.4. Submittals

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Test results of cast stone components made previously by the manufacturer.
- C. Shop Drawings: Include elevations, dimensions, layouts, profiles, cross sections, reinforcement, exposed faces, arrangement of joints, anchoring methods, anchors, and piece numbers.

- D. Manufacturer's Qualification Data: Documentation showing compliance with specified requirements.

#### 1.5. Quality Assurance

- A. Manufacturer Qualifications:
  - 1. Adequate plant capacity to furnish quality, sizes, and quantity of cast stone required without delaying progress of the work.

#### 1.6. Delivery, Storage, and Handling

- A. Deliver cast stone components secured to shipping pallets and protected from damage and discoloration. Protect corners from damage.
- B. Number each piece individually to match shop drawings and schedule.
- C. Store cast stone components and installation materials in accordance with manufacturer's instructions.
- D. Store cast stone components on pallets with nonstaining, waterproof covers. Ventilate under covers to prevent condensation. Prevent contact with dirt.
- E. Protect cast stone components during handling and installation to prevent chipping, cracking, or other damage.
- F. Store mortar materials where contamination can be avoided.
- G. Schedule and coordinate production and delivery of cast stone components with unit masonry work to optimize on-site inventory and to avoid delaying the work.

### PART 2 PRODUCTS

#### 2.1. Manufacturers

- A. Architectural Cast Stone:
  - 1. Any current producer member of the Cast Stone Institute.

#### 2.2. Architectural Cast Stone

- A. Cast Stone: Architectural concrete product manufactured to simulate appearance of natural granite, complying with ASTM C1364.
  - 1. Compressive Strength: As specified in ASTM C1364; calculate strength of pieces to be field cut at 80 percent of uncut piece.
  - 2. Freeze-Thaw Resistance: Demonstrated by laboratory testing in accordance with ASTM C1364.
  - 3. Surface Texture: Fine grained texture, with no bugholes, air voids, or other surface blemishes visible from distance of 20 feet (6 meters).
  - 4. Color: Selected by Architect from manufacturer's full range.
  - 5. Remove cement film from exposed surfaces before packaging for shipment.
- B. Shapes: Provide shapes indicated on drawings.
  - 1. Variation from Any Dimension, Including Bow, Camber, and Twist: Maximum of plus/minus 1/8 inch (3 mm) or length divided by 360, whichever is greater, but not more than 1/4 inch (6 mm).
  - 2. Unless otherwise indicated on drawings, provide:
    - a. Wash or slope of 1:12 on exterior horizontal surfaces.
    - b. Drips on projecting components, wherever possible.
    - c. Raised fillets at back of sills and at ends to be built in.

- C. Reinforcement: Provide reinforcement as required to withstand handling and structural stresses; comply with ACI CODE-318.

### 2.3. Materials

- A. Portland Cement: ASTM C150/C150M.
  - 1. For Mortar: Type I or II, except Type III may be used in cold weather.
- B. Coarse Aggregate: ASTM C33/C33M, except for gradation; granite, quartz, or limestone.
- C. Fine Aggregate: ASTM C33/C33M, except for gradation; natural or manufactured sands.
- D. Admixtures: ASTM C494/C494M.
- E. Water: Potable.
- F. Reinforcing Bars: ASTM A615/A615M, Grade 40 (40,000 psi) (280 MPa), deformed bars, galvanized.
  - 1. Galvanized in accordance with ASTM A767/A767M, Class I.
- G. Steel Welded Wire Reinforcement: ASTM A1064/A1064M, galvanized or ASTM A884/A884M, epoxy coated.
- H. Embedded Anchors, Dowels, and Inserts: Type 304 stainless steel, of type and size as required for conditions.
- I. Mortar: Portland cement-lime, as specified in Section 040511 ; do not use masonry cement.
- J. Cleaner: General-purpose cleaner designed for removing mortar and grout stains, efflorescence, and other construction stains from new masonry surfaces without discoloring or damaging masonry surfaces; approved for intended use by cast stone manufacturer and by cleaner manufacturer for use on cast stone and adjacent masonry materials.

## PART 3 EXECUTION

### 3.1. Examination

- A. Examine construction to receive cast stone components. Notify Architect if construction is not acceptable.
- B. Do not begin installation until unacceptable conditions have been corrected.

### 3.2. Installation

- A. Install cast stone components in conjunction with masonry, complying with requirements of Section 042000.
- B. Mechanically anchor cast stone units indicated; set remainder in mortar.
- C. Setting:
  - 1. Drench cast stone components with clear, running water immediately before installation.
  - 2. Set units in a full bed of mortar unless otherwise indicated.
  - 3. Fill vertical joints with mortar.
  - 4. Fill dowel holes and anchor slots completely with mortar or non-shrink grout.

### 3.3. Tolerances

- A. Joints: Make all joints 3/8 inch (9.5 mm), except as otherwise detailed.
  - 1. Rake mortar joints 3/4 inch (19 mm) for pointing.
  - 2. Remove excess mortar from face of stone before pointing joints.
  - 3. Point joints with mortar in layers 3/8 inch (9.5 mm) thick and tool to a slight concave profile.
  - 4. Leave the following joints open for sealant:
    - a. Head joints in top courses, including copings, parapets, cornices, sills, and steps.
    - b. Joints in projecting units.
    - c. Joints between rigidly anchored units, including soffits, panels, and column covers.
    - d. Joints below lugged sills and stair treads.
    - e. Joints below ledge and relieving angles.
    - f. Joints labeled "expansion joint".
- B. Installation Tolerances:
  - 1. Variation from Plumb: Not more than 1/8 inch in 10 feet (3 mm in 3 m) or 1/4 inch in 20 feet (6 mm in 6 m) or more.
  - 2. Variation from Level: Not more than 1/8 inch in 10 feet (3 mm in 3 m) or 1/4 inch in 20 feet (6 mm in 6 m), or 3/8 inch (9 mm) maximum.
  - 3. Variation in Joint Width: Not more than 1/8 inch in 36 inches (3 mm in 900 mm) or 1/4 of nominal joint width, whichever is less.
  - 4. Variation in Plane Between Adjacent Surfaces (Lipping): Not more than 1/16 inch (1.5 mm) difference between planes of adjacent units or adjacent surfaces indicated to be flush with units.

### 3.4. Repair

- A. Repair chips and other surface damage noticeable when viewed in direct daylight at 20 feet (6 m).
- B. Repair with matching touch-up material provided by the manufacturer and in accordance with manufacturer's instructions.
- C. Repair methods and results subject to Architect 's approval.

### 3.5. Cleaning

- A. Clean completed exposed cast stone after mortar is thoroughly set and cured.
  - 1. Wet surfaces with water before applying cleaner.
  - 2. Apply cleaner to cast stone in accordance with manufacturer's instructions.
  - 3. Remove cleaner promptly by rinsing thoroughly with clear water.
  - 4. Do not use acidic cleaners.

### 3.6. Protection

- A. Protect completed work from damage.
- B. Clean, repair, or restore damaged or mortar-splashed work to condition of new work.

END OF SECTION 047200

SECTION 055213  
PIPE AND TUBE RAILINGS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Wall mounted handrails.
- B. Stair railings and guardrails.

1.2. RELATED REQUIREMENTS

- A. Section 099123 - Interior Painting: Paint finish.

1.3. REFERENCE STANDARDS

- A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings: Indicate profiles, sizes, connection attachments, anchorage, size and type of fasteners, and accessories.

1.5. QUALITY ASSURANCE

- A. Structural Designer Qualifications: Professional Structural Engineer experienced in design of this work and licensed in the State in which the Project is located, or personnel under direct supervision of such an engineer.

PART 2 PRODUCTS

2.1. MANUFACTURERS

- A. Metal Rail Infill:
  - 1. The G-S Company: [www.g-sco.com/#sle](http://www.g-sco.com/#sle).
  - 2. The Western Group; Woven Wire: [www.architecturalwire.com/#sle](http://www.architecturalwire.com/#sle).
  - 3. McNichols; [www.mcnichols.com](http://www.mcnichols.com).

2.2. RAILINGS - GENERAL REQUIREMENTS

- A. Design, fabricate, and test railing assemblies in accordance with the most stringent requirements of applicable local code.
- B. Allow for expansion and contraction of members and building movement without damage to connections or members.
- C. Dimensions: See drawings for configurations and heights.
  - 1. Infill: 2"x2" Square Mesh, .0187" Thick, 82% Open Area.



- D. Provide anchors and other components as required to attach to structure, made of same materials as railing components unless otherwise indicated; where exposed fasteners are unavoidable provide flush countersunk fasteners.
- E. Provide slip-on non-weld mechanical fittings to join lengths, seal open ends, and conceal exposed mounting bolts and nuts, including but not limited to elbows, T-shapes, splice connectors, flanges, escutcheons, and wall brackets.

### 2.3. FABRICATION

- A. Accurately form components to suit specific project conditions and for proper connection to building structure.
- B. Fit and shop assemble components in largest practical sizes for delivery to site.
- C. Fabricate components with joints tightly fitted and secured. Provide spigots and sleeves to accommodate site assembly and installation.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field conditions are acceptable and are ready to receive work.

### 3.2. PREPARATION

- A. Clean and strip primed steel items to bare metal where site welding is required.

### 3.3. INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install components plumb and level, accurately fitted, free from distortion or defects, with tight joints.
- C. Install railings in compliance with ADA Standards for accessible design at applicable locations.
- D. Anchor railings securely to structure.
- E. Field weld anchors as indicated on drawings. Touch-up welds with primer. Grind welds smooth.

### 3.4. TOLERANCES

- A. Maximum Variation From Plumb: 1/8 inch (3mm) per floor level, non-cumulative.
- B. Maximum Offset From True Alignment: 1/4 inch (6 mm).
- C. Maximum Out-of-Position: 1/4 inch (6 mm).

END OF SECTION 055213

SECTION 061053  
MISCELLANEOUS ROUGH CARPENTRY

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Communications and electrical room mounting boards.
- B. Miscellaneous wood nailers, furring, and grounds.

1.2. REFERENCE STANDARDS

- A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- B. AWPA U1 - Use Category System: User Specification for Treated Wood; 2023.
- C. PS 1 - Structural Plywood; 2023.
- D. PS 20 - American Softwood Lumber Standard; 2021.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide technical data on wood preservative materials and application instructions.

1.4. DELIVERY, STORAGE, AND HANDLING

- A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.
- B. Fire Retardant Treated Wood: Prevent exposure to precipitation during shipping, storage, and installation.

PART 2 PRODUCTS

2.1. GENERAL REQUIREMENTS

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
  - 1. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.
  - 2. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee ([www.alsc.org](http://www.alsc.org)) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

2.2. DIMENSION LUMBER FOR CONCEALED APPLICATIONS

- A. Sizes: Nominal sizes as indicated on drawings, S4S.
- B. Moisture Content: S-dry or MC19.
- C. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:

1. Lumber: S4S, No.2 or Standard Grade.
2. Boards: Standard or No.3.

### 2.3. CONSTRUCTION PANELS

- A. Communications and Electrical Room Mounting Boards: PS 1, A-D plywood, or medium density fiberboard; 3/4 inch (19 mm) thick; flame spread index of 25 or less, smoke developed index of 450 or less, when tested in accordance with ASTM E84.

### 2.4. FACTORY WOOD TREATMENT

- A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
  1. Fire-Retardant Treated Wood: Mark each piece of wood with producer's stamp indicating compliance with specified requirements.
  2. Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.

## PART 3 EXECUTION

### 3.1. INSTALLATION - GENERAL

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.
- C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

### 3.2. BLOCKING, NAILERS, AND SUPPORTS

- A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.
- B. In metal stud walls, provide continuous blocking around door and window openings for anchorage of frames, securely attached to stud framing.
- C. In walls, provide blocking attached to studs as backing and support for wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is explicitly indicated.
- D. Provide the following specific nonstructural framing and blocking:
  1. Cabinets and shelf supports.
  2. Wall brackets.
  3. Handrails.
  4. Grab bars.
  5. Towel and bath accessories.
  6. Wall-mounted door stops.
  7. Chalkboards and marker boards.

### 3.3. INSTALLATION OF CONSTRUCTION PANELS

- A. Communications and Electrical Room Mounting Boards: Secure with screws to studs with edges over firm bearing; space fasteners at maximum 24 inches (610 mm) on center on edges and into studs in field of board.
  - 1. At fire-rated walls, install board over wall board indicated as part of the fire-rated assembly.
  - 2. Where boards are indicated as full floor-to-ceiling height, install with long edge of board parallel to studs.
  - 3. Install adjacent boards without gaps.

### 3.4. CLEANING

- A. Waste Disposal: See Section 017419 - Construction Waste Management and Disposal.
  - 1. Comply with applicable regulations.
  - 2. Do not burn scrap on project site.
  - 3. Do not burn scraps that have been pressure treated.
  - 4. Do not send materials treated with pentachlorophenol, CCA, or ACA to co-generation facilities or “waste-to-energy” facilities.
- B. Do not leave wood, shavings, sawdust, etc. on the ground or buried in fill.
- C. Prevent sawdust and wood shavings from entering the storm drainage system.

END OF SECTION 061053

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SECTION 071113  
BITUMINOUS DAMPPROOFING

PART 2 PRODUCTS

END OF SECTION 071113

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## SECTION 072100 THERMAL INSULATION

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Board insulation at cavity wall construction, perimeter foundation wall, and underside of floor slabs.
- B. Batt insulation for sound attenuation.

#### 1.2. REFERENCE STANDARDS

- A. ASTM C578 - Standard Specification for Rigid, Cellular Polystyrene Thermal Insulation; 2023.
- B. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2023.
- C. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2023a.
- D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- E. ASTM E136 - Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 °C; 2022.
- F. NFPA 285 - Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Wall Assemblies Containing Combustible Components; 2023.

### PART 2 PRODUCTS

#### 2.1. APPLICATIONS

- A. Insulation Under Concrete Slabs: Extruded polystyrene (XPS) board.
- B. Insulation at Perimeter of Foundation: Extruded polystyrene (XPS) board.

#### 2.2. FOAM BOARD INSULATION MATERIALS

- A. Extruded Polystyrene (XPS) Board Insulation: Comply with ASTM C578 with either natural skin or cut cell surfaces.
  - 1. Type and Compressive Resistance: Type IV, 25 psi (173 kPa), minimum.
  - 2. Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.
  - 3. Smoke Developed Index (SDI): 450 or less, when tested in accordance with ASTM E84.
  - 4. Type and Thermal Resistance, R-value (RSI-value): Type IV, 5.0 (0.88), minimum, per 1 inch (25.4 mm) thickness at 75 degrees F (24 degrees C) mean temperature.
  - 5. Complies with fire resistance requirements \_\_\_\_\_ as part of an exterior non-load-bearing exterior wall assembly when tested in accordance with NFPA 285.
  - 6. Products:
    - a. DuPont de Nemours, Inc; Styrofoam Brand \_\_\_\_\_: [building.dupont.com/#sle](http://building.dupont.com/#sle).
    - b. Kingspan Insulation LLC; GreenGuard GG25-LG XPS Insulation Board: [www.kingspan.com/#sle](http://www.kingspan.com/#sle).

- c. Owens Corning Corporation; FOAMULAR Type \_\_\_ Extruded Polystyrene (XPS) Insulation: [www.ocbuildingspec.com/#sle](http://www.ocbuildingspec.com/#sle).
- B. Polyisocyanurate (ISO) Board Insulation: Rigid cellular foam, comply with ASTM C1289.
- 1. Classifications:
    - a. Type I: Faced with aluminum foil on both major surfaces of the core foam.
      - 1) Class 2 - Glass fiber reinforced or non-reinforced core foam.
      - 2) Compressive Strength: 16 psi (110 kPa), minimum.
      - 3) Thermal Resistance, R-value (RSI-value): At 1-1/2 inch (38.1 mm) thick; 9.0 (1.59), minimum, at 75 degrees F (24 degrees C).
    - 2. Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.
    - 3. Smoke Developed Index (SDI): 450 or less, when tested in accordance with ASTM E84.
    - 4. Board Size: 48 inch by 96 inch (1220 mm by 2440 mm).
    - 5. Board Thickness: As indicated on Drawings.
    - 6. Products:
      - a. Atlas Roofing Corporation: [www.atlasroofing.com/#sle](http://www.atlasroofing.com/#sle).
      - b. Carlisle Coatings & Waterproofing, Inc: [www.carlisleccw.com/#sle](http://www.carlisleccw.com/#sle).
      - c. DuPont de Nemours, Inc; \_\_\_: [building.dupont.com/#sle](http://building.dupont.com/#sle).
      - d. GAF: [www.gaf.com/#sle](http://www.gaf.com/#sle).
      - e. Johns Manville: [www.jm.com/#sle](http://www.jm.com/#sle).

### 2.3. MINERAL FIBER BLANKET INSULATION MATERIALS

- A. Flexible Glass Fiber Blanket Thermal Insulation: Preformed insulation, complying with ASTM C665; friction fit.
- 1. Flame Spread Index: 75 or less, when tested in accordance with ASTM E84.
  - 2. Smoke Developed Index: 450 or less, when tested in accordance with ASTM E84.
  - 3. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
  - 4. Products:
    - a. CertainTeed Corporation; \_\_\_: [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
    - b. Johns Manville; \_\_\_: [www.jm.com/#sle](http://www.jm.com/#sle).
    - c. Owens Corning Corporation; EcoTouch PINK FIBERGLAS Insulation: [www.ocbuildingspec.com/#sle](http://www.ocbuildingspec.com/#sle).
- B. Mineral Wool Blanket Thermal Insulation: Flexible or semi-rigid preformed insulation, complying with ASTM C665.
- 1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
  - 2. Smoke Developed Index: 50 or less, when tested in accordance with ASTM E84.
  - 3. Products:
    - a. ROCKWOOL: [www.rockwool.com/#sle](http://www.rockwool.com/#sle).
    - b. Thermafiber, Inc: [www.thermafiber.com/#sle](http://www.thermafiber.com/#sle).

### 2.4. ACCESSORIES

- A. Insulation Fasteners: Impaling clip of galvanized steel with washer retainer and clips, to be adhered to surface to receive insulation, length to suit insulation thickness and substrate, capable of securely and rigidly fastening insulation in place.
- B. Insulation Fasteners: Appropriate for purpose intended and approved by roofing manufacturer.
- C. Adhesive: Type recommended by insulation manufacturer for application.

## PART 3 EXECUTION

## 3.1. EXAMINATION

- A. Verify that substrate, adjacent materials, and insulation materials are dry and that substrates are ready to receive insulation.
- B. Verify substrate surfaces are flat, free of honeycomb, fins, irregularities, or materials or substances that may impede adhesive bond.

## 3.2. BOARD INSTALLATION AT FOUNDATION PERIMETER

- A. Install boards horizontally on foundation perimeter.
  - 1. Install in running bond pattern.
  - 2. Butt edges and ends tightly to adjacent boards and to protrusions.
- B. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.

## 3.3. BOARD INSTALLATION UNDER CONCRETE SLABS

- A. Place insulation under slabs on grade after base for slab has been compacted.
- B. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.
- C. Prevent insulation from being displaced or damaged while placing vapor retarder and placing slab.

## 3.4. BATT INSTALLATION

- A. Install insulation and vapor retarder in accordance with manufacturer's instructions.
- B. Install in exterior wall and roof spaces without gaps or voids. Do not compress insulation.
- C. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.
- D. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation.

## 3.5. PROTECTION

- A. Do not permit installed insulation to be damaged prior to its concealment.

END OF SECTION 072100

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SECTION 072119  
FOAMED-IN-PLACE INSULATION

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Foamed-in-place insulation.
  - 1. In masonry cavity walls.

1.2. REFERENCE STANDARDS

1.3. ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Convene \_\_\_\_ prior to commencing work of this section.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide product description, insulation properties, overcoat properties, and preparation requirements.
- C. ABAA Field Quality Control Submittals: Submit third-party reports of testing and inspection as required by ABAA QAP.
- D. Shop Drawings: Show locations and extent of air/vapor barrier and details of all typical conditions, intersections with other envelope systems and materials, membrane flashings and counter-flashings, and details showing how gaps in the construction will be bridged, how inside and outside corners are negotiated and how miscellaneous penetrations are sealed.
- E. Manufacturer's Installation Instructions: Indicate special procedures, and perimeter conditions requiring special attention.
- F. ABAA Manufacturer Qualification: Submit documentation of current evaluation of proposed manufacturer and materials.
- G. ABAA Installer Qualification: Submit documentation of current contractor accreditation and current installer certification. Keep copies of all contractor accreditation and installer certification on site during and after installation. Present on-site documentation upon request.

1.5. QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified, with minimum three years documented experience, and approved by manufacturer.
- B. Air Barrier Association of America (ABAA) Quality Assurance Program (QAP); [www.airbarrier.org/#sle](http://www.airbarrier.org/#sle):
  - 1. Installer Qualification: Use accredited contractor, certified installers, evaluated materials, and third-party field quality control audit.
  - 2. Manufacturer Qualification: Use evaluated materials from a single manufacturer regularly engaged in air barrier material manufacture. Use secondary materials approved in writing by primary material manufacturer.

1.6. FIELD CONDITIONS

- A. Do not apply foam when temperature is below that specified by the manufacturer for ambient air and substrate.
- B. Do not apply foam when temperature is within 5 degrees F (2.78 degrees C) of dew point.

PART 2 PRODUCTS

2.1. MANUFACTURERS

- A. Foamed-In-Place Insulation:
  - 1. BASF Corporation; WALLTITE US Series Closed Cell: [www.spf.basf.com/#sle](http://www.spf.basf.com/#sle).

2.2. MATERIALS

END OF SECTION 072119

## SECTION 075323

## ETHYLENE PROPYLENE DIENE MONOMER MEMBRANE ROOFING - JOHNS MANVILLE

## PART 1 GENERAL

## 1.1. Section Includes

- A. Roof insulation.
- B. Cover boards.
- C. Base sheet materials.

## 1.2. Related Requirements

- A. Section 053100 - Steel Decking: Placement of acoustical insulation for deck flutes.
- B. Section 061000 - Rough Carpentry: Wood cant strips.
- C. Section 077100 - Roof Specialties: Prefabricated roofing expansion joint flashing.

## 1.3. Reference Standards

- A. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2023a.
- B. ASTM D4637/D4637M - Standard Specification for EPDM Sheet Used in Single-Ply Roof Membrane; 2015, with Editorial Revision (2022).
- C. FM (AG) - FM Approval Guide; Current Edition.
- D. FM 4470 - Examination Standard for Single-Ply, Polymer-Modified Bitumen Sheet, Built-Up Roof (BUR) and Liquid Applied Roof Assemblies for Use in Class 1 and Noncombustible Roof Deck Construction; 2022.
- E. SMACNA (ASMM) - Architectural Sheet Metal Manual; 2012.

## 1.4. Administrative Requirements

- A. Preinstallation Meeting: Convene preinstallation meeting \_\_\_\_\_ before starting work of this section; require attendance by affected installers; review preparation, installation procedures, coordination, and scheduling necessary for related work.

## 1.5. Submittals

- A. See Section 013000 - Administrative Requirements for submittal procedures.

## PART 2 PRODUCTS

## 2.1. Manufacturers

- A. Johns Manville - Commercial Roofing Systems; \_\_\_\_\_: [www.jm.com/#sle](http://www.jm.com/#sle).



- B. Carlisle SynTec Incorporated.
- C. Firestone Building Products.
- D. GAF Materials Corporation.
- E. Source Limitations: Furnish products obtained from single supplier or manufacturers approved in writing by roof membrane manufacturer.

## 2.2. EPDM Membranes

- A. EPDM Membrane Materials:
  - 1. Nonreinforced uniform, flexible sheet made from Ethylene Propylene Diene Monomer, ASTM D4637/D4637M, Type I.
  - 2. Exposed Face Color: White.
- B. Scrim or Internally Reinforced Uniform Fabric:
  - 1. Flexible sheet made from Ethylene Propylene Diene Monomer, ASTM D4637/D4637M, Type II.

## 2.3. Roof Insulation

- A. Standard:
  - 1. Preformed roof insulation boards complying with requirements and referenced standards, selected from material sizes and thicknesses indicated.
  - 2. Minimum Long-Term Thermal Resistance (LTTR): 5.7 per inch, determined in accordance with CAN-ULC-S770 at 75 degrees F (24 degrees C).
    - a. Polyisocyanurate Board Insulation:
      - 1) In accordance with ASTM C1289, Type II, Class 2, Grade 2 (20 psi).
      - 2) Manufacturer approved in writing by roof manufacturer.
- B. Insulation Accessories:
  - 1. General: Roof insulation accessories recommended by insulation manufacturer for intended use and compatible with membrane roofing.
    - a. Provide saddles, crickets, tapered edge strips, and other insulation shapes where indicated for sloping to drain. Fabricate to slopes indicated.
    - b. Fasteners: Factory-coated steel fasteners with metal or plastic plates designed for fastening roof insulation to substrate and furnished by roofing system manufacturer. Comply with corrosion-resistant provisions in FM 4470.
    - c. Urethane Adhesive: Manufacturer's two-component polyurethane adhesive formulated to adhere insulation to substrate.

## 2.4. Cover Boards

- A. Gypsum Board:
  - 1. Coated glass-mat facer, water-resistant gypsum substrate for mechanically attached roof applications, complying with ASTM C1177/C1177M.
    - a. Board Thickness: 0.5 inch (13 mm).
    - b. Manufacturer approved in writing by roof manufacturer.

## 2.5. Auxiliary Roofing Materials

- A. General: Auxiliary materials recommended by roofing system manufacturer for intended use and compatible with membrane roofing:
  - 1. Liquid-type auxiliary materials meet VOC limits of authorities having jurisdiction.

- B. Sheet Flashing: Internally reinforced or scrim reinforced.
- C. Seaming Material: Butyl splice tape with release film.
- D. Bonding Adhesive: Solvent-based bonding adhesive for membrane. Serviceable Installation Ambient Air Temperature: 25 degrees F (-3.9 degrees C) and rising.
- E. Protection Mat: Nominal 7 oz/yd<sup>2</sup> (237.34 g/m<sup>2</sup>) needle-punched, UV-resistant polypropylene fabric.
- F. Metal Termination Bars: Standard predrilled stainless steel or aluminum bars with anchors.
- G. Fasteners: Factory-coated steel fasteners and metal plates meeting corrosion-resistance provisions in FM 4470, designed for fastening membrane to substrate and acceptable to membrane roofing system manufacturer.
- H. Miscellaneous Accessories: Provide accessories to meet roofing manufacturer's warranty requirements.

### PART 3 EXECUTION

#### 3.1. Examination

- A. Verify surfaces and site conditions ready to receive work.
- B. Verify deck supported and secure.
- C. Verify deck clean and smooth, flat, free of depressions, waves, or projections, sloped according to drawings and correct installation of roof system.
- D. Verify deck surfaces dry and free of snow or ice.
- E. Verify roof openings, curbs, blocking, nailers, and penetrations through roof are solidly set, and cant strips in place. Thickness of nailers to match thickness of insulation.
- F. Metal Deck
  - 1. Verify surface plane flatness and fastening of steel roof deck in accordance with manufacturer's instructions; see Section 053100.
  - 2. Verify decking visibly dry and free of moisture.
  - 3. Verify decking is smooth, free of visible cracks, holes, or sharp changes in surface elevation.
  - 4. When applicable, perform pull test with specific deck fasteners being used on project to confirm fasteners meet resistance requirements for particular system being installed.

#### 3.2. Preparation

- A. General
  - 1. Clean and remove from substrate sharp projections, dust, debris, moisture, and other substances detrimental to roofing installation, in accordance with roofing system manufacturer's written instructions.
  - 2. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto other adjacent surfaces.
  - 3. Proceed with installation steps only after correcting unsatisfactory conditions.

#### 3.3. Installation - Membrane

- A. Roll out membrane, free from wrinkles or tears. Place sheet into place without stretching.

- B. Shingle joints on sloped substrate in direction of drainage.
- C. Cooperate with testing and inspecting agencies engaged to perform testing services for roofing system installation.
- D. Coordinate roofing system installation to ensure insulation and other roofing membrane components not permanently exposed are not subjected to precipitation or left uncovered at end of each work day, or if rain imminent:
  - 1. Provide tie-offs at end of each work day to cover exposed roofing membrane sheets and insulation. Complete terminations, base flashing, and provide temporary seals to prevent water from entering completed sections of roofing system. Remove and discard temporary seals before beginning work on adjoining roofing.
- E. Adhered Roofing Membrane Installation:
  - 1. Install roofing membrane over area to receive roofing in accordance with membrane roofing system manufacturer's written instructions.
  - 2. Unroll roofing membrane and allow to relax before installing.
  - 3. Align roofing membrane, stagger end laps, and maintain uniform side and end laps of minimum dimensions required by manufacturer.
  - 4. Bonding Adhesive: Apply solvent-based bonding adhesive to substrate and underside of roofing membrane at rate required by manufacturer and allow to partially dry before installing roofing membrane. Do not apply bonding adhesive to splice area of roofing membrane.
  - 5. Mechanically fasten roofing membrane securely at terminations, penetrations, and perimeter of roofing.
  - 6. Apply roofing membrane with side laps shingled along slope of roof deck where possible.
  - 7. Field-Fabricated Seam Installation: Clean and prime both faces of splice areas, apply splice tape and firmly roll side and end laps of overlapping roofing membrane according to manufacturer's written instructions to ensure watertight seam installation. Apply lap sealant and seal exposed edges of roofing membrane terminations.
  - 8. Tape-to-Tape Installation: Align membrane for appropriate overlap, remove release liners and firmly roll side and end laps of overlapping roofing membranes according to manufacturer's written instructions to ensure watertight seam installation.
- F. Around roof penetrations, seal flanges and flashings with flexible flashing.
- G. Coordinate installation of roof drains and sumps and related flashings.

#### 3.4. Installation - Insulation, Under Membrane

- A. Cover Boards: Mechanically fasten cover boards in accordance with roofing manufacturer's instructions and FM (AG) Factory Mutual requirements.
- B. Lay subsequent layers of insulation with joints staggered minimum 6 inches (152 mm) from joints of preceding layer.
- C. On metal deck, place boards parallel to flutes with insulation board edges bearing on deck flutes.
- D. Lay boards with edges in moderate contact without forcing. Cut insulation to fit neatly to perimeter blocking and around penetrations through roof.
- E. Apply only enough insulation to cover membrane within one work day.

#### 3.5. Installation - Insulation

- A. Standard Installation:
  - 1. Coordinate installation of roof system components so insulation and cover board not exposed to precipitation or left exposed at end of each work day.

2. Place insulation boards over roofing membrane; butt edges in close contact; place channel cut face down; bevel insulation to allow snug fit at cant strips; cut neatly around protrusions through roof.
  3. Install insulation boards with long joints in continuous straight line. Stagger joints between rows, abutting edges. Fill gaps exceeding .25 inch (6 mm) with like materials.
- B. Mechanically Fastened Membrane System Installation:
1. Install insulation with fasteners as required by roofing system manufacturer.
  2. Fasten top layer to resist uplift pressure at corners, perimeter and entire roof field.
- C. Adhered Installation:
1. Install each layer in two-part urethane adhesive according to roofing system manufacturer's instruction.
  2. Install each layer to resist uplift pressure at corners, perimeter, and entire roof field.

### 3.6. Installation - Cover Boards

- A. Coordinate installing membrane roofing system components so cover board not exposed to precipitation or left exposed at end of each work day.
- B. Comply with membrane roofing system manufacturer's written instructions for installing roof cover boards.
- C. Install cover board with long joints in continuous straight line. Stagger joints between rows, abutting edges, and ends as directed by manufacturer's written instructions. Fill gaps exceeding .25 inch (6 mm) with cover board. Cut and fit cover board within .25 inch (6 mm) of nailers, projections and penetrations.
- D. Trim surface of cover board where necessary at roof drains so completed surface is flush and does not restrict flow of water. Install tapered edge strips at perimeter edges of roof not terminating at vertical surfaces.
- E. Mechanically Fastened Cover Board System Installation, Preliminary:
  1. Install cover board with fasteners as required by roofing system manufacturer.

### 3.7. Installation - Base Sheet

- A. Install one lapped base sheet course and mechanically fasten to substrate according to roofing system manufacturer's written instructions:
  1. Enhance fastening rate along perimeter and corner zones, according to code requirements, including wind uplift system minimums and manufacturer's warranty requirements.
- B. Comply with roofing manufacturer's written instructions for installing roof insulation.

### 3.8. Installation - Base Flashing

- A. Install sheet flashing and preformed flashing accessories and adhere to substrates in accordance with membrane roofing system manufacturer's written instructions.
- B. Apply solvent-based bonding adhesive at required rate and allow to dry partially. Do not apply bonding adhesive to seam area of flashing.
- C. Flash penetrations and field form both inside and outside corners with cured or uncured sheet flashing.
- D. Clean seam areas, overlap, and firmly roll sheet flashings into adhesive.
- E. Terminate and seal top of sheet flashings and mechanically anchor to substrate through termination bars.

## 3.9. Installation - Edge Metal

- A. Examine substrates and conditions under which sheet metal flashings and trim installed and verify work can commence. Do not proceed with installation until unsatisfactory conditions corrected.
- B. Provide edge details as indicated on drawings. Install in accordance with membrane manufacturer's requirements and SMACNA (ASMM) Architectural Sheet Metal Manual.

## 3.10. Field Quality Control

- A. See Section 014000 - Quality Requirements for additional requirements.
- B. Owner to provide testing services, and Contractor to provide temporary construction and materials for testing in accordance with requirements.
- C. Provide daily on-site attendance of roofing and insulation manufacturer's representative during installation of this work.
- D. Repair or remove and replace components of roofing system where test results or inspections indicate that they do not comply with specified requirements.

## 3.11. Cleaning

- A. See Section 017000 - Execution and Closeout Requirements for additional requirements.
- B. Remove bituminous markings from finished surfaces.
- C. In areas where finished surfaces soiled by work of this section, including overspray and spillage from adjacent construction, consult manufacturer of surfaces for cleaning advice, proper cleaning agents and procedures, and comply with manufacturer's documented instructions.
- D. Repair or replace defaced or damaged finishes caused by work of this section.

## 3.12. Protection

- A. Protect installed roofing and flashings from construction operations.
- B. Where traffic continues over finished roof membrane, protect surfaces using durable materials.

END OF SECTION 075323

SECTION 076200  
SHEET METAL FLASHING AND TRIM

PART 2 PRODUCTS

1.1. SHEET MATERIALS

END OF SECTION 076200

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SECTION 077100  
ROOF SPECIALTIES

PART 2 PRODUCTS

1.1. MANUFACTURERS

1.2. COMPONENTS

END OF SECTION 077100

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SECTION 079200  
JOINT SEALANTS

PART 2 PRODUCTS

1.1. JOINT SEALANTS - GENERAL

END OF SECTION 079200

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SECTION 081113  
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Non-fire-rated hollow metal doors and frames.
- B. Hollow metal frames for wood doors.
- C. Fire-rated hollow metal doors and frames.
- D. Thermally insulated hollow metal doors with frames.
- E. Bullet-resistant hollow metal doors and frames.
- F. Hollow metal borrowed lites glazing frames.

1.2. RELATED REQUIREMENTS

- A. Section 087100 - Door Hardware.
- B. Section 088000 - Glazing: Glass for doors and borrowed lites.
- C. Section 099113 - Exterior Painting: Field painting.
- D. Section 099123 - Interior Painting: Field painting.

1.3. ABBREVIATIONS AND ACRONYMS

- A. ANSI: American National Standards Institute.
- B. HMMA: Hollow Metal Manufacturers Association.
- C. NFPA: National Fire Protection Association.
- D. SDI: Steel Door Institute.
- E. UL: Underwriters Laboratories.

1.4. REFERENCE STANDARDS

- A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- B. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors; 2022.
- C. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2023.
- D. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames; 2020.
- E. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

- F. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Required Hardness, Solution Hardened, and Bake Hardenable; 2023.
- G. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2023.
- H. ASTM C143/C143M - Standard Test Method for Slump of Hydraulic-Cement Concrete; 2020.
- I. ASTM C476 - Standard Specification for Grout for Masonry; 2023.
- J. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.
- K. ITS (DIR) - Directory of Listed Products; Current Edition.
- L. NAAMM HMMA 840 - Guide Specifications For Receipt, Storage and Installation of Hollow Metal Doors and Frames; 2017.
- M. NAAMM HMMA 861 - Guide Specifications for Commercial Hollow Metal Doors and Frames; 2014.
- N. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2022.
- O. NFPA 105 - Standard for Smoke Door Assemblies and Other Opening Protectives; 2022.
- P. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2022.
- Q. SDI 117 - Manufacturing Tolerances for Standard Steel Doors and Frames; 2023.
- R. UL (DIR) - Online Certifications Directory; Current Edition.
- S. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.
- T. UL 752 - Standard for Bullet-Resisting Equipment; Current Edition, Including All Revisions.
- U. UL 1784 - Standard for Air Leakage Tests of Door Assemblies; Current Edition, Including All Revisions.

#### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.
- C. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and any indicated finish requirements.

#### 1.6. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Provide hollow metal doors and frames from SDI Certified manufacturer: <https://steeldoor.org/sdi-certified/#sle>.
- B. Maintain at project site copies of reference standards relating to installation of products specified.

### 1.7. DELIVERY, STORAGE, AND HANDLING

- A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
- B. Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion and adverse effects on factory applied painted finish.

## PART 2 PRODUCTS

### 2.1. MANUFACTURERS

- A. Hollow Metal Doors and Frames:
  - 1. Ceco Door, an Assa Abloy Group company: [www.assaabloydss.com/#sle](http://www.assaabloydss.com/#sle).
  - 2. Curries, an Assa Abloy Group company: [www.assaabloydss.com/#sle](http://www.assaabloydss.com/#sle).
  - 3. Mesker, dormakaba Group: [www.meskeropeningsgroup.com/#sle](http://www.meskeropeningsgroup.com/#sle).
  - 4. Steelcraft, an Allegion brand: [www.allegion.com/#sle](http://www.allegion.com/#sle).
- B. Bullet-Resistant Hollow Metal Doors and Frames:
  - 1. Mesker, dormakaba Group; BR Series Bullet-Resistant Doors and Frames: [www.meskeropeningsgroup.com/#sle](http://www.meskeropeningsgroup.com/#sle).
  - 2. Security Metal Products Corporation, an Assa Abloy Group company: [www.assaabloydss.com/#sle](http://www.assaabloydss.com/#sle).

### 2.2. PERFORMANCE REQUIREMENTS

- A. Requirements for Hollow Metal Doors and Frames:
  - 1. Steel Sheet: Comply with one or more of the following requirements; galvanized steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
  - 2. Accessibility: Comply with ICC A117.1 and ADA Standards.
  - 3. Glazed Lights: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings. Style: Flush.
- B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

### 2.3. HOLLOW METAL DOORS

- A. Exterior Doors: Thermally insulated.
  - 1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
    - a. Level 3 - Extra Heavy-duty.
    - b. Physical Performance Level A, 1,000,000 cycles; in accordance with ANSI/SDI A250.4.
    - c. Model 1 - Full Flush.
    - d. Door Face Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.
  - 2. Door Thickness: 1-3/4 inches (44.5 mm), nominal.
  - 3. Door Finish: Factory primed and field finished.
- B. Type \_\_\_\_, Interior Doors, Non-Fire-Rated:
  - 1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).



- a. Level 1 - Standard-duty.
  - b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
  - c. Model 1 - Full Flush.
  - d. Door Face Metal Thickness: 20 gauge, 0.032 inch (0.8 mm), minimum.
2. Door Thickness: 1-3/4 inches (44.5 mm), nominal.
- C. Fire-Rated Doors:
1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
    - a. Level 3 - Extra Heavy-duty.
    - b. Physical Performance Level A, 1,000,000 cycles; in accordance with ANSI/SDI A250.4.
    - c. Model 1 - Full Flush.
    - d. Door Face Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.
  2. Fire Rating: As indicated on Door Schedule, tested in accordance with UL 10C and NFPA 252 ("positive pressure fire tests").
  3. Provide units listed and labeled by UL (DIR) or ITS (DIR).
    - a. Attach fire rating label to each fire rated unit.
  4. Smoke and Draft Control Doors (Indicated with letter "S" on Drawings and/or Door Schedule): Self-closing or automatic closing doors in accordance with NFPA 80 and NFPA 105, with fire-resistance-rated wall construction rated the same or greater than the fire-rated doors, and the following:
    - a. Maximum Air Leakage: 3.0 cfm/sq ft (0.02 cu m/sec/sq m) of door opening at 0.10 inch w.g. (24.9 Pa) pressure, when tested in accordance with UL 1784 at both ambient and elevated temperatures.
    - b. Gasketing: Provide gasketing or edge sealing as necessary to achieve leakage limit.
    - c. Label: Include the "S" label on fire-rating label of door.
  5. Door Core Material: Manufacturers standard core material/construction in compliance with requirements.
  6. Door Thickness: 1-3/4 inches (44.5 mm), nominal.
  7. Door Finish: Factory primed and field finished.

#### 2.4. HOLLOW METAL FRAMES

- A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.
- B. Exterior Door Frames: Face welded type.
  1. Galvanizing: Components hot-dipped zinc-iron alloy-coated (galvannealed) in accordance with ASTM A653/A653M, with A60/ZF180 coating.
  2. Frame Metal Thickness: 14 gauge, 0.067 inch (1.7 mm), minimum.
  3. Frame Finish: Factory primed and field finished.
  4. Weatherstripping: Separate, see Section 087100.
- C. Interior Door Frames, Non-Fire Rated: Face welded type.
  1. Frame Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.
  2. Frame Finish: Factory primed and field finished.
- D. Door Frames, Fire-Rated: Face welded type.
  1. Fire Rating: Same as door, labeled.
  2. Frame Metal Thickness: 18 gauge, 0.042 inch (1.0 mm), minimum.
  3. Frame Finish: Factory primed and field finished.
- E. Bullet-Resistant Door Frames: Comply with UL 752, with same level of bullet resistance as door; face welded construction, ground smooth, fully prepared and reinforced for hardware installation.
  1. Frame Metal Thickness: 16 gauge, 0.053 inch (1.3 mm), minimum.
  2. Frame Finish: Factory primed and field finished.

- F. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.
- G. Borrowed Lites Glazing Frames: Construction and face dimensions to match door frames, and as indicated on drawings.
- H. Transom Bars: Fixed, of profile same as jamb and head.
- I. Provide mortar guard boxes for hardware cut-outs in frames to be installed in masonry or to be grouted.
- J. Frames in Masonry Walls: Size to suit masonry coursing with head member 4 inches (102 mm) high to fill opening without cutting masonry units.

## 2.5. FINISHES

- A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.
- B. Bituminous Coating: Cold-applied asphalt mastic, compounded for 15 mil, 0.015 inch (0.4 mm) dry film thickness (DFT) per coat; provide inert-type noncorrosive compound free of asbestos fibers, sulfur components, and other deleterious impurities.
  - 1. Fire-Rated Frames: Comply with fire rating requirements indicated.

## 2.6. ACCESSORIES

- A. Glazing: As specified in Section 088000, factory installed.
- B. Grout for Frames: Mortar grout complying with ASTM C476 with maximum slump of 4 inches (102 mm) as measured in accordance with ASTM C143/C143M for hand troweling in place; plaster grout and thinner pumpable grout are prohibited.
- C. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions.
- D. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Verify that finished walls are in plane to ensure proper door alignment.

### 3.2. PREPARATION

- A. Coat inside of frames to be installed in masonry or to be grouted, with bituminous coating, prior to installation.

### 3.3. INSTALLATION

- A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.
- B. Install fire rated units in accordance with NFPA 80.

- C. Coordinate frame anchor placement with wall construction.
- D. Grout frames in masonry construction, using hand trowel methods; brace frames so that pressure of grout before setting will not deform frames.
- E. Install door hardware as specified in Section 087100.
- F. Comply with glazing installation requirements of Section 088000.
- G. Coordinate installation of electrical connections to electrical hardware items.
- H. Touch up damaged factory finishes.

#### 3.4. TOLERANCES

- A. Clearances Between Door and Frame: Comply with related requirements of specified frame standards or custom guidelines indicated in accordance with SDI 117 or NAAMM HMMA 861.
- B. Maximum Diagonal Distortion: 1/16 inch (1.6 mm) measured with straight edge, corner to corner.

#### 3.5. ADJUSTING

- A. Adjust for smooth and balanced door movement.

#### 3.6. SCHEDULE

- A. Refer to Door and Frame Schedule on the drawings.

END OF SECTION 081113

SECTION 081416  
FLUSH WOOD DOORS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Flush wood doors; flush and flush glazed configuration; fire-rated, non-rated, and special function.

1.2. RELATED REQUIREMENTS

- A. Section 081113 - Hollow Metal Doors and Frames.
- B. Section 087100 - Door Hardware.
- C. Section 088000 - Glazing.
- D. Section 092116 - Gypsum Board Assemblies: Bullet-resistant sheathing and wallboard for bullet-resistant partitions and walls.
- E. Section 099300 - Staining and Transparent Finishing: Field finishing of doors.

1.3. REFERENCE STANDARDS

- A. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2022.
- B. NFPA 105 - Standard for Smoke Door Assemblies and Other Opening Protectives; 2022.
- C. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.
- D. UL 1784 - Standard for Air Leakage Tests of Door Assemblies; Current Edition, Including All Revisions.
- E. WDMA I.S. 1A - Interior Architectural Wood Flush Doors; 2021, with Errata (2022).

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.
- C. Shop Drawings: Show doors and frames, elevations, sizes, types, swings, undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.
- D. Test Reports: Show compliance with specified requirements for the following:
  - 1. Bullet resistant doors and frames.
- E. Specimen warranty.
- F. Warranty, executed in Owner's name.

### 1.5. QUALITY ASSURANCE

- A. Maintain one copy of the specified door quality standard on site for review during installation and finishing.
- B. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section, with not less than three years of documented experience.

### 1.6. DELIVERY, STORAGE, AND HANDLING

- A. Package, deliver and store doors in accordance with specified quality standard.
- B. Accept doors on site in manufacturer's packaging, and inspect for damage.
- C. Protect doors with resilient packaging sealed with heat shrunk plastic; do not store in damp or wet areas or areas where sunlight might bleach veneer; seal top and bottom edges with tinted sealer if stored more than one week, and break seal on site to permit ventilation.

### 1.7. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Manufacturer Warranty: Provide manufacturer's warranty on interior doors for 2 years. Complete forms in Owner's name and register with manufacturer.
  - 1. Include coverage for delamination of veneer, warping beyond specified installation tolerances, defective materials, and telegraphing core construction.

## PART 2 PRODUCTS

### 2.1. MANUFACTURERS

- A. Wood Veneer Faced Doors:
  - 1. VT Industries, Inc; Artistry Series: [www.vtindustries.com/#sle](http://www.vtindustries.com/#sle).
  - 2. Eggers Industries; Premium Series.
  - 3. Assa Abloy Wood Doors; GPD Series
- B. Bullet Resistant Wood Doors:
  - 1. Overly Door Company; \_\_\_\_: [www.overly.com/#sle](http://www.overly.com/#sle).
  - 2. Total Security Solutions.

### 2.2. DOORS AND PANELS

- A. Doors: See drawings for locations and additional requirements.
  - 1. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
  - 2. High Pressure Decorative Laminate (HPDL) Faced Doors: 5-ply unless otherwise indicated.
- B. Interior Doors: 1-3/4 inches (44 mm) thick unless otherwise indicated; flush construction.
  - 1. Provide solid core doors at each location.
  - 2. Fire Rated Doors: Tested to ratings indicated on drawings in accordance with UL 10C - Positive Pressure; Underwriters Laboratories Inc (UL) or Intertek/Warnock Hersey (WHI) labeled without any visible seals when door is open.

3. Smoke and Draft Control Doors: In addition to required fire rating, provide door assemblies tested in accordance with UL 1784 with maximum air leakage of 3.0 cfm per sq ft (0.01524 cu m/s/sq m) of door opening at 0.10 inch wg (24.9 Pa) pressure at both ambient and elevated temperatures for "S" label; if necessary, provide additional gasketing or edge sealing.
4. Wood veneer facing for field transparent finish as indicated on drawings.
5. High pressure decorative laminate (HPDL) finish as indicated on drawings.

### 2.3. DOOR AND PANEL CORES

- A. Non-Rated Solid Core and 20 Minute Rated Doors: Type structural composite lumber core (SCLC), plies and faces as indicated.
- B. Fire-Rated Doors: Mineral core type, with fire resistant composite core (FD), plies and faces as indicated above; with core blocking as required to provide adequate anchorage of hardware without through-bolting.
- C. Bullet Resistant Doors: Equivalent to type, with bonded particleboard core (PC); rating; plies and faces as indicated above.
  1. Bullet Resistant Wall Assemblies: See Section 092116.

### 2.4. DOOR FACINGS

- A. Veneer Facing for Transparent Finish: Cherry, HPVA Grade A, plain sliced (flat cut), with book match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.
  1. Vertical Edges: Same species as face veneer.
  2. "Pair Match" each pair of doors; "Set Match" pairs of doors within 10 feet (3 m) of each other when doors are closed.
  3. Transoms: Continuous match to doors.
- B. Facing Adhesive: Type I - waterproof.

### 2.5. DOOR CONSTRUCTION

- A. Fabricate doors in accordance with door quality standard specified.
- B. Cores Constructed with stiles and rails:
  1. Provide solid blocks at lock edge for hardware reinforcement.
  2. Provide solid blocking for other throughbolted hardware.
- C. Glazed Openings: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings.
- D. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
- E. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.
- F. Provide edge clearances in accordance with the quality standard specified.

### 2.6. FINISHES - WOOD VENEER DOORS

- A. Finish work in accordance with WDMA I.S. 1A for grade specified and as follows:
  1. Transparent:
    - a. System - TR-8, UV Cured Acrylated Polyester/Urethane.
    - b. Sheen: Satin.

- B. Seal door top edge with color sealer to match door facing.

## 2.7. ACCESSORIES

- A. Hollow Metal Door Frames: See Section 081113.
- B. Glazing: See Section 088000.
- C. Glazing Stops: Wood, of same species as door facing, mitered corners; prepared for countersink style tamper proof screws.
- D. Door Hardware: See Section 087100.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

### 3.2. INSTALLATION

- A. Install doors in accordance with manufacturer's instructions and specified quality standard.
  - 1. Install fire-rated doors in accordance with NFPA 80 requirements.
  - 2. Install smoke and draft control doors in accordance with NFPA 105 requirements.
- B. Factory-Finished Doors: Do not field cut or trim; if fit or clearance is not correct, replace door.
- C. Use machine tools to cut or drill for hardware.
- D. Coordinate installation of doors with installation of frames and hardware.
- E. Coordinate installation of glazing.

### 3.3. TOLERANCES

- A. Comply with specified quality standard for fit and clearance tolerances.
- B. Comply with specified quality standard for telegraphing, warp, and squareness.

### 3.4. ADJUSTING

- A. Adjust doors for smooth and balanced door movement.
- B. Adjust closers for full closure.

END OF SECTION 081416



SECTION 084313  
ALUMINUM-FRAMED STOREFRONTS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Aluminum-framed storefront, with vision glass.
- B. Aluminum doors and frames.
- C. Weatherstripping.

1.2. RELATED REQUIREMENTS

- A. Section 087100 - Door Hardware: Hardware items other than specified in this section.
- B. Section 088000 - Glazing: Glass and glazing accessories.

1.3. REFERENCE STANDARDS

- A. AAMA CW-10 - Care and Handling of Architectural Aluminum from Shop to Site; 2015.
- B. AAMA 609 & 610 - Cleaning and Maintenance Guide for Architecturally Finished Aluminum (Combined Document); 2015.
- C. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; 2020.
- D. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.
- E. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2021.
- F. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2019.
- G. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014 (Reapproved 2021).

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Conduct a preinstallation meeting before starting work of this section; require attendance by all affected installers.

1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill, and internal drainage details.

- C. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.
- D. Manufacturer's qualification statement.
- E. Specimen warranty.

#### 1.6. QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of type specified and with at least three years of documented experience.

#### 1.7. DELIVERY, STORAGE, AND HANDLING

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished aluminum surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to aluminum when exposed to sunlight or weather.

### PART 2 PRODUCTS

#### 2.1. MANUFACTURERS

- A. Aluminum-Framed Storefronts:
  - 1. Kawneer North America; \_\_\_\_\_: [www.kawneer.com/#sle](http://www.kawneer.com/#sle).
  - 2. Oldcastle BuildingEnvelope; \_\_\_\_\_: [www.oldcastlebe.com/#sle](http://www.oldcastlebe.com/#sle).
  - 3. YKK AP America, Inc; \_\_\_\_\_: [www.ykkap.com/commercial/#sle](http://www.ykkap.com/commercial/#sle).

#### 2.2. ALUMINUM-FRAMED STOREFRONT

- A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
  - 1. Glazing Position: Centered (front to back).
  - 2. Vertical Mullion Dimensions: 2 inches wide by 4-1/2 inches deep (50 mm wide by 114 mm deep).
  - 3. Finish: Class I natural anodized.
    - a. Factory finish all surfaces that will be exposed in completed assemblies.
  - 4. Finish Color: As selected by Architect from manufacturer's standard line.
  - 5. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors and hardware; fasteners and attachments concealed from view; reinforced as required for imposed loads.
  - 6. Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" in internal spaces.
  - 7. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
  - 8. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F (95 degrees C) over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.
  - 9. Movement: Allow for movement between storefront and adjacent construction, without damage to components or deterioration of seals.
  - 10. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.

- B. Performance Requirements
  - 1. Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
    - a. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
  - 2. Air Leakage: 0.06 cfm/sq ft (0.3 L/sec sq m) maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf (75 Pa) pressure difference.

### 2.3. COMPONENTS

- A. Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior, drainage holes and internal weep drainage system.
  - 1. Glazing Stops: Flush.
- B. Glazing: See Section 088000.
- C. Swing Doors: Glazed aluminum.
  - 1. Thickness: 1-3/4 inches (43 mm).
  - 2. Top Rail: 4 inches (100 mm) wide.
  - 3. Vertical Stiles: 4-1/2 inches (115 mm) wide.
  - 4. Bottom Rail: 10 inches (254 mm) wide.
  - 5. Finish: Same as storefront.

### 2.4. MATERIALS

- A. Extruded Aluminum: ASTM B221 (ASTM B221M).
- B. Fasteners: Stainless steel.
- C. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.

### 2.5. FINISHES

- A. Class I Natural Anodized Finish: AAMA 611 AA-M12C22A41 Clear anodic coating not less than 0.7 mils (0.018 mm) thick.

### 2.6. HARDWARE

- A. Other Door Hardware: See Section 087100.
- B. Weatherstripping: Wool pile, continuous and replaceable; provide on all doors.
- C. Sill Sweep Strips: Resilient seal type, retracting, of neoprene; provide on all doors.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify dimensions, tolerances, and method of attachment with other work.
- B. Verify that storefront wall openings and adjoining water-resistive and/or air barrier seal materials are ready to receive work of this section.

### 3.2. INSTALLATION

- A. Install wall system in accordance with manufacturer's instructions.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.
- F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
- G. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.
- H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
- I. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

### 3.3. TOLERANCES

- A. Maximum Variation from Plumb: 0.06 inch per 3 feet (1.5 mm per m) non-cumulative or 0.06 inch per 10 feet (1.5 mm per 3 m), whichever is less.
- B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch (0.8 mm).

### 3.4. ADJUSTING

- A. Adjust operating hardware and sash for smooth operation.

### 3.5. CLEANING

- A. Remove protective material from pre-finished aluminum surfaces.
- B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths, and take care to remove dirt from corners and to wipe surfaces clean.
- C. Upon completion of installation, thoroughly clean aluminum surfaces in accordance with AAMA 609 & 610.

### 3.6. PROTECTION

- A. Protect installed products from damage until Date of Substantial Completion.

END OF SECTION 084313

SECTION 084435  
PROTECTIVE FRAMED GLAZING ASSEMBLIES

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Exterior protective framed glazing assembly.
- B. Interior protective framed glazing assembly.

1.2. RELATED REQUIREMENTS

- A. Section 072500 - Weather Barriers: Sealing framing to water-resistive barrier installed on adjacent construction.
- B. Section 079200 - Joint Sealants: Sealing joints between frames and adjacent construction.
- C. Section 087100 - Door Hardware: Hardware installation requirements.
- D. Section 087100 - Door Hardware.

1.3. REFERENCE STANDARDS

- A. AAMA CW-10 - Care and Handling of Architectural Aluminum from Shop to Site; 2015.
- B. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.
- C. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials; 2022.
- D. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2019.
- E. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014 (Reapproved 2021).
- F. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2016.
- G. ITS (DIR) - Directory of Listed Products; Current Edition.
- H. UL (DIR) - Online Certifications Directory; Current Edition.
- I. UL 263 - Standard for Fire Tests of Building Construction and Materials; Current Edition, Including All Revisions.
- J. UL 752 - Standard for Bullet-Resisting Equipment; Current Edition, Including All Revisions.

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordinate with installation of other components that comprise the exterior enclosure.

## 1.5. QUALITY ASSURANCE

## 1.6. DELIVERY, STORAGE, AND HANDLING

- A. Handle products of this section in accordance with AAMA CW-10.
- B. Protect finished surfaces with wrapping. Do not use adhesive papers or sprayed coatings that bond to substrate when exposed to sunlight or weather.

## 1.7. FIELD CONDITIONS

- A. Do not install sealants when ambient temperature is less than 40 degrees F (5 degrees C), and maintain above this minimum temperature during and for 48 hours after installation.

## 1.8. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.

## PART 2 PRODUCTS

## 2.1. EXTERIOR PROTECTIVE FRAMED GLAZING ASSEMBLIES

- A. Manufacturers - Single Story Walls:
  - 1. SAFTIFIRST, a division of O'Keeffe's Inc; GPX Architectural Series with fire resistive walls/windows: [www.safti.com/#sle](http://www.safti.com/#sle).
  - 2. Technical Glass Products; Fireframes Curtainwall Series with Fireframes Designer Series doors: [www.fireglass.com/#sle](http://www.fireglass.com/#sle).
  - 3. Vetrotech North America; VDS 60 with VDS doors: [www.vetrotechusa.com/#sle](http://www.vetrotechusa.com/#sle).
  - 4. Total Security Solutions.
- B. Provide factory fabricated, factory finished framing members with glazing and related flashings, anchorage and attachment devices.
  - 1. Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" within internal spaces.
  - 2. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
- C. Fire Performance: Provide hourly fire-resistance-rating as indicated; tested as an assembly including glazing in compliance with ASTM E119 or UL 263 and requirements of local authorities having jurisdiction.
  - 1. Acceptable evidence of compliance includes listing by UL (DIR), ITS (DIR), or testing agency acceptable to authorities having jurisdiction.
- D. Structural Performance: Design and size components to withstand the following loading without damage or permanent set.
  - 1. Design Live Loads: Comply with requirements of the following:
    - a. Positive Design Wind Load: \_\_\_\_ lbf/sq ft (\_\_\_\_ Pa).
    - b. Negative Design Wind Load: \_\_\_\_ lbf/sq ft (\_\_\_\_ Pa).
    - c. Measure performance by testing in accordance with ASTM E330/E330M, using test loads equal to 1.5 times the design wind loads and 10 second duration of maximum pressure.
  - 2. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.

3. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths or 3/4 inch (19 mm), whichever is less, under specified design load.
  4. Ballistic Resistance: Pass UL 752 tests in compliance with ballistic criteria level and weapon description indicated; Level 3 - .44 magnum lead semi-wadcutter gas checked.
  5. Movement: Accommodate the following movement without damage to components or deterioration of seals:
    - a. Expansion and contraction caused by 180 degrees F (82 degrees C) surface temperature.
    - b. Expansion and contraction caused by cycling temperature range of 170 degrees F (95 degrees C) over a 12 hour period.
    - c. Movement of wall relative to perimeter framing.
    - d. Deflection of structural support framing, under permanent and dynamic loads.
- E. Water Penetration: No uncontrolled water on indoor face when tested as follows:
1. Test Pressure Differential: 10 pound-force per square foot (480 Pa).
- F. Air Leakage: 0.06 cfm/sq ft (0.3 L/sec sq m) maximum leakage of wall area when tested at 1.57 psf (75 Pa) pressure difference in accordance with ASTM E283/E283M.

## 2.2. INTERIOR PROTECTIVE FRAMED GLAZING ASSEMBLIES

- A. Manufacturers:
1. SAFTIFIRST, a division of O'Keeffe's Inc; GPX Architectural Series with temperature rise doors: [www.safti.com/#sle](http://www.safti.com/#sle).
  2. Technical Glass Products; Fireframes SG Curtainwall Series with Fireframes Designer Series doors: [www.fireglass.com/#sle](http://www.fireglass.com/#sle).
  3. Vetrotech North America; VDS 60 with VDS Doors: [www.vetrotechusa.com/#sle](http://www.vetrotechusa.com/#sle).
- B. Provide factory fabricated, factory finished framing members with glazing and related flashings, anchorage and attachment devices.
- C. Structural Performance: Design to support dead loads and horizontal live loads equivalent to the following; coordinate connection to main structural members.
1. Design Live Loads: Comply with requirements of the following:
    - a. Positive Design Live Load: \_\_\_\_ lbf/sq ft (\_\_\_\_ Pa).
    - b. Negative Design Live Load: \_\_\_\_ lbf/sq ft (\_\_\_\_ Pa).
    - c. Measure performance by testing in accordance with ASTM E330/E330M, using test loads equal to 1.5 times the design loads and 10 second duration of maximum pressure.
  2. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
  3. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths or 3/4 inch (19 mm), whichever is less, under specified design load.
  4. Ballistic Resistance: Pass UL 752 tests in compliance with ballistic criteria level and weapon description indicated; Level 3 - .44 magnum lead semi-wadcutter gas checked.
- D. Fire Performance: Provide hourly fire-resistance-rating as indicated; tested as an assembly including glazing in compliance with ASTM E119 or UL 263 and requirements of local authorities having jurisdiction.
1. Acceptable evidence of compliance includes listing by UL (DIR), ITS (DIR), or testing agency acceptable to authorities having jurisdiction.

## 2.3. COMPONENTS

- A. Framing Members: Formed steel structural members with aluminum cladding and non-combustible thermally-resistive material as required for fire rating.



1. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors; fasteners and attachments concealed from view; reinforced as required for imposed loads.
2. Glazing Stops: Flush.

#### 2.4. MATERIALS

- A. Extruded Aluminum: ASTM B221 (ASTM B221M).
- B. Sealants: See Section 079200 for additional information.
- C. Glazing Gaskets: Type to suit application to achieve fire-rating, weather, moisture, and air infiltration requirements.

#### 2.5. DOORS AND HARDWARE

- A. Door Hardware:
  1. Types: See Section 087100.
  2. Finish on Hand-Contacted Items: As selected by Owner from manufacturer's full range..

#### 2.6. FINISHES

- A. Finishing: Apply factory finish to surfaces that will be exposed in completed assemblies.
  1. Touch-up surfaces cut during fabrication so that no natural metal surfaces are visible in completed assemblies, including joint edges.
- B. Aluminum Finish: Class I natural anodized.
  1. Apply factory finish to surfaces that will be exposed in completed assemblies.
  2. Coat concealed metal surfaces that will be in contact with cementitious materials or dissimilar metals with bituminous paint.

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Verify dimensions, tolerances, and method of attachment with other work.
- B. Verify that wall openings and adjoining water-resistive barrier materials are ready to receive work of this section; see Section 072500 for additional information.
- C. Verify that anchorage devices have been properly installed and located.

#### 3.2. INSTALLATION

- A. Install wall system in accordance with limitations of fire rating and with manufacturer's instructions.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.

- F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
- G. Install door hardware using templates provided.
  - 1. See Section 087100 for hardware installation requirements.
- H. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

### 3.3. TOLERANCES

- A. Maximum Variation from Plumb: 1/16 inch every 3 feet (1.6 mm every 0.914 m) non-cumulative or 1/2 inch per 100 ft (12.7 mm per 30.5 m), whichever is less.
- B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch (0.8 mm).
- C. Sealant Space Between Mullions and Adjacent Construction: Maximum of 3/4 inch (19 mm) and minimum of 1/4 inch (6.4 mm).

### 3.4. ADJUSTING

- A. Adjust doors for smooth operation.

### 3.5. CLEANING

- A. Remove protective material from pre-finished surfaces.
- B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths. Take care to remove dirt from corners. Wipe surfaces clean.

### 3.6. PROTECTION

- A. Protect installed products from damage until Date of Substantial Completion.

END OF SECTION 084435

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SECTION 085653  
SECURITY WINDOWS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Security view windows, with glazing.
- B. Security transaction windows.

1.2. RELATED REQUIREMENTS

- A. Section 079200 - Joint Sealants: Sealing joints between frames and adjacent construction.
- B. Section 092116 - Gypsum Board Assemblies: Bullet-resistant sheathing and wallboard for bullet-resistant partitions and walls.

1.3. REFERENCE STANDARDS

- A. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014 (Reapproved 2021).
- B. ASTM E331 - Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure Difference; 2000 (Reapproved 2023).
- C. SSPC-Paint 33 - Coal Tar Mastic Coating, Cold-Applied; 2023.
- D. UL 752 - Standard for Bullet-Resisting Equipment; Current Edition, Including All Revisions.

1.4. ADMINISTRATIVE REQUIREMENTS

1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's published data showing materials, construction details, dimensions of components, and finishes.
- C. Shop Drawings: Drawings prepared specifically for this project, showing plans, elevations, sections, details of construction, anchorage to other work, hardware, and glazing.
- D. Test Reports: Test reports for specific window model and glazing to be furnished, showing compliance with specified requirements; window and glazing may be tested separately, provided window test sample adequately simulates the glazing to be used.
  - 1. Include testing agency qualifications.
  - 2. For structural, forced entry, and ballistic tests, provide details on method of anchorage to test frame.

1.6. QUALITY ASSURANCE

- A. Testing Agency Qualifications: Independent testing agency able to show experience in conducting tests of the type specified.

### 1.7. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Provide manufacturer's warranty agreeing to repair or replace windows and window components that fail within three years after Date of Substantial Completion due to, but not limited to, the following:
  - 1. Structural failure, failure of welds, and deterioration of metals and finishes beyond that expected under detention use and normal weathering.
  - 2. Failure of glazing due to excessive deflection of supporting members under wind load.

## PART 2 PRODUCTS

### 2.1. MANUFACTURERS

- A. Security View Windows:
- B. Security Transaction Windows:
  - 1. Total Security Solutions.
  - 2. Amortex.
  - 3. CLR.
- C. Security Glazing:
- D. Security Fasteners:
  - 1. Acument Global Technologies: [www.acument.com/#sle](http://www.acument.com/#sle).
  - 2. Safety Socket Screw Corporation: [www.safetysocket.com/#sle](http://www.safetysocket.com/#sle).
  - 3. Tamperproof Screw Co, Inc: [www.tamperproof.com/#sle](http://www.tamperproof.com/#sle).
  - 4. Tamper-Pruf Screws, Inc: [www.tamper-pruf-screws.com/#sle](http://www.tamper-pruf-screws.com/#sle).
- E. Provide windows from a single manufacturer.

### 2.2. ASSEMBLIES

- A. Security and Detention Windows:
  - 1. Dimensions, profiles, features, and performance specified and indicated on drawings are required; do not deviate unless specifically approved by Architect under substitution procedures; see Section 016000.
  - 2. Design to fit openings indicated on drawings; design to accommodate deviation of actual construction from dimensions indicated on drawings.
  - 3. Fabricate frames and sash with corners mitered or coped full depth with concealed welded joints.
  - 4. Design anchorages to provide performance equivalent to that required for window unit; provide anchorages at least equivalent to those by which the tested units were anchored to the test frame.
  - 5. Separate dissimilar metals to prevent corrosion by galvanic action by painting contact surfaces with primer or with sealant or tape recommended by manufacturer for the purpose.
  - 6. Weld components before finishing and in concealed locations, to greatest extent possible; minimize distortion and discoloration of finish; remove residue of welding; grind exposed welds smooth and finish to match.
  - 7. Label units to indicate which side is which, such as inside/outside or secure/non-secure; use labels that are removable after installation but durable enough not to be lost during delivery, storage, handling, and installation.
- B. Exterior Window Requirements: Comply with following performance requirements as well as other specified criteria.

1. Structural Performance: Capable of withstanding wind loads as specified by code without permanent deformation or breakage of components, when tested in accordance with ASTM E330/E330M.
2. Deflection of Framing Members Supporting Glass: Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edge to less than 1/175 of their lengths under specified design load.
3. Water Penetration: None, when tested in accordance with ASTM E331 at test pressure difference of 2.86 psf (137 Pa).
4. Provide weep holes and internal water passages to conduct infiltrated water to exterior.
5. Provide water shed members where sash frames lap in wrong direction to shed water.
6. Provide factory-installed weatherstripping on operable sash.

### 2.3. SECURITY VIEW WINDOWS

- A. Security View Windows: Factory-assembled fixed glazing panel reglazable from secure side without disassembly of frame, with non-removable trim and glazing stops on non-secure side (outside); glazing slanted outward at 5 degrees from sill to head.
  1. Glazing: Laminated type with glass on surface exposed to weather; kind as required to achieve performance criteria specified.
  2. Ballistic Resistance: UL 752 Level 3 (super-power handgun).

### 2.4. SECURITY TRANSACTION WINDOWS

- A. Security Transaction Windows:
  1. Location: Built within interior wall, as indicated on drawings.
  2. Ballistic Resistance: Tested to meet UL 752, Level 1.
  3. Window Type: Sliding, double horizontal, center-parting.
    - a. Mounting: Projected from the wall surface.
    - b. Window Size: As indicated on drawings.
    - c. Material: Aluminum.
      - 1) Finish Color: As selected from manufacturer's standard colors.
  4. Glazing: Single (monolithic), clear, and ballistic resistant.

### 2.5. ASSEMBLY COMPONENTS

- A. Frame Anchors: Mild steel plates, shapes, or bars, concealed in completed construction; provide anchorage devices as necessary to securely fasten windows to adjacent construction; use security fasteners for exposed anchors.
  1. Provide minimum of two anchors per side of window plus one additional anchor for each 18 inches (457 mm) or fraction thereof more than 36 inches (915 mm) in height or width.
- B. Weatherstripping: Factory installed; molded EPDM or neoprene.
- C. Glazing Seals: Factory installed; molded EPDM or neoprene compressible gaskets and compression strips.
- D. Bituminous Paint: Cold-applied asbestos-free asphalt mastic, complying with SSPC-Paint 33; 30 mils, 0.030 inch (0.76 mm) minimum thickness per coat.

### 2.6. FINISHES

END OF SECTION 085653

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## SECTION 087100 - DOOR HARDWARE

**PART 1 GENERAL****1.1 SUMMARY****A. Section Includes:**

1. Hardware for swinging Aluminum, Hollow Metal and Wood Door Openings.

**B. Related Sections:**

1. Section 01 25 13 – Product Substitution Procedures
2. Section 06 20 00 – Finish Carpentry
3. Section 08 11 13 – Hollow Metal Doors and Frames
4. Section 08 41 13 – Aluminum – Framed Entrances and Storefronts
5. Section 26 05 19 – Low Voltage Electrical Power Conductors and Cables

**1.2 REFERENCES****A. Use the following references to properly detail, schedule, furnish and install finish hardware items.**

1. NFPA 80 – Standard for Fire Doors and Other Opening Protectives (2007)
2. DHI Installation Guide for Doors and Hardware (1984)
3. DHI Sequence and Format for the Hardware Schedule (1996)
4. ANSI/BHMA A156.4 – Door Controls – Closers (2013)
5. ANSI/BHMA A156.13 – Mortise Locks and Latches Series 1000 (2012)
6. ANSI/BHMA A156.18 – Materials and Finishes (2012)

**1.3 SUBMITTALS****A. Schedule:**

1. Provide submittals in accordance with 01 33 00 – Submittal Procedures.
2. Provide hardware schedule in vertical format on 8-1/2-inch by 11-inch paper or electronic format. Conform to DHI publication Sequence and Format for Hardware Schedule using Architect's door numbers and hardware set numbers.
3. Provide elevation drawings for openings with electrical hardware and access control devices with each hardware schedule. Include illustration of opening, operational description, electrified hardware components, legend, approximate mounting location and size of enclosures, size and quantity of conductors, facility name and date.

**B. Product Data: Provide one set of manufacturer's catalog and technical data for each hardware item used, highlighting design, function, fasteners, accessories, and options to facilitate review with each hardware schedule submitted.****C. Templates: Provide two sets of manufacturer's templating information for mortised and template hardware upon receipt of approved hardware schedule to the door and frame supplier(s). Include requirements for internal reinforcements required for surface mounted hardware.****D. Wiring Diagrams:**

1. Three sets point-to-point diagrams specially developed for each opening that requires electrical hardware, with hardware delivery to jobsite. Reference elevation drawings submitted with hardware schedule using Architect's opening numbers.
  2. Three sets riser diagrams for openings requiring power supplies or access control. Include placement of power supplies, distance of wire runs from power supply, cable quantity and number and gauges of wires.
- E. Keying Schedule: Arrange meeting with Owner, Architect and finish hardware supplier to determine keying requirements immediately upon receipt of finish hardware schedule.

#### 1.4 CLOSEOUT SUBMITTALS

- A. Furnish operations and maintenance manual in accordance with Section 01 78 28 – Operations and Maintenance Data and as follows:
1. Furnish one copy of manual at date of Substantial Completion in a 2-1/2-inch thick binder labeled with project information, date and name and contact information for the hardware supplier.
  2. Include in manual:
    - a. Copy of approved hardware schedule, including door numbers and locations. Highlight fire rated door to aid in annual fire door inspection.
    - b. Copy of approved keying schedule.
    - c. Catalog data for each product.
    - d. As-installed "wiring diagrams" for each opening connected to power.
    - e. Parts list for locksets, exit devices, and door closers.
    - f. Installation templates and instructions.
    - g. Warranty information.
    - h. Name, address, and phone number of local representatives for each manufacturer.

#### 1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Extra Materials:
1. Screws and Fasteners: Fifty of each screw and fastener required for general maintenance of hinges, locks, closers, exit devices, and sealing systems.
  2. Deliver to Owner remaining finish hardware fasteners and special installation tools upon completion of Project.

#### 1.6 QUALITY ASSURANCE

- A. Supplier:
1. Furnish hardware from recognized supplier who has warehousing facility within 100 miles of project location, and who has actively supplied hardware for similar projects in the vicinity for a minimum of five years.
  2. Supplier shall employ an Architectural Hardware Consultant (AHC), as certified by Door and Hardware Institute, on staff full time to administer and supervise project.
- B. Security / Access Control / Electrified Hardware Components

1. All electrified hardware products, access control products & accessories shall be provided and installed by Advantech, Dover Delaware.
  2. It is the responsibility of the door and door frame supplier/vendor (Aluminum Storerfront & Hollow Metal) to coordinate with Advantech, Dover Delaware to ensure all doors and door frames are manufactured to accept specified door hardware.
- C. Installer: Install hardware using installers who have actively installed commercial door hardware for a minimum of five years, and are familiar with hardware installation of type required on this Project.
- D. Pre-Installation Meeting:
1. Prior to installation of hardware, arrange for manufacturer's representatives of locksets, door closers, and exit devices to hold a jobsite meeting to instruct the installing personnel on the proper installation of their products.
  2. Send a letter of compliance, indicating when this meeting was held, and who was in attendance, to the Architect and Owner.
- E. Fire Rated Door Openings:
1. Comply with NFPA 80.
  2. Furnish nationally recognized testing agency label or stamp on hardware for labeled openings.
  3. Only labeled locks or latches or fire exit hardware can be used on fire rated openings.
  4. Where UL requirements conflict with Drawings or Specifications, furnish hardware conforming to the UL requirements.

## 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Delivery:
1. Jointly check in hardware, upon delivery to jobsite, against approved hardware schedule with hardware supplier. Record shortage or damage and replace or repair as necessary.
  2. Deliver hardware to be installed during fabrication of doors and frames, to manufacturer.
- B. Storage:
1. Store hardware in a secure, dry, temperature-controlled room on shelving to protect against loss, theft and damage.
  2. Store items too long for shelving on pallet, off the floor.
- C. Marking and Packaging:
1. Deliver hardware to jobsite in manufacturer's original packaging marked to correspond with approved hardware schedule with Architect's door numbers and hardware sets.
  2. Mark all locksets, exit devices, cylinders, auxiliary hardware and key switches with keyset symbol.
  3. Replace any wet or damaged packaging with new.

## 1.8 WARRANTY

- A. Furnish warranties in accordance with Section 01 78 36 – Warranties. Extended or limited warranties shall be as follows:

1. Mortise Locks: Lifetime
2. Door Closers: Thirty (30) Years
3. Exit Devices: Five (5) Years

**PART 2 PRODUCTS**

**2.1 MANUFACTURERS**

A. The following manufacturers were used in the hardware sets.

1. Butt Hinges	Best	ST
2. Continuous Hinges	Best	ST
3. Locks and Latchsets	Best	BE
4. Cylinders and Cores	Best	BE
5. Surface Closers	Dorma	DM
6. Exit Devices	Precision	PR
7. Overhead Stop/holders	ABH	AB
8. Door Pulls	Trimco	TR
9. Flushbolts	Trimco	TR
10. Protection Plates	Trimco	TR
11. Wall/Floor Stops	Trimco	TR
12. Thresholds and Gasketing	National Guard	NA
13. Silencers	Trimco	TR

B. Submit requests for substitution in accordance with Section 01 25 13 Product Substitution requirements and as follows:

1. Provide catalog data with product information highlighted or bubbled to facilitate review in addition to physical samples in the specified finish and function. Product must meet or exceed level or design intended and/or function established by specified products.

**2.2 MATERIALS**

A. Screws and Fasteners:

1. Provide manufacturer’s recommended fasteners of proper type, material and finish.
2. Provide self-tapping screws for sweeps and stop applied weatherstripping.
3. Utilize through-bolts for the attachment of door closers and exit devices on non-reinforced doors only. Finish: match door face.
4. Exposed screw heads: phillips type.

C. Hinges:

1. Type:
  - a. Five-knuckle, full mortise, ball bearing.
  - b. Furnish heavy weight hinges on heavy doors and doors expected to have high frequency use.
2. Quantity:
  - a. One pair of hinges for all doors up to 5 feet high. Furnish one additional hinge for every 2’-6” in height or fraction thereof.
  - b. Four hinges at dutch doors up to 7’-6” in height.
3. Size:
  - a. For 1-3/4-inch thick doors up to 3 feet wide: 4 ½-inches high
  - b. For 1-3/4-inch thick doors over 3 feet wide: 5-inches high

- c. For all doors over 1-3/4-inches thick: 5-inches high
  - d. Size in width shall minimally clear door trim.
4. Application:
- a. NRP (non-removable pin) at exterior doors and reverse bevel doors with locking hardware.
  - b. Electric hinges: have sufficient number of concealed wires to accommodate electrical function of hardware. Furnish junction box and mortar shield.
5. Acceptable manufacturers and types:

Type	Stanley	McKinney	Hager
Standard Weight	FBB179	TB2714	BB1179
Heavy Weight	FBB168	T4B3786	BB1168

D. Continuous Hinges:

- 1. Configuration appropriate for type, inset, and thickness of door. Coordinate with door manufacturer.
- 2. Meet UL fire label listing requirements at UL rated openings. Include fire pins as required by manufacturer.
- 3. Acceptable manufacturers and types:

Door Type	Stanley	ABH	Select
Aluminum	661HD	A110HD	SL11HD
Hollow Metal	662HD	A240HD	SL24HD

E. Door Bolts:

- 1. Flushbolts:
  - a. Manual Flushbolts: Two for inactive leaf of locked pairs of doors at non-occupied rooms.
  - b. Self-Latching Flushbolts: One pair for inactive leaf at pairs of doors where inactive leaf is not required for egress.
  - c. Automatic Flushbolts: One pair at fire rated doors, and occupied rooms required for egress.
  - d. Acceptable manufacturers and types:

Bolt/Door Type	Trimco	Burns	ABH
Manual Metal	3917	590	1855
Manual Wood	3913	591	1857

F. Locksets:

- 1. Mortise Locks:
  - a. Conform to ANSI/BHMA A156.13, Series 1000 Operational Grade 1.
  - b. Latchbolt with appropriate throw for fire rated doors and pairs of doors in accordance with manufacturers listing.
  - c. Lock functions as specified in hardware schedule.
  - d. Electrical functions as specified in hardware schedule, 24VDC.
  - e. Lever design: 15H
  - f. Backset: 2-3/4-inch
  - g. Strike single door: ANSI 4-7/8-inch with proper lip length to minimally clear trim.
  - h. Strike pair of doors: flat lip strike sized to fit flush with face of door.
  - i. Furnish wrought strike box.
  - j. Lever trim shall function in a bi-directional motion.

k. Acceptable manufacturers and types:

Best	Substitute
45H Series	As Approved by Architect

2. Cylinders:

- a. Provide mortise and rim cylinders and cores from same manufacturer as locksets, for all locksets, exit devices, cylinder dogging, key switches and auxiliary hardware.
- b. Appropriate cam and blocking rings for proper installation

G. Keys & Keying

- 1. Cylinders: 7-pin, interchangeable core and keyed into an Existing BEST Cormax factory registered Masterkey System. **No Substitutions.**
- 2. Provide construction cores and keys during construction period. Construction control and operating keys and cores are not part of permanent keying system or furnished on same keyway (or key section) as permanent keying system.
- 3. Permanent Keys and Cores: Prepare permanent cores and keys in accordance with keying schedule. Provide Masterkeys and other Security Keys.
- 4. Furnish keys in the following quantities:
  - a. 4 each Masterkeys per new Masterkey set.
  - b. 2 each Change keys each keyed core.
  - c. 6 each Construction Masterkeys.
  - d. 2 each Construction Control keys.
  - e. 2 each Control keys.
- 5. Install permanent cores in locksets.
- 6. Return construction cores to Hardware Supplier.

H. Exit Devices:

- 1. UL-listed for fire at fire door assemblies, and UL listed for panic at non-rated door assemblies.
- 2. Size exit devices to proper door width and height.
- 3. Stainless Steel deadlocking  -inch throw latch bolt.
- 4. LBR (less bottom rod) where scheduled to eliminate use of floor mounted strikes.
- 5. Cylinders for exit devices with cylinder dogging or locking trim.
- 6. Exit device channel assembly must be a one-piece assembly with no visible screw heads on the back of the channel assembly.
- 7. Exit device touch bar should not create grab points when in the dogged down position.
- 8. Exit device trim must have a four-point mounting foot for installation.
- 9. Exit device touch bar will eliminate pinch point between touch bar and channel assembly when depressed.
- 10. All exposed metals shall be manufactured in the same finish as the specified finish for the project.
- 11. No exposed plastic parts will be accepted.
- 12. All latchbolts shall be deadlocking for all applications.
- 13. Electrical functions as scheduled in sets. Provide power supply and power transfer from same manufacturer as electrified exit device.
- 14. Strike: as recommended by manufacturer.
- 15. Lever design: To match lockset trim.
- 16. Acceptable manufacturers and types:

Precision	Substitute
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Apex 2000 Series	As Approved by Architect
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I. Surface Door Closers:

1. Conform to ANSI/BHMA A156.4 Grade 1.
2. Heavy duty high silicon aluminum alloy or cast iron body closers.
3. Furnish manufacturers recommended size, arms and configuration for door and frame application required.
4. Closer arms shall accommodate project applications as specified.
5. Furnish brackets, spacers, support shoes, and plates for complete and proper installation.
6. Acceptable manufacturers and types:

Dorma	Substitute
8900 Series	As Approved by Architect

J. Overhead Door Stop:

1. Provide overhead stop or overhead stop/holder for interior doors as specified. Provide overhead stop for interior doors and at any door that swings more than 140 degrees before striking a wall, open against equipment, casework, sidelights, and/or where conditions do not allow a wall stop or a floor stop presents a tripping hazard.
2. Where overhead holders are specified provide friction type at doors without a closer and positive type at doors with a closer.
3. Acceptable manufacturers:

ABH	Rixson	Glynn Johnson
4420 Series	10 Series	450 Series
1020 SL Series	6 Series	100S Series

K. Door Trim:

1. Provide push plates 6 inches wide x 16 inches high x 0.050 inch thick and beveled 4 edges. Where width of door stile prevents use of 6 inches wide plate, adjust width to fit.
2. Provide pull plates 4 inches wide x 16 inches high x 0.050 inch thick, beveled 4 edges, and prepped for pull. Where width of door stile prevents use of 4 inches wide plate, adjust width to fit.
3. Acceptable manufacturers:

Type	Rockwood
Offset Door Pull	BF168

L. Protection Plates:

1. Where bottom rail allows, furnish 10-inch high kick plates and 10-inch high mop plates.
2. Material: 0.050-inch thick stainless steel plates with four beveled edges.
3. Countersink screw heads at wood doors.
4. Width: 2-inch less door width on stop (push) side and 1-inch less door width on face (pull) side.
5. Acceptable manufacturer and types:

Trimco	Burns	Rockwood
K0050	KP	K1050

M. Door Stops:

1. Convex, cast, wall stops.
2. Furnish fastener suitable for wall condition.



3. Provide wedge type stop for doors with push/pulls.
4. Where wall stops are inappropriate provide universal dome type floor stops.
5. Acceptable manufacturers and types:

Type	Trimco	Burns	Rockwood
Wall Stop	1270CX	560	400
Floor Stop	1211	521	441H

N. Door Position Switch:

1. Provide magnetic switch, concealed three-quarter inch round, Single Pole Double Throw (DPDT) .250mA 30VDC for door status monitoring.
2. Acceptable manufacturer's and type:

As Specified
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O. Thresholds and Gasketing:

1. Thresholds:
  - a. Returned closed ends at openings where threshold extends beyond frame face.
  - b. Bumper threshold with silicone insert where scheduled.
  - c. Acceptable manufacturers and types:
  - d. Coordinate door undercuts with door hardware.

Type	National Guard	Pemko
Saddle	513	271
Saddle	425	171
Bumper	896	2005

2. Gasketing:

- a. Rigid jamb weatherstrip with replaceable neoprene insert.
- b. Include self-adhesive two-sided tape in addition to manufacturer's standard fastener.
- c. Meeting-stile gasketing required at exterior pairs of doors and doors in smoke partitions.
- d. TPE adhesive fire/smoke gasketing at fire and smoke "S" labeled openings
- e. Door sweep with neoprene insert for exterior out-swing doors.
- f. Acceptable manufacturers and types:

Type	National Guard	Pemko
Rigid	700 NA	2891 PK
Smoke	5075	S773
Door Sweep	1015V	3452 V

P. Silencers:

1. Grey rubber silencers with injector tool.
2. Three silencers at single doors and two silencers at pairs.
3. Acceptable manufacturers and types:

Trimco	Rockwood	Burns
1229A	608	500

**2.3 FINISHES**

A. Conform to ANSI/BHMA A156.18.

1. Butt Hinges 630 Stainless Steel

2. Locks and Latches	626	Satin Chrome
3. Exit Devices	630	Satin Stainless Steel
4. Door Closers	689	Spray Painted Aluminum
5. Pull Plates	630	Satin Stainless Steel
6. Protection Plates	630	Satin Stainless Steel
7. Stops and Holders	630	Satin Stainless Steel
8. Thresholds/Gasket	AL	Anodized Mil Finished Aluminum

### **PART 3 EXECUTION**

#### **3.1 EXAMINATION**

- A. Verify doors and frames are plumb, square, level and true and free from defects that would prevent proper installation of finish hardware.
- B. Verify power is run to doors requiring electrified hardware.
- C. Wash down masonry walls and complete painting and staining of doors and frames prior to installation of hardware.
- D. Complete finish flooring at doorways.
- E. Correct conditions that inhibit a proper installation before continuing with work.

#### **3.2 INSTALLATION**

- A. Install hardware in compliance with the DHI publication, Installation Guide for Doors and Hardware.
- B. Drill and countersink items not factory prepared for fasteners.
- C. Mount closers on room-side of corridor doors, inside of exterior doors, and stair-side of stairway doors. Use necessary arms, brackets, spacers and plates to accommodate auxiliary hardware and special applications.
- D. Install fire door assemblies to maintain clearances at door edge to frame and meeting edge of pairs of doors in compliance with NFPA 80, providing 1/8-inch clearance at the hinge edge, lock edge, head and between pairs. Provide maximum 3/4-inch undercut at door bottom. Where panic thresholds are used, undercut door to allow 1/8-inch clearance between door and threshold.
- E. Trim, cut, and notch thresholds and saddles neatly to minimally fit the profile of the door frame. Set thresholds in bed of mastic sealant, forming tight seal between threshold and surface to which set.
- F. Use only fasteners furnished by manufacturer for installation as recommended by manufacturer.
- G. Install blocking material for all wall mounted door stops at height appropriate to contact door trim.

- H. Install weather-strip prior to installation of door closers and exit devices. Do not cut or notch weather-strip.
- I. Locate electric hinges at second hinge from bottom of frame.
- J. Termination of wiring: Ensure wiring is in place and is connected for proper operation of hardware.

### **3.3 FIELD QUALITY CONTROL**

- A. Verify doors open and close smoothly without rubbing or catching and have positive latching where scheduled. Verify fire rated doors are installed with clearances in compliance with NFPA 80.
- B. Test electrified hold open devices tied into fire alarm system to confirm release upon activation of fire alarm. Test electrified hardware and access control to verify systems operate as directed in mode of operation. Where hardware is found to be inoperable, repair or replace with new.

### **3.4 ADJUSTING AND CLEANING**

- A. Upon substantial completion, make final adjustments to door closers and other items of hardware after balance of heating and ventilating equipment to ensure doors close and latch properly.
- B. Clean and polish all exposed hardware surfaces in accordance with manufacturer's recommended procedures.
- C. Clean or repair pencil or tool marks from adjacent surfaces damaged or soiled by work of this Section.
- D. Recycle cardboard boxes and paper products used in packaging and transport of finish hardware.

### **3.5 PROTECTION**

- A. Remove hardware prior to painting or finishing door and frame. Wrap or mask exposed hardware that cannot be removed until date of substantial completion to avoid exposure to paint, solvents, and abuse.
- B. Repair or replace hardware damaged during construction at least two weeks prior to date of substantial completion.

### **3.6 SCHEDULES**

- A. Should items of hardware not definitely specified be required for completion of the Work, furnish such items of type and quality comparable to adjacent hardware and appropriate for service required.
- B. Where items of hardware aren't definitely or correctly specified, are required for completion of the Work, a written statement of such omission, error, or other discrepancy to Architect, prior to date specified for receipt of bids for clarification by addendum; or, furnish

such items in the type and quality established by this specification, and appropriate to the service intended.

#### Manufacturer List

<b>Code</b>	<b>Name</b>
AB	ABH Manufacturing Inc.
BE	Best Access Systems
BY	By Related Section
DM	Dorma Door Controls
NA	National Guard
PR	BEST Precision Exit Devices
RC	RCI
SAL	Salto Systems
ST	BEST Hinges and Sliding
TR	Trimco

#### Option List

<b>Code</b>	<b>Description</b>
B4E-HEAVY-KP	BEVELED 4 EDGES - KICK PLATES
C	QUICK CONNECT WIRING OPTION
CFC	CUT FOR CYLINDER
CSK	COUNTER SINKING OF KICK and MOP PLATES
CYLT	CUT FOR T-TURN
EPT Prep	EPT Prep
MCS	Mullion Cap Spacer
MLR	MOTORIZED LATCH RETRACTION
N	Thru-Bolt w/ Flow-Thru
TS	TOUCHBAR MONITORING SWITCH
VIB	Double Visual Indicator Option

#### Finish List

<b>Code</b>	<b>Description</b>
26D	Satin Chrome
28	Aluminum Anodized
32D	Satin Stainless Steel
626	Satin Chromium Plated
630	Satin Stainless Steel
689	Aluminum Painted
AL	Aluminum
GREY	Grey
US32D	Stainless Steel, Dull

# Central Middle To Elementary School Interior Renovation

000038645

## Hardware Sets

### Set #01 - Office, Storage, Classroom - Card Access

Doors: A107/1, A1118/1, A1127/1, B113/1, B114/1, B117/1, B118/1, B119/1, B120/1, B121/1, B122/1, B124/1, B125/1, B128/1, B129/1, B132/1, B133/1, B201/1, B202/1, B203/1, B204/1, B205/1, B206/1, B207/1, B208/1, B209A/1, B209B/1, B209C/1, B209D/1, B209E/1, B212D/1, B213/1, B213A/1, B214/1, B215/1, B216/1, B217/1, B218/1, B219/1, B220/1, B223/1, B224/1, B301/1, B302/1, B303/1, B304/1, B305/1, B306/1, B307/1, B308/1, B309/1, B310/1, B310/2, B311/1, B312/1, B313/1, B314/1, B315/1, B316/1, B317/1, B318/1, B319/1, B322/1, B323/1, D108/1, D109A/1, D109B/1, D110A/1, D111/1, D112/1, D113/1, D114/1, D115/1, D116/1, D207/1, D209/1, D210A/1, D211B/1, D212/1, D213/1, D214/1, D215/1, D216/1, D217/1, D2A/1, E100/1, E100/2, E101/1, E102/1, E103/1, E103A/1, E104/1, E105/1, E106/1, E106A/1, E107/1, E200/1, E201/1, E202/1, E203/1, E204/1, E205/1, E206/1, E207/1, E208/1, E259/1, E260/1, E261/1, B212B/1, B212C-1

1	Wireless Mortise Lock	Salto Wireless Lockset by Advantech	626	SAL
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NOTE: The Balance of existing hardware to remain. Operation: Door normally closed and locked. Presentation of valid credential to reader allows authorized entry. Free egress at all times.

### Set #02 - Office, Principal - Card Access

Doors: B104A/1, B105/1, B109/1, B110/1, B212A/1, D112A/1

3	Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1	Wireless Mortise Lock	Salto Wireless Lockset by Advantech	626	SAL
1	Closer	8916 AF89	689	DM
1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
1	Wall Bumper	1270CX	626	TR
3	Silencer	1229A	GREY	TR

NOTE: Operation: Door normally closed and locked. Presentation of valid credential to reader allows authorized entry. Free egress at all times. Contact Advantech at 302-674-8405 for template information to prep Frame and Door for Salto lock.

### Set #03 - Card Access

Doors: B115/1

3	Butt Hinge	FBB179 4.5" x 4.5" NRP	26D	ST
1	Wireless Mortise Lock	Salto Wireless Lockset by Advantech	626	SAL
1	Closer	8916 S-DS	689	DM
1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
1	Gasketing	2525 C Head & Jamb		NA

NOTE: Operation: Door normally closed and locked. Presentation of valid credential to reader allows authorized entry. Free egress at all times. Contact Advantech at 302-674-8405 for template information to prep Frame and Door for Salto lock.

### Set #04 - Waiting, Sensory - Card Access

Doors: B112/1, B107/1

3	Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1	Wireless Mortise Lock	Salto Wireless Lockset by Advantech	626	SAL
1	Closer	8916 SPA	689	DM

# Central Middle To Elementary School Interior Renovation

000038645

1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
1	Wall Bumper	1270CX	626	TR
3	Silencer	1229A	GREY	TR

NOTE: Operation: Door normally closed and locked. Presentation of valid credential to reader allows authorized entry. Free egress at all times. Contact Advantech at 302-674-8405 for template information to prep Frame and Door for Salto lock.

## Set #05 - Toilet - Card Access

Doors: B134/1

3	Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1	Wireless Mortise Lock	Salto Wireless Lockset by Advantech	626	SAL
1	Closer	8916 AF89	689	DM
1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
1	Wall Bumper	1270CX	626	TR
1	Gasketing	5025 C Head & Jambs		NA

NOTE: Operation: Door normally closed and locked. Presentation of valid credential to reader allows authorized entry. Free egress at all times. Contact Advantech at 302-674-8405 for template information to prep Frame and Door for Salto lock.

## Set #06 - Nurse, Office - Card Access

Doors: B106/1, B106B/1

3	Butt Hinge	FBB179 4.5" x 4.5" NRP	26D	ST
1	Wireless Mortise Lock	Salto Wireless Lockset by Advantech	626	SAL
1	Closer	8916 DS	689	DM
1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
3	Silencer	1229A	GREY	TR

NOTE: Operation: Door normally closed and locked. Presentation of valid credential to reader allows authorized entry. Free egress at all times. Contact Advantech at 302-674-8405 for template information to prep Frame and Door for Salto lock.

## Set #07 - Grade 1 - Card Access

Doors: B123/1

3	Butt Hinge	FBB168 4.5" x 4.5" NRP	26D	ST
1	Wireless Mortise Lock	Salto Wireless Lockset by Advantech	626	SAL
1	Closer	8916 SPA	689	DM
1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
1	Wall Bumper	1270CX	626	TR
3	Silencer	1229A	GREY	TR

NOTE: The Balance of existing hardware to remain. Operation: Door normally closed and locked. Presentation of valid credential to reader allows authorized entry. Free egress at all times. Contact Advantech at 302-674-8405 for template information to prep Frame and Door for Salto lock.

## Set #08 - Toilet

Doors: B103/1, B106C/1, B114A/1, D111A/1, D112B/1

3	Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
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Central Middle To Elementary School Interior Renovation  
000038645

1	Privacy Set	45H-0L15H VIB	626	BE
1	Closer	8916 AF89	689	DM
1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
1	Mop Plate	KM050 10" x 1" LDW B4E-Heavy CSK	630	TR
1	Wall Bumper	1270CX	626	TR
1	Gasketing	5025 C Head & Jambs		NA

**Set #09 - Girl's / Boy's Toilet**

Doors: D109/1, D110/1, D210/1, D211/1

3	Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1	Classroom Deadlock	48H-7R PATD	626	BE
1	Push Plate	1001-9 CFC	630	TR
1	Pull Plate	1014-3B CYLT	630	TR
1	Closer	8916 AF89	689	DM
1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
1	Mop Plate	KM050 10" x 1" LDW B4E-Heavy CSK	630	TR
1	Wall Bumper	1270CX	626	TR
1	Gasketing	5025 C Head & Jambs		NA

**Set #10 - Exam**

Doors: B106A/1, D112C/1

3	Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1	Passage Set	45H-0N15H	626	BE
1	Wall Bumper	1270CX	626	TR
1	Gasketing	5025 C Head & Jambs		NA

**Set #11 - Storage, Conference**

Doors: B108/1, B111/1

3	Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1	Passage Set	45H-0N15H	626	BE
1	Wall Bumper	1270CX	626	TR
3	Silencer	1229A	GREY	TR

**Set #12 - Storage**

Doors: B114B/1

3	Butt Hinge	FBB179 4.5" x 4.5"	26D	ST
1	Passage Set	45H-0N15H	626	BE
1	Wall Bumper	1270CX	626	TR
3	Silencer	1229A	GREY	TR

**Set #13 - Elev. Mach - Card Access**

Doors: B127/1

3	Butt Hinge	FBB179 4.5" x 4.5" NRP	26D	ST
1	Storeroom Lockset	45H-7D15H PATD	626	BE
1	Electric Strike	F2164 x F2LM BY ADVANTECH	32D	RC
1	Closer	8916 S-DS	689	DM
1	Kick Plate	K0050 10" x 2" LDW B4E-Heavy CSK	630	TR
1	Card Reader	Card Reader by Advantech		BY
1	Power Supply	Power Supply by Advantech		BY
1	Door Position Switch	DPS by Advantech		BY

# Central Middle To Elementary School Interior Renovation

000038645

1	Lock Astragal	5000-T	626	TR
1	Gasketing	2525 C Head & Jambs		NA

NOTE: Operation: Door normally closed and locked. Presentation of valid credential to card reader allows authorized entry. Egress always allowed. Mechanical key override. Coordinate wiring and installation with GC / EC / Advantech. Jamb / Head to be equipped with necessary conduit for specified components. See electrical drawings for details. Coordinate wiring and installation with GC / EC / Advantech. Contact Advantech at 302-674-8405 for template information to prep Frame and Door.

## Set #14 - Vest Pair Alum - Card Reader - Operators

Doors: B1/1

2	Continuous Hinge	661HD UL EPT Prep	AL	ST
1	Removable Mullion	KR822 MCS	689	PR
1	Exit Device	C MLR TS 2101 BY ADVANTECH	630	PR
1	Exit Device	C MLR TS 2103 BY ADVANTECH	630	PR
2	Rim Cylinder	12E-72 PATD	626	BE
2	Door Pull	AP433 42" N Mtg	630	TR
2	Auto Operators & Actuators (2)	Provided by Section 087113 By Advantech	689	BY
2	Overhead Stop	1020 SL Series	US32D	AB
1	Card Reader	Card Reader by Advantech		BY
1	Power Supply	Power Supply by Advantech		BY
2	Door Position Switch	DPS by Advantech		BY
2	Harness	WH-192P BY ADVANTECH		ST
2	Harness	WH-XXP (Length as REQ'D) BY ADVANTECH		ST
1	Harness	WH-6E BY ADVANTECH		ST
1	Wiring Diagram	WIRING DIAGRAM FURNISHED BY ADVANTECH		
2	Power Transfer	EPT-12C BY ADVANTECH	630	PR

NOTE: Balance of weather-stripping by Aluminum Frame/Door manufacturer. Coordinate door hardware with Aluminum Frame/Door manufacturer. Operation: Open Hours: Access control schedules latchbolts of exit device held in retracted position allowing manual push / pull operation or automatic operation by use of vestibule and corridor side actuators. Closed Hours: Presentation of valid credential to card reader retracts exit device latchbolts, then enables vestibule actuator allowing entry by pull or automatic operation. Corridor side actuator always enabled - When pressed exit device latchbolt retracts then cycles automatic operator allowing egress. TS switch to act as Request to Exit. Manual egress always allowed. Jamb / Head to be equipped with necessary conduit for specified components. See electrical drawings for details. Coordinate wiring and installation with GC / EC / Advantech. Contact Advantech at 302-674-8405 for template information to prep Frame and Door.

## Set #15 - Waiting - Card Reader

Doors: B101/1

1	Continuous Hinge	661HD UL	AL	ST
1	Storeroom Lockset	45H-7D15H PATD	626	BE
1	Electric Strike	F2164 x F2LM BY ADVANTECH	32D	RC
1	Closer	8916 IS	689	DM
1	Card Reader	Card Reader by Advantech		BY
1	Power Supply	Power Supply by Advantech		BY



# Central Middle To Elementary School Interior Renovation

000038645

1	Door Position Switch	DPS by Advantech		BY
1	Wiring Diagram	WIRING DIAGRAM FURNISHED BY ADVANTECH		BY

NOTE: Balance of weather-stripping by Aluminum Frame/Door manufacturer. Coordinate door hardware with ballistic door and frame manufacturer. Operation: Door normally closed and locked. Presentation of valid credential or remote release by Advantech releases electric strike allowing entry into waiting area. Egress always allowed. Mechanical key override. Jamb / Head to be equipped with necessary conduit for specified components. See electrical drawings for details. Coordinate wiring and installation with GC / EC / Advantech. Location of remote release TBD by EC / GC / Advantech.

## Set #16 - Reception - Card Reader

Doors: B102/1

1	Continuous Hinge	661HD UL	AL	ST
1	Storeroom Lockset	45H-7D15H PATD	626	BE
1	Electric Strike	F2164 x F2LM BY ADVANTECH	32D	RC
1	Closer	8916 AF89	689	DM
1	Card Reader	Card Reader by Advantech		BY
1	Power Supply	Power Supply by Advantech		BY
1	Door Position Switch	DPS by Advantech		BY
1	Wiring Diagram	WIRING DIAGRAM FURNISHED BY ADVANTECH		BY

NOTE: Balance of weather-stripping by Aluminum Frame/Door manufacturer. Coordinate door hardware with ballistic door and frame manufacturer. Operation: Door normally closed and locked. Presentation of valid credential or remote release by Advantech releases electric strike allowing entry into reception area. Egress always allowed. Mechanical key override. Jamb / Head to be equipped with necessary conduit for specified components. See electrical drawings for details. Coordinate wiring and installation with GC / EC / Advantech. Location of remote release TBD by EC / GC / Advantech.

## Set #17 - Waiting - Card Access - Mag Lock

Doors: B101/2

1	Continuous Hinge	661HD UL	AL	ST
1	Storeroom Lockset	45H-7D15H PATD	626	BE
1	Electric Strike	F2164 x F2LM BY ADVANTECH	32D	RC
1	Magnetic Lock	8310 DSS x "Z" Top Jamb Inswing Bracket Kit BY ADVANTECH		28
1	Closer	8916 AF89	689	DM
1	Wall Bumper	1270CX	626	TR
2	Card Reader	CARD READER BY OWNER'S SECURITY VENDOR		BY
1	Power Supply	Power Supply by Advantech		BY
1	Door Position Switch	DPS by Advantech		BY
1	Wiring Diagram	WIRING DIAGRAM FURNISHED BY ADVANTECH		BY

NOTE: Balance of weather-stripping by Aluminum Frame/Door manufacturer. Coordinate door hardware with ballistic door and frame manufacturer. Operation: Doors normally closed and

# Central Middle To Elementary School Interior Renovation

000038645

locked. Presentation of valid credential or remote release by Advantech releases electric strike allowing entry into Corridor. Waiting side lever always locked. Mechanical key override. Magnetic lock scheduled to be secured by Access Control System from both sides of door after hours. When Magnetic lock is powered presentation of valid credential to card reader from either side of door or remote release allows entry. Jamb / Head to be equipped with necessary conduit for specified components. See electrical drawings for details. Coordinate wiring and installation with GC / EC / Advantech. Location of remote release TBD by EC / GC / Advantech. All wiring and conduit by electrical contractor. Coordinate all wiring and installation with EC / GC / Security Contractor. In the event of panic / Lockdown: Lockdown button (By Others) energizes magnetic lock securing door, not allowing entry to / from waiting or lobby. Release of magnetic lock by lockdown system (By Others)

## Set #18 - Ext Pair Alum - Card Reader - Operators

Doors: B152/1

2	Continuous Hinge	661HD UL EPT Prep	AL	ST
1	Removable Mullion	KR822 MCS	689	PR
1	Exit Device	C MLR TS 2103 BY ADVANTECH	630	PR
1	Exit Device	C MLR TS 2101 BY ADVANTECH	630	PR
2	Rim Cylinder	12E-72 PATD	626	BE
2	Offset Door Pull	BF168 TYPE 12HD FASTENING	US32D316	
	RO			
2	Auto Operator	PROVIDED BY SECTION 087113	689	BY
2	Overhead Stop	1020 SL Series	US32D	AB
2	Harness	WH-192P BY ADVANTECH		ST
2	Harness	WH-XXP (Length as REQ'D) BY ADVANTECH		ST
2	Harness	WH-6E BY ADVANTECH		ST
2	Power Transfer	EPT-12C BY ADVANTECH		PR
1	Power Supply	BY ADVANTECH		BY
1	Reader	BY ADVANTECH		BY
1	Door Position Switch	BY ADVANTECH		BY
2	Square Push Plate	946HP475-MO	32D	RC
	NOTE: SEE SECTION 087113			
1	Drip Cap	16 A - 4" ODW		NA
2	Door Sweep	1015 V		NA
1	Threshold	896 S 1/4-20 SSMS/EA SIA	AL	NA
1	Mullion Seal	5100N-86 86"		NA

NOTE: Balance of weather-stripping by Aluminum Frame/Door manufacturer. Coordinate door hardware with Aluminum Frame/Door manufacturer.

Operation: Open Hours: Access control schedules latchbolts of exit device held in retracted position allowing manual push / pull operation or automatic operation by use of exterior and vestibule side actuators.

Closed Hours: Presentation of valid credential or FOB to card reader retracts exit device latchbolts, then enables exterior actuator allowing manual entry or automatic operation. Vestibule side actuator always enabled - When pressed exit device latchbolt retracts then cycles automatic operator allowing egress. TS switch to act as Request to Exit. Manual egress always allowed. Mechanical key override. Jamb / Head to be equipped with necessary conduit for specified components.

Coordinate wiring and installation with GC / EC / Security contractor.

Door and frame supplier to coordinate with Security Vendor for required hardware preps.

Central Middle To Elementary School Interior Renovation  
000038645

Opening List

<b>Opening</b>	<b>Hdw Set</b>	<b>Opening Label</b>	<b>Door Type</b>	<b>Frame Type</b>
B107/1	04			
B212B/1	01			
B212C-1	01			
B1/1	14			
D2A/1	01			
A107/1	01			
B101/1	15			
B101/2	17			
B102/1	16			
B103/1	08			
B105/1	02			
B106/1	06			
B108/1	11			
B109/1	02			
B110/1	02			
B111/1	11			
B112/1	04			
B113/1	01			
B114/1	01			
B115/1	03			
B117/1	01			
B118/1	01			
B119/1	01			
B120/1	01			
B121/1	01			
B122/1	01			
B123/1	07			
B124/1	01			
B125/1	01			
B127/1	13			
B128/1	01			
B129/1	01			
B132/1	01			
B133/1	01			
B134/1	05			
B152/1	18			
B201/1	01			
B202/1	01			
B203/1	01			
B204/1	01			
B205/1	01			
B206/1	01			
B207/1	01			
B208/1	01			
B213/1	01			
B214/1	01			
B215/1	01			

Central Middle To Elementary School Interior Renovation  
000038645

B216/1	01
B217/1	01
B218/1	01
B219/1	01
B220/1	01
B223/1	01
B224/1	01
B301/1	01
B302/1	01
B303/1	01
B304/1	01
B305/1	01
B306/1	01
B307/1	01
B308/1	01
B309/1	01
B310/1	01
B310/2	01
B311/1	01
B312/1	01
B313/1	01
B314/1	01
B315/1	01
B316/1	01
B317/1	01
B318/1	01
B319/1	01
B322/1	01
B323/1	01
D108/1	01
D109/1	09
D110/1	09
D111/1	01
D112/1	01
D113/1	01
D114/1	01
D115/1	01
D116/1	01
D207/1	01
D209/1	01
D210/1	09
D211/1	09
D212/1	01
D213/1	01
D214/1	01
D215/1	01
D216/1	01
D217/1	01
E100/1	01
E100/2	01

Central Middle To Elementary School Interior Renovation  
000038645

E101/1	01
E102/1	01
E103/1	01
E104/1	01
E105/1	01
E106/1	01
E107/1	01
E200/1	01
E201/1	01
E202/1	01
E203/1	01
E204/1	01
E205/1	01
E206/1	01
E207/1	01
E208/1	01
E259/1	01
E260/1	01
E261/1	01
A1118/1	01
A1127/1	01
B104A/1	02
B106A/1	10
B106B/1	06
B106C/1	08
B114A/1	08
B114B/1	12
B209A/1	01
B209B/1	01
B209C/1	01
B209D/1	01
B209E/1	01
B212A/1	02
B212D/1	01
B213A/1	01
D109A/1	01
D109B/1	01
D110A/1	01
D111A/1	08
D112A/1	02
D112B/1	08
D112C/1	10
D210A/1	01
D211B/1	01
E103A/1	01
E106A/1	01

SECTION 088000  
GLAZING

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Glazing units.
- B. Glazing compounds.

1.2. RELATED REQUIREMENTS

- A. Section 084313 - Aluminum-Framed Storefronts: Glazing provided as part of storefront assembly.
- B. Section 085653 - Security Windows: Glazing provided as part of security assembly.
- C. Section 088800 - Special Function Glazing: Security glazing.

1.3. REFERENCE STANDARDS

- A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; Current Edition.
- B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015 (Reaffirmed 2020).
- C. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2019).
- D. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.
- E. ASTM C1036 - Standard Specification for Flat Glass; 2021.
- F. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.
- G. ASTM C1172 - Standard Specification for Laminated Architectural Flat Glass; 2019.
- H. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016 (Reapproved 2023).
- I. ASTM E1300 - Standard Practice for Determining Load Resistance of Glass in Buildings; 2016.
- J. ASTM F1233 - Standard Test Method for Security Glazing Materials And Systems; 2021.
- K. GANA (SM) - GANA Sealant Manual; 2008.
- L. NFRC 100 - Procedure for Determining Fenestration Product U-factors; 2023.
- M. NFRC 200 - Procedure for Determining Fenestration Product Solar Heat Gain Coefficient and Visible Transmittance at Normal Incidence; 2023.
- N. NFRC 300 - Test Method for Determining the Solar Optical Properties of Glazing Materials and Systems; 2023.

#### 1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data on Insulating Glass Unit, Glazing Unit, Plastic Sheet Glazing Unit, Plastic Film, and \_\_\_\_\_ Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.
- C. Product Data on Glazing Compounds and Accessories: Provide chemical, functional, and environmental characteristics, limitations, special application requirements, and identify available colors.
- D. Samples: Submit two samples \_\_\_ by \_\_\_ inch (\_\_\_ by \_\_\_ mm) in size of glass units.
- E. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

#### 1.5. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

#### 1.6. FIELD CONDITIONS

- A. Do not install glazing when ambient temperature is less than 40 degrees F (4 degrees C).
- B. Maintain minimum ambient temperature before, during and 24 hours after installation of glazing compounds.

#### 1.7. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.

### PART 2 PRODUCTS

#### 2.1. MANUFACTURERS

#### 2.2. PERFORMANCE REQUIREMENTS - EXTERIOR GLAZING ASSEMBLIES

- A. Provide type and thickness of exterior glazing assemblies to support assembly dead loads, and to withstand live loads caused by positive and negative wind pressure acting normal to plane of glass.
  - 1. Comply with ASTM E1300 for design load resistance of glass type, thickness, dimensions, and maximum lateral deflection of supported glass.
  - 2. Provide glass edge support system sufficiently stiff to limit the lateral deflection of supported glass edges to less than 1/175 of their lengths under specified design load.
  - 3. Glass thicknesses listed are minimum.
- B. Weather-Resistive Barrier Seals: Provide completed assemblies that maintain continuity of building enclosure water-resistive barrier, vapor retarder, and/or air barrier.
  - 1. In conjunction with weather barrier related materials described in other sections, as follows:
- C. Thermal and Optical Performance: Provide exterior glazing products with performance properties as indicated. Performance properties are in accordance with manufacturer's published data as determined with the following procedures and/or test methods:

1. Center of Glass U-Value: Comply with NFRC 100 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
2. Center of Glass Solar Heat Gain Coefficient (SHGC): Comply with NFRC 200 using Lawrence Berkeley National Laboratory (LBNL) WINDOW 6.3 computer program.
3. Solar Optical Properties: Comply with NFRC 300 test method.

### 2.3. GLASS MATERIALS

- A. Float Glass: Provide float glass based glazing unless otherwise indicated.
  1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
  2. Kind HS - Heat-Strengthened Type: Complies with ASTM C1048.
  3. Kind FT - Fully Tempered Type: Complies with ASTM C1048.
  4. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.
- B. Laminated Glass: Float glass laminated in accordance with ASTM C1172.
  1. Laminated Safety Glass: Complies with ANSI Z97.1 - Class B or 16 CFR 1201 - Category I impact test requirements.

### 2.4. GLAZING UNITS

- A. Type G-2 - Monolithic Interior Vision Glazing:
  1. Applications: Interior glazing unless otherwise indicated.
  2. Glass Type: Annealed float glass.
  3. Tint: Clear.
  4. Thickness: 1/4 inch (6.4 mm), nominal.
- B. Type G-3 - Monolithic Safety Glazing: Non-fire-rated.
  1. Applications:
    - a. Glazed lites in doors, except fire doors.
    - b. Glazed sidelights to doors, except in fire-rated walls and partitions.
    - c. Other locations required by applicable federal, state, and local codes and regulations.
    - d. Other locations indicated on drawings.
  2. Glass Type: Fully tempered safety glass as specified.
  3. Tint: Clear.
  4. Thickness: 1/4 inch (6.4 mm), nominal.
- C. Type G-6 - Security Glazing: Laminated glass, 3-Ply.
  1. Applications: Locations as indicated on drawings.
  2. Tint: Clear.
  3. Thickness: 1/2 inch (12.7 mm).
  4. Outer Lite: Annealed glass.
  5. Interlayer: Polyvinyl butyral (PVB), thickness as required to meet performance criteria.
  6. Middle Lite: Annealed glass.
  7. Interlayer, Inboard Side : Polyvinyl butyral (PVB), thickness as required to meet performance criteria.
  8. Inside Lite: Annealed glass.
  9. Performance Criteria:
    - a. Bullet Resistance: Pass ASTM F1233 tests in compliance with ballistic criteria class and weapon description indicated; Class HG4 - Handgun-High.
  10. Manufacturers:
    - a. Old Castle BuildingEnvelope; ArmorResist .



## 2.5. GLAZING COMPOUNDS

- A. Type GC-2 - Butyl Sealant: Single component; ASTM C920 Grade NS, Class 12-1/2, Uses M and A, Shore A hardness of 10 to 20; black color.
- B. Type GC-5 - Silicone Sealant: Single component; neutral curing; capable of water immersion without loss of properties; nonbleeding, nonstaining; ASTM C920 Type S, Grade NS, Class 25, Uses M, A, and G; with cured Shore A hardness range of 15 to 25; \_\_\_\_\_ color.
- C. Manufacturers:
  - 1. Dow Corning Corporation; \_\_\_\_\_: [www.dowcorning.com/construction/#sle](http://www.dowcorning.com/construction/#sle).Dow Corning Corporation; \_\_\_\_\_: [www.dowcorning.com/construction/#sle](http://www.dowcorning.com/construction/#sle).
  - 2. Pecora Corporation; \_\_\_\_\_: [www.pecora.com/#sle](http://www.pecora.com/#sle).
  - 3. Tremco Commercial Sealants & Waterproofing; Proglaze: [www.tremcosealants.com/#sle](http://www.tremcosealants.com/#sle).

## 2.6. ACCESSORIES

- A. Setting Blocks: Silicone, with 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot (25 mm for each square meter) of glazing or minimum 4 inch (100 mm) by width of glazing rabbet space minus 1/16 inch (1.5 mm) by height to suit glazing method and pane weight and area.
- B. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; 5 to 30 cured Shore A durometer hardness; coiled on release paper; black color.
- C. Glazing Tape: Closed cell polyvinyl chloride (PVC) foam, coiled on release paper over adhesive on two sides, maximum water absorption by volume of 2 percent, designed for compression of 25 percent to effect an air barrier and vapor retarder seal; \_\_\_\_\_ x \_\_\_\_\_ inch (\_\_\_\_\_ x \_\_\_\_\_ mm) size.
- D. Glazing Clips: Manufacturer's standard type.

## PART 3 EXECUTION

### 3.1. VERIFICATION OF CONDITIONS

- A. Verify that openings for glazing are correctly sized and within tolerances, including those for size, squareness, and offsets at corners.
- B. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and support framing is ready to receive glazing system.
- C. Proceed with glazing system installation only after unsatisfactory conditions have been corrected.

### 3.2. PREPARATION

- A. Clean contact surfaces with appropriate solvent and wipe dry within maximum of 24 hours before glazing. Remove coatings that are not tightly bonded to substrates.
- B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.
- C. Prime surfaces scheduled to receive sealant where required for proper sealant adhesion.

### 3.3. INSTALLATION, GENERAL

- A. Install glazing sealants in accordance with ASTM C1193, GANA (SM), and manufacturer's instructions.

### 3.4. INSTALLATION - WET/DRY GLAZING METHOD (PREFORMED TAPE AND SEALANT)

- A. Application - Exterior Glazed: Set glazing infills from the exterior of the building.
- B. Cut glazing tape to length and set against permanent stops, 3/16 inch (5 mm) below sight line. Seal corners by butting tape and dabbing with butyl sealant.
- C. Apply heel bead of butyl sealant along intersection of permanent stop with frame ensuring full perimeter seal between glass and frame to complete the continuity of the air and vapor seal.
- D. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.
- E. Rest glazing on setting blocks and push against tape and heel bead of sealant with sufficient pressure to attain full contact at perimeter of pane or glass unit.
- F. Install removable stops, with spacer strips inserted between glazing and applied stops 1/4 inch (6.4 mm) below sight lines.
  - 1. Place glazing tape on glazing pane of unit with tape flush with sight line.
- G. Fill gap between glazing and stop with \_\_\_\_\_ type sealant to depth equal to bite of frame on glazing, but not more than 3/8 inch (9 mm) below sight line.
- H. Apply cap bead of \_\_\_\_\_ type sealant along void between the stop and the glazing, to uniform line, flush with sight line. Tool or wipe sealant surface smooth.

### 3.5. INSTALLATION - WET/DRY GLAZING METHOD (TAPE AND SEALANT)

- A. Application - Interior Glazed: Set glazing infills from the interior of the building.
- B. Cut glazing tape to length and install against permanent stops, projecting 1/16 inch (1.6 mm) above sight line.
- C. Place setting blocks at 1/4 points with edge block no more than 6 inch (152 mm) from corners.
- D. Rest glazing on setting blocks and push against tape to ensure full contact at perimeter of pane or unit.
- E. Install removable stops, spacer shims inserted between glazing and applied stops at 24 inch (610 mm) intervals, 1/4 inch (6 mm) below sight line.
- F. Fill gaps between pane and applied stop with \_\_\_\_\_ type sealant to depth equal to bite on glazing, to uniform and level line.
- G. Carefully trim protruding tape with knife.

### 3.6. CLEANING

- A. Remove excess glazing materials from finish surfaces immediately after application using solvents or cleaners recommended by manufacturers.
- B. Remove nonpermanent labels immediately after glazing installation is complete.
- C. Clean glass and adjacent surfaces after sealants are fully cured.

- D. Clean glass on both exposed surfaces not more than 4 days prior to Date of Substantial Completion in accordance with glass manufacturer's written recommendations.

### 3.7. PROTECTION

- A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.
- B. Remove and replace glass that is damaged during construction period prior to Date of Substantial Completion.

### 3.8. SCHEDULES

- A. Aluminum-Framed Storefront Glazing: Glass Type \_\_\_\_\_, install glass using dry method, and with glass thickness as required to comply with performance requirements indicated in Section 084313.
- B. Aluminum Entrance Window Glazing: Glass Type \_\_\_\_\_, install glass using wet/dry method with Type GC- \_\_\_\_ glazing compound.
- C. Hollow Metal Steel Frames, Interior Glazing: Glass Type \_\_\_\_\_, install glass using wet method with Type GC- \_\_\_\_ glazing compound.
  - 1. Openings less than 90 square inches, Glass Type \_\_\_\_\_, 1/4 inch (6 mm) thick.
  - 2. Openings 90 square inches and greater, tempered glass, Glass Type \_\_\_\_\_, 1/4 inch (6 mm) thick.
- D. Flush Wood Door Glazing:
  - 1. Interior: Glass Type \_\_\_\_\_, 1/4 inch (6 mm) thick, install glass using wet method with Type GC- \_\_\_\_ glazing compound.

END OF SECTION 088000

SECTION 092116  
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Performance criteria for gypsum board assemblies.
- B. Metal stud wall framing.
- C. Acoustic insulation.
- D. Gypsum wallboard.
- E. Joint treatment and accessories.
- F. Bullet resistant sheathing and wallboard.

1.2. RELATED REQUIREMENTS

- A. Section 061000 - Rough Carpentry: Wood blocking product and execution requirements.
- B. Section 072100 - Thermal Insulation: Acoustic insulation.
- C. Section 078400 - Firestopping: Top-of-wall assemblies at fire-resistance-rated walls.
- D. Section 092216 - Non-Structural Metal Framing.
- E. Section 093000 - Tiling: Tile backing board.

1.3. REFERENCE STANDARDS

- A. AISI S201 - North American Standard for Cold-Formed Steel Framing - Product Data; 2017.
- B. AISI S220 - North American Standard for Cold-Formed Steel Nonstructural Framing; 2020.
- C. AISI S240 - North American Standard for Cold-Formed Steel Structural Framing; 2015, with Errata (2020).
- D. ASTM A1003/A1003M - Standard Specification for Steel Sheet, Carbon, Metallic- and Nonmetallic-Coated for Cold-Formed Framing Members; 2015.
- E. ASTM C1007 - Standard Specification for Installation of Load Bearing (Transverse and Axial) Steel Studs and Related Accessories; 2020.
- F. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2023.
- G. ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products; 2020.
- H. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2023.
- I. ASTM C1002 - Standard Specification for Steel Self-Piercing Tapping Screws for Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs; 2022.

- J. ASTM C1047 - Standard Specification for Accessories for Gypsum Wallboard and Gypsum Veneer Base; 2019.
- K. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.
- L. ASTM C1629/C1629M - Standard Classification for Abuse-Resistant Nondecorated Interior Gypsum Panel Products and Fiber-Reinforced Cement Panels; 2023.
- M. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2021.
- N. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- O. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2009 (Reapproved 2016).
- P. ASTM E413 - Classification for Rating Sound Insulation; 2022.
- Q. GA-216 - Application and Finishing of Gypsum Panel Products; 2021.
- R. UL (FRD) - Fire Resistance Directory; Current Edition.
- S. UL 752 - Standard for Bullet-Resisting Equipment; Current Edition, Including All Revisions.
- T. UL 2079 - Standard for Tests for Fire Resistance of Building Joint Systems; Current Edition, Including All Revisions.

#### 1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination: Coordinate the installation of gypsum board assemblies with size, location, and installation of service utilities.

#### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data:
  - 1. Provide data on each product.
- C. Shop Drawings: Indicate special details associated with fireproofing and acoustic seals.
- D. Ballistic Test Reports: Indicate compliance of bullet-resistant sheathing and wallboard assemblies with specified requirements.

#### 1.6. Delivery, Storage, and Handling

- A. See Section 017419 - Construction Waste Management and Disposal for packaging waste requirements.
- B. Store gypsum products and accessories indoors and keep above freezing. Elevate boards above floor, on nonwicking supports, in accordance with manufacturer's recommendations.
- C. Store metal products to prevent corrosion.

## PART 2 PRODUCTS

## 2.1. GYPSUM BOARD ASSEMBLIES

- A. Provide completed assemblies complying with ASTM C840 and GA-216.
- B. Interior Partitions, Indicated as Acoustic: Provide completed assemblies with the following characteristics:
  - 1. Acoustic Attenuation: STC of 45-49 calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.
- C. Shaft Walls at Elevator Shafts: Provide completed assemblies with the following characteristics:
  - 1. Air Pressure Within Shaft: Intermittent loads of 5 lbf/sq ft (0.24 kPa) with maximum mid-span deflection of L/240.
  - 2. Acoustic Attenuation: STC of 35-39 calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.
- D. Fire-Resistance-Rated Assemblies: Provide completed assemblies with the following characteristics:
  - 1. Fire-Resistance-Rated Partitions: UL listed assembly No. \_\_\_\_\_; \_\_\_ hour rating.
  - 2. UL Assembly Numbers: Provide construction equivalent to that listed for the particular assembly in the current UL (FRD).

## 2.2. METAL FRAMING MATERIALS

- A. Material and Product Requirements Criteria: AISI S201.
- B. Steel Sheet: ASTM A1003/A1003M, subject to the ductility limitations indicated in AISI S220 or equivalent.
  - 1. Structural Grade: As required to meet design criteria.
- C. Manufacturers - Metal Framing, Connectors, and Accessories:
  - 1. ClarkDietrich; \_\_\_\_: [www.clarkdietrich.com/#sle](http://www.clarkdietrich.com/#sle).
- D. Nonstructural Framing System Components: AISI S220; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf (L/120 at 240 Pa).
  - 1. Studs: C-shaped with knurled or embossed faces.
  - 2. Runners: U shaped, sized to match studs.
- E. Shaft Wall Studs and Accessories: AISI S220; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 and specified performance requirements.

## 2.3. BOARD MATERIALS

- A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
  - 1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
  - 2. Thickness:
    - a. Vertical Surfaces: 5/8 inch (16 mm).
    - b. Ceilings: 5/8 inch (16 mm).
  - 3. Paper-Faced Products:
    - a. CertainTeed Corporation; Type X Drywall: [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
    - b. Georgia-Pacific Gypsum; ToughRock Fireguard X: [www.gpgypsum.com/#sle](http://www.gpgypsum.com/#sle).
    - c. USG Corporation; Sheetrock Brand Firecode X Panels 5/8 in. (15.9 mm): [www.usg.com/#sle](http://www.usg.com/#sle).

4. Mold-Resistant, Paper-Faced Products:
    - a. CertainTeed Corporation; M2Tech 5/8" Type X Moisture & Mold Resistant Drywall: [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
    - b. Georgia-Pacific Gypsum; ToughRock Mold-Guard: [www.gpgypsum.com/#sle](http://www.gpgypsum.com/#sle).
    - c. USG Corporation; Sheetrock Brand Mold Tough Firecode SCX Panels 5/8 in. (15.9 mm): [www.usg.com/#sle](http://www.usg.com/#sle).
  - B. Abuse Resistant Wallboard:
    1. Application: High-traffic areas indicated.
    2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
    3. Type: Fire-resistance-rated Type X, UL or WH listed.
    4. Thickness: 5/8 inch (16 mm).
    5. Edges: Tapered.
    6. Paper-Faced Products:
      - a. CertainTeed Corporation; Extreme Abuse Resistant Drywall with M2Tech: [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
      - b. Georgia-Pacific Gypsum; ToughRock Fireguard X Mold Guard Abuse-Resistant: [www.gpgypsum.com/#sle](http://www.gpgypsum.com/#sle).
      - c. USG Corporation; Sheetrock Brand Mold Tough AR Firecode X 5/8 in. (15.9 mm): [www.usg.com/#sle](http://www.usg.com/#sle).
  - C. Impact Resistant Wallboard:
    1. Application: High-traffic areas indicated.
    2. Surface Abrasion: Level 3, minimum, when tested in accordance with ASTM C1629/C1629M.
    3. Indentation: Level 1, minimum, when tested in accordance with ASTM C1629/C1629M.
    4. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
    5. Type: Fire-resistance-rated Type X, UL or WH listed.
    6. Thickness: 5/8 inch (16 mm).
    7. Edges: Tapered.
    8. Glass Mat Faced Products:
      - a. Georgia-Pacific Gypsum; DensArmor Plus Impact-Resistant: [www.gpgypsum.com/#sle](http://www.gpgypsum.com/#sle).
      - b. USG Corporation; Sheetrock Brand Glass-Mat Panels Mold Tough VHI Firecode X 5/8 in. (15.9 mm): [www.usg.com/#sle](http://www.usg.com/#sle).
  - D. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
    1. Application: Ceilings, unless otherwise indicated.
    2. Thickness: 5/8 inch (\_\_\_ mm).
    3. Edges: Tapered.
  - E. Bullet Resistant Sheathing and Wallboard: Woven roving, multi-ply, ballistic grade fiberglass cloth with thermoset polyester resin; comply with UL 752 Level 3.
    1. Thickness: 7/16 inch (11 mm).
    2. Products:
      - a. C.R.Laurence Co., Inc.: BRF 300.
      - b. Armortex: Armortex O.F. 300.
- 2.4. GYPSUM BOARD ACCESSORIES
- A. Acoustic Insulation: ASTM C665; preformed mineral-fiber, friction fit type, unfaced; thickness 2 inches (50.8 mm).
  - B. Fire and Sound Attenuating Insulation: Sprayed cellulose fire-rated material for cavities in wall assemblies.
    1. Surface Burning Characteristics: Provide assemblies with Class I rating, when tested in accordance with ASTM E84.

2. Sound Transmission Class (STC): 56, calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.
- C. Acoustic Sealant: Acrylic emulsion latex or water-based elastomeric sealant; do not use solvent-based non-curing butyl sealant.
- D. Beads, Joint Accessories, and Other Trim: ASTM C1047, rigid plastic, galvanized steel, or rolled zinc, unless noted otherwise.
  1. Corner Beads: Low profile, for 90 degree outside corners.
  2. L-Trim with Tear-Away Strip: Sized to fit 5/8-inch (\_\_\_\_ mm) thick gypsum wallboard.
  3. Expansion Joints:
    - a. Fire-Resistance Rated: 1 hour when joint system tested in accordance with UL 2079.
- E. Glass-Fiber-Reinforced Gypsum Access Panels: Wall- and ceiling-mounted; natural white color, smooth finish, square corners.
  1. Material: Glass-fiber-reinforced gypsum cement.
  2. Exposed fasteners: Stainless steel.
  3. Class A flame spread rating in accordance with ASTM E84.
- F. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inches (0.84 mm) in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion-resistant.
- G. Anchorage to Substrate: Tie wire, nails, screws, and other metal supports, of type and size to suit application; to rigidly secure materials in place.

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Verify that project conditions are appropriate for work of this section to commence.

#### 3.2. SHAFT WALL INSTALLATION

- A. Shaft Wall Framing: Install in accordance with manufacturer's installation instructions.
  1. Install studs at spacing required to meet performance requirements.
- B. Shaft Wall Liner: Cut panels to accurate dimensions and install sequentially between special friction studs.

#### 3.3. FRAMING INSTALLATION

- A. Metal Framing: Install in accordance with ASTM C1007/AISI S220 and manufacturer's instructions.
- B. Studs: Space studs at 16 inches on center (at 406 mm on center).
  1. Extend partition framing to structure where indicated and to ceiling in other locations.
  2. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.
- C. Blocking: Install wood blocking for support of:
  1. Framed openings.
  2. Wall-mounted cabinets.
  3. Plumbing fixtures.
  4. Toilet partitions.
  5. Toilet accessories.
  6. Wall-mounted door hardware.



### 3.4. ACOUSTIC ACCESSORIES INSTALLATION

- A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.
- B. Acoustic Sealant: Install in accordance with manufacturer's instructions.

### 3.5. BOARD INSTALLATION

- A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.
- B. Fire-Resistance-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.
- C. Bullet Resistant Sheathing and Wallboard:
  - 1. Install bullet-resistant sheathing according to manufacturer's written recommendations and with manufacturer-approved fasteners.
  - 2. Cover all joints between boards with a 4-inch (100 mm) strip of the same thickness material as the boards, centered on the joint.

### 3.6. INSTALLATION OF TRIM AND ACCESSORIES

- A. Control Joints: Place control joints consistent with lines of building spaces and as indicated.
- B. Corner Beads: Install at external corners, using longest practical lengths.

### 3.7. JOINT TREATMENT

- A. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
  - 1. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish and other areas specifically indicated.
  - 2. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
  - 3. Level 1: Fire-resistance-rated wall areas above finished ceilings, whether or not accessible in the completed construction.
- B. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
  - 1. Feather coats of joint compound so that camber is maximum 1/32 inch (0.8 mm).
- C. Where Level 5 finish is indicated, spray apply high build drywall surfacer over entire surface after joints have been properly treated; achieve a flat and tool mark-free finish.

### 3.8. TOLERANCES

- A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet (3 mm in 3 m) in any direction.

### 3.9. Cleaning

- A. Clean \_\_\_\_\_.

3.10. Protection

- A. Protect installed gypsum board assemblies from subsequent construction operations.

END OF SECTION 092116

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SECTION 092216  
NON-STRUCTURAL METAL FRAMING

PART 1 GENERAL

1.1. SECTION INCLUDES

1.2. RELATED REQUIREMENTS

1.3. REFERENCE STANDARDS

- A. AISI S220 - North American Standard for Cold-Formed Steel Nonstructural Framing; 2020.
- B. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2019.
- C. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.
- D. ASTM A1003/A1003M - Standard Specification for Steel Sheet, Carbon, Metallic- and Nonmetallic-Coated for Cold-Formed Framing Members; 2015.
- E. ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products; 2020.
- F. ASTM C1002 - Standard Specification for Steel Self-Piercing Tapping Screws for Application of Gypsum Panel Products or Metal Plaster Bases to Wood Studs or Steel Studs; 2022.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Shop Drawings:
  - 1. Indicate prefabricated work, component details, stud layout, framed openings, anchorage to structure, acoustic details, type and location of fasteners, accessories, and items of other related work.
  - 2. Describe method for securing studs to tracks, splicing, and for blocking and reinforcement of framing connections.
- C. Product Data: Provide manufacturer's data on partition head to structure connectors, showing compliance with requirements.

PART 2 PRODUCTS

2.1. MANUFACTURERS

- A. Metal Framing, Connectors, and Accessories:
  - 1. ClarkDietrich; \_\_\_\_\_: [www.clarkdietrich.com/#sle](http://www.clarkdietrich.com/#sle).
  - 2. Simpson Strong Tie; \_\_\_\_\_: [www.strongtie.com/#sle](http://www.strongtie.com/#sle).
  - 3. Substitutions: See Section 016000 - Product Requirements.

## 2.2. FRAMING MATERIALS

- A. Non-Loadbearing Framing System Components: AISI S220; sheet steel, of size and properties necessary for the spacing indicated, with maximum deflection of wall framing of  $L/240$  at 5 psf ( $L/240$  at 240 Pa).
  - 1. Studs: C-shaped with flat faces.
  - 2. Runners: U-shaped, sized to match studs.
- B. Non-Loadbearing Framing Accessories:
  - 1. Ceiling Hangers: Type and size as specified in ASTM C754 for spacing required.
  - 2. Partial Height Wall Framing Support: Provides stud reinforcement and anchored connection to floor.
    - a. Materials: ASTM A36/A36M formed sheet steel support member with factory-welded ASTM A1003/A1003M steel plate base.
    - b. Height: 35-3/4 inches (908 mm).
    - c. Products:
      - 1) ClarkDietrich; Pony Wall (PW): [www.clarkdietrich.com/#sle](http://www.clarkdietrich.com/#sle).
      - 2) Simpson Strong-Tie; RCKW Kneewall Connector: [www.strongtie.com/#sle](http://www.strongtie.com/#sle).
  - 3. Framing Connectors: ASTM A653/A653M steel clips; secures cold rolled channel to wall studs for lateral bracing.
    - a. Products:
      - 1) ClarkDietrich; FastBridge Clip (FB33): [www.clarkdietrich.com/#sle](http://www.clarkdietrich.com/#sle).
  - 4. Fasteners: ASTM C1002 self-piercing self-tapping screws.
  - 5. Anchorage Devices: Powder actuated.

## 2.3. FABRICATION

- A. Fabricate assemblies of framed sections to sizes and profiles required.
- B. Fit, reinforce, and brace framing members to suit design requirements.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify existing conditions before starting work.

### 3.2. INSTALLATION OF STUD FRAMING

- A. Extend partition framing to structure where indicated and to ceiling in other locations.
- B. Partitions Terminating at Ceiling: Attach ceiling runner securely to ceiling track in accordance with manufacturer's instructions.
- C. Align and secure top and bottom runners at 24 inches (600 mm) on center.
- D. Fit runners under and above openings; secure intermediate studs to same spacing as wall studs.
- E. Align stud web openings horizontally.
- F. Secure studs to tracks using crimping method. Do not weld.
- G. Fabricate corners using a minimum of three studs.

- H. Install double studs at wall openings, door and window jambs, not more than 2 inches (50 mm) from each side of openings.
- I. Coordinate installation of bucks, anchors, and blocking with electrical, mechanical, and other work to be placed within or behind stud framing.

### 3.3. CEILING AND SOFFIT FRAMING

- A. Install furring after work above ceiling or soffit is complete. Coordinate the location of hangers with other work.
- B. Install furring independent of walls, columns, and above-ceiling work.
- C. Securely anchor hangers to structural members or embed them in structural slab. Space hangers as required to limit deflection to criteria indicated. Use rigid hangers at exterior soffits.
- D. Space main carrying channels at maximum 72 inches (1 800 mm) on center, and not more than 6 inches (150 mm) from wall surfaces. Lap splice securely.
- E. Securely fix carrying channels to hangers to prevent turning or twisting and to transmit full load to hangers.
- F. Place furring channels perpendicular to carrying channels, not more than 2 inches (50 mm) from perimeter walls, and rigidly secure. Lap splices securely.

### 3.4. TOLERANCES

- A. Maximum Variation From True Position: 1/8 inch in 10 feet (3 mm in 3 m).

END OF SECTION 092216

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## SECTION 095100 ACOUSTICAL CEILINGS

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Suspended metal grid ceiling system.
- B. Acoustical units.

#### 1.2. REFERENCE STANDARDS

- A. ASTM C635/C635M - Standard Specification for Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings; 2022.
- B. ASTM E1264 - Standard Classification for Acoustical Ceiling Products; 2023.

#### 1.3. ADMINISTRATIVE REQUIREMENTS

- A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.
- B. Do not install acoustical units until after interior wet work is dry.

#### 1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Shop Drawings: Indicate grid layout and related dimensioning.
- C. Product Data: Provide data on suspension system components and acoustical units.
- D. Samples: Submit two samples 24 by 24 inch (\_\_\_ by \_\_\_ mm) in size illustrating material and finish of acoustical units.

#### 1.5. FIELD CONDITIONS

- A. Maintain uniform temperature of minimum 60 degrees F (16 degrees C), and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

### PART 2 PRODUCTS

#### 2.1. MANUFACTURERS

- A. Acoustic Tiles/Panels:
  - 1. Armstrong World Industries, Inc; \_\_\_: [www.armstrongceilings.com/#sle](http://www.armstrongceilings.com/#sle).
  - 2. Certaineed Architectural; \_\_\_: [www.certainteed.com/ceilings-and-walls/#sle](http://www.certainteed.com/ceilings-and-walls/#sle).
  - 3. Rockfon; \_\_\_: [www.rockfon.com/#sle](http://www.rockfon.com/#sle).
  - 4. USG Corporation; \_\_\_: [www.usg.com/ceilings/#sle](http://www.usg.com/ceilings/#sle).



- B. Suspension Systems:
  - 1. Same as for acoustical units.

## 2.2. ACOUSTICAL UNITS

- A. Acoustical Panels, Type \_\_\_\_: Painted mineral fiber, with the following characteristics:
  - 1. Classification: ASTM E1264 Type III.
  - 2. Size: 24 by 24 inches (610 by 610 mm).
  - 3. Thickness: 3/4 inch (19 mm).
  - 4. Panel Edge: Square.
  - 5. Suspension System: Exposed grid.
- B. Acoustical Panels, Type \_\_\_\_: Painted mineral fiber, with the following characteristics:
  - 1. Classification: ASTM E1264 Type III.
  - 2. Size: 24 by 48 inches (610 by 1219 mm).
  - 3. Thickness: 3/4 inch (19 mm).
  - 4. Panel Edge: Square.
  - 5. Suspension System Type \_\_\_\_: Exposed grid.
- C. Acoustical Panels, Type \_\_\_\_: Mineral fiber with scrubbable finish, with the following characteristics:
  - 1. Classification: ASTM E1264 Type IX.
  - 2. Size: 24 by 24 inches (610 by 610 mm).
  - 3. Thickness: 3/4 inch (19 mm).
  - 4. Panel Edge: Square.
  - 5. Suspension System: Exposed grid.

## 2.3. SUSPENSION SYSTEM(S)

- A. Metal Suspension Systems - General: Complying with ASTM C635/C635M; die cut and interlocking components, with perimeter moldings, hold down clips, stabilizer bars, clips, and splices as required.
- B. Exposed Suspension System: Stainless steel grid and cap.
  - 1. Application(s): High humidity conditions.
  - 2. Structural Classification: Light-duty, when tested in accordance with ASTM C635/C635M.

## 2.4. ACCESSORIES

- A. Support Channels and Hangers: Galvanized steel; size and type to suit application, seismic requirements, and ceiling system flatness requirement specified.
- B. Hanger Wire: 12 gauge, 0.08 inch (2 mm) galvanized steel wire.
- C. Perimeter Moldings: Same metal and finish as grid.
- D. Metal Edge Trim for Suspension Systems: Steel or extruded aluminum; provide attachment clips, splice plates, and preformed corner pieces for complete trim system.
  - 1. Trim Height: 4 inch (102 mm).
  - 2. Finish: Baked enamel.
  - 3. Color: White.

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that layout of hangers will not interfere with other work.

#### 3.2. Preparation

- A. Install after major above-ceiling work is complete.
- B. Coordinate the location of hangers with other work.

#### 3.3. INSTALLATION - SUSPENSION SYSTEM

- A. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360.
- B. Perimeter Molding: Install at intersection of ceiling and vertical surfaces and at junctions with other interruptions.
  - 1. Use longest practical lengths.
- C. Suspension System, Non-Seismic: Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.
- D. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.
- E. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.
- F. Support fixture loads using supplementary hangers located within 6 inches (152 mm) of each corner, or support components independently.
- G. Do not eccentrically load system or induce rotation of runners.

#### 3.4. INSTALLATION - ACOUSTICAL UNITS

- A. Install acoustical units in accordance with manufacturer's instructions.
- B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.
- C. Fit border trim neatly against abutting surfaces.
- D. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.
- E. Cutting Acoustical Units:
  - 1. Make field cut edges of same profile as factory edges.

#### 3.5. CLEANING

- A. Clean surfaces.

- B. Replace damaged or abraded components.

END OF SECTION 095100

SECTION 095423  
LINEAR METAL CEILINGS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Linear metal ceilings.

1.2. REFERENCE STANDARDS

- A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.

1.3. DESIGN REQUIREMENTS

- A. Design components to ensure light fixtures will not induce eccentric loads. Where components may induce rotation of ceiling system components, provide stabilizing reinforcement.
- B. Suspension System: Rigidly secure acoustic ceiling system including integral mechanical and electrical components with maximum deflection of 1:360.
- C. Linear ceilings will undergo changes with variations in the environment. Therefore, all dimensional tolerances are plus or minus 1/8 inch (3 mm).

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination: Coordinate work of this section with installation of mechanical and electrical components and with other construction activities affected by work of this section.
- B. Preinstallation Meeting: Convene one week before starting work of this section.

1.5. SUBMITTALS

- A. Shop Drawings: Indicate reflected ceiling plan.
- B. Samples: Submit two samples 4 by 12 inch (\_\_\_ by \_\_\_ mm) minimum in size illustrating color and finish of components exposed to view.
- C. Manufacturer's qualification statement.
- D. Installer's qualification statement.

1.6. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
- B. Installer Qualifications: Company specializing in performing the work of this section.
  - 1. Minimum 2 years documented experience.
  - 2. Approved by metal ceiling manufacturer.

## 1.7. DELIVERY, STORAGE, AND HANDLING

- A. See Section 017419 - Construction Waste Management and Disposal for packaging waste requirements.
- B. Accept factory-finished products on site in manufacturer's unopened factory packaging only; reject opened packages.
- C. Protect factory-finished products from damage to appearance by storing products in manufacturer's unopened factory packaging in dry storage area.
- D. Store products off the floor in manufacturer's unopened packaging protected from exposure to harmful environmental conditions and at temperature and humidity conditions as recommended by the manufacturer.
- E. A minimum of 72 hours prior to ceiling installation, linear strips shall be stored in the room in which they will be installed. Temperature and humidity of the room during this period shall closely approximate those conditions that will exist when the building is occupied.
- F. Handle materials to avoid damage.

## 1.8. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Manufacturer Warranty: Provide 5-year manufacturer warranty; include coverage for corrosion resistance and discoloration of surface finish.

## PART 2 PRODUCTS

## 2.1. MANUFACTURERS

- A. Linear Metal Ceilings:
  - 1. Basis of Design Product: Subject to compliance with requirements, provide Rulon International, Endure Direct Attach 400 system or comparable product by one of the following:
    - a. Armstrong World Industries, Inc
    - b. ATAS International, Inc
    - c. Certainteed Architectural
    - d. Rockfon
    - e. USG Corporation
  - 2. Substitutions: See Section 016000 - Product Requirements.

## 2.2. LINEAR METAL CEILING

- A. Linear Metal Ceiling System: Panels, suspension members, trim, and accessories as required to provide a complete system.
- B. Performance Requirements:
  - 1. Design to support imposed loads of indicated items without eccentric loading of supports.
  - 2. Design for maximum deflection of 1/360 of span.

## 2.3. COMPONENTS

- A. Linear Metal Panels:

1. Type: Linear panel, tongue and groove jointed; rivet installation.
    - a. Size and Configuration: As indicated on drawings.
    - b. Panel Profile: 4" x 12".
  2. Material: Extruded Polymer Blend with printed film.
    - a. Finish: Selected by Architect from manufacturer's range of "Select 'n Ship" offerings.
- B. Edge Molding, Expansion Joints, and Splices: Same material, thickness, and finish as linear panels.

#### 2.4. FABRICATION

- A. Shop cut linear panels to accommodate mechanical and electrical items.
- B. Factory-form internal and external corners of same material, thickness, finish, and profile to match exposed linear panels .

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify that layout of hangers will not interfere with other work.
- C. Verify that required utilities are available, in proper location, and ready for use.
- D. Verify that field measurements are as indicated.

#### 3.2. INSTALLATION

- A. Linear Metal Ceiling:
  1. Install linear panels and other system components in accordance with manufacturer's instructions.
  2. Plywood Backer (horizontal or vertical application): Install OSB or equal attaching at 24" (610 mm) on center to existing structure
  3. Stagger end joints minimum 12 inches (300 mm).
  4. Butt interior end joints tight.
  5. Provide manufacturer's edge moldings at junctions with other finishes and at vertical surfaces; use maximum piece lengths.
  6. Install end caps at sight-exposed ends of linear panels.
  7. Exercise care when site cutting sight-exposed finished components to ensure surface finish is not defaced.

#### 3.3. CLEANING

- A. Clean surfaces.
- B. Replace damaged or abraded components.

END OF SECTION 095423

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SECTION 096500  
RESILIENT FLOORING

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Resilient sheet flooring.
- B. Resilient tile flooring.
- C. Resilient base.
- D. Installation accessories.

1.2. REFERENCE STANDARDS

- A. ASTM F1066 - Standard Specification for Vinyl Composition Floor Tile; 2023.
- B. ASTM F1344 - Standard Specification for Rubber Floor Tile; 2021a.
- C. ASTM F1859 - Standard Specification for Rubber Sheet Floor Covering Without Backing; 2021a.
- D. ASTM F1861 - Standard Specification for Resilient Wall Base; 2021.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- C. Shop Drawings: Indicate seaming plans and floor patterns.
- D. Verification Samples: Submit two samples, \_\_\_ by \_\_\_ inch (\_\_\_ by \_\_\_ mm) in size illustrating color and pattern for each resilient flooring product specified.
- E. Concrete Subfloor Test Report: Submit a copy of the moisture and alkalinity (pH) test reports.
- F. Installer's Qualification Statement.
- G. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.
- H. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  - 1. See Section 016000 - Product Requirements, for additional provisions.
  - 2. Extra Flooring Material: 200 square feet (\_\_\_\_ square meters) of each type and color.
  - 3. Extra Wall Base: 50 linear feet (\_\_\_\_ linear meters) of each type and color.

1.4. DELIVERY, STORAGE, AND HANDLING

- A. Upon receipt, immediately remove any shrink-wrap and check materials for damage and the correct style, color, quantity and run numbers.
- B. Store all materials off of the floor in an acclimatized, weather-tight space.



- C. Maintain temperature in storage area between 55 degrees F (13 degrees C) and 90 degrees F (72 degrees C).
- D. Protect roll materials from damage by storing on end.
- E. Do not double stack pallets.

#### 1.5. FIELD CONDITIONS

- A. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F (21 degrees C) to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F (13 degrees C).

### PART 2 PRODUCTS

#### 2.1. SHEET FLOORING

- A. Rubber Sheet Flooring - Type RSF: 100 percent rubber composition, color and pattern through total thickness.
  - 1. Manufacturers:
    - a. Johnsonite, a Tarkett Company; \_\_\_\_\_: [www.johnsonite.com/#sle](http://www.johnsonite.com/#sle).
    - b. Mannington Commercial; \_\_\_\_\_: [www.manningtoncommercial.com/#sle](http://www.manningtoncommercial.com/#sle).
    - c. Roppe Corporation; Envire Rubber Sheet: [www.roppe.com/#sle](http://www.roppe.com/#sle).
    - d. Ecosurfaces (Basis-of-Design).
  - 2. Minimum Requirements: Comply with ASTM F1859, Type 1, without backing.
  - 3. Thickness: 0.125 inch (3.2 mm) minimum.
  - 4. Color: As indicated on drawings.

#### 2.2. TILE FLOORING

- A. Vinyl Composition Tile - Type SVT: Homogeneous, with color extending throughout thickness.
  - 1. Manufacturers:
    - a. Armstrong Flooring; Standard Execelon Imperial Texture: [www.armstrongflooring.com/#sle](http://www.armstrongflooring.com/#sle).
    - b. Johnsonite, a Tarkett Company; \_\_\_\_\_: [www.johnsonite.com/#sle](http://www.johnsonite.com/#sle).
    - c. Patcraft (Basis-of-Design).
  - 2. Minimum Requirements: Comply with ASTM F1066, of Class corresponding to type specified.
  - 3. Size: 12 by 12 inch (305 by 305 mm).
  - 4. Thickness: 0.125 inch (3.2 mm).
  - 5. Color: As indicated on drawings.
- B. Rubber Tile - Type RFT: Homogeneous, color and pattern throughout thickness.
  - 1. Manufacturers:
    - a. Johnsonite, a Tarkett Company; \_\_\_\_\_: [www.johnsonite.com/#sle](http://www.johnsonite.com/#sle).
    - b. Mannington Commercial; \_\_\_\_\_: [www.manningtoncommercial.com/#sle](http://www.manningtoncommercial.com/#sle).
    - c. Roppe Corporation; Rubber Tile: [www.roppe.com/#sle](http://www.roppe.com/#sle).
    - d. Nora Rubber Flooring (Basis-of-Design).
  - 2. Minimum Requirements: Comply with ASTM F1344, of Class corresponding to type specified.
  - 3. Size: 18 by 18 inch (457 by 457 mm) nominal.
  - 4. Total Thickness: 0.125 inch (3.2 mm).
  - 5. Color: As indicated on drawings.

### 2.3. RESILIENT BASE

- A. Resilient Base - Type RB-1: ASTM F1861, Type TS, rubber, vulcanized thermoset; style as scheduled.
  - 1. Manufacturers:
    - a. Johnsonite, a Tarkett Company; \_\_\_\_\_: [www.johnsonite.com/#sle](http://www.johnsonite.com/#sle).
    - b. Mannington Commercial; \_\_\_\_\_: [www.manningtoncommercial.com#sle](http://www.manningtoncommercial.com#sle).
    - c. Roppe Corporation; Contours Profiled Wall Base System: [www.roppe.com/#sle](http://www.roppe.com/#sle).
    - d. Tarkett (Basis-of-Design).
  - 2. Height: 4 inches (100 mm).
  - 3. Thickness: 0.125 inch (3.2 mm).
  - 4. Finish: Matte.
  - 5. Color: As indicated on drawings.

### 2.4. ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.
- C. Moldings, Transition and Edge Strips: Same material as flooring.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.

### 3.2. PREPARATION

- A. Remove subfloor ridges and bumps. Fill minor low spots, cracks, joints, holes, and other defects with subfloor filler to achieve smooth, flat, hard surface.
- B. Prohibit traffic until filler is fully cured.

### 3.3. Installation - General

- A. Starting installation constitutes acceptance of subfloor conditions.
- B. Install in accordance with manufacturer's written instructions.

### 3.4. Installation - Sheet Flooring

- A. Lay flooring with joints and seams parallel to longer room dimensions, to produce minimum number of seams. Lay out seams to avoid widths less than 1/3 of roll width; match patterns at seams.

### 3.5. Installation - Tile Flooring

- A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.

3.6. Installation - Resilient Base

- A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches (45 mm) between joints.
- B. Install base on solid backing. Bond tightly to wall and floor surfaces.

3.7. CLEANING

- A. Remove excess adhesive from floor, base, and wall surfaces without damage.
- B. Clean in accordance with manufacturer's written instructions.

3.8. PROTECTION

- A. Prohibit traffic on resilient flooring for 48 hours after installation.

END OF SECTION 096500

SECTION 096623  
RESINOUS MATRIX TERRAZZO FLOORING

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Epoxy matrix terrazzo with ground and polished finish.
- B. Divider strips.

1.2. REFERENCE STANDARDS

- A. NTMA (EPOXY) - Epoxy Terrazzo Specifications; Current Edition.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data for divider strips, control joint strips, expansion joints, and sealer; include printed copy of current NTMA recommendations for type of terrazzo specified.
- C. Shop Drawings: Indicate divider strip and control and expansion joint layout, and details of adjacent components. For precast units, detail profile and anchorage requirements.
- D. Samples: Submit two samples, \_\_\_ inch (\_\_\_ mm) by \_\_\_ inch (\_\_\_ mm) in size illustrating color, chip size and variation, chip gradation, matrix color, and typical divider strip.
- E. Concrete Subfloor Test Report: Submit a copy of the moisture and alkalinity (pH) test reports.
- F. Cleaning and Maintenance Data: Include procedures for stain removal, stripping, and sealing.

1.4. QUALITY ASSURANCE

- A. Perform work in accordance with NTMA recommendations as posted at their web site at [www.ntma.com](http://www.ntma.com).
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section.
- C. Installer Qualifications: Company specializing in performing the type of work specified in this section.
  - 1. Minimum five years of documented experience.
  - 2. Approved by matrix manufacturer.

1.5. DELIVERY, STORAGE, AND HANDLING

- A. Store terrazzo materials in a dry, secure area.
- B. Maintain minimum temperature of 60 degrees F (16 degrees C).
- C. Keep products away from fire or open flame.

## 1.6. FIELD CONDITIONS

- A. Do not install terrazzo when temperature is below 50 degrees F (10 degrees C) or above 90 degrees F (32 degrees C).
- B. Maintain temperature within specified range 24 hours before, during, and 72 hours after installation of flooring.

## PART 2 PRODUCTS

## 2.1. MANUFACTURERS

## 2.2. EPOXY MATRIX TERRAZZO APPLICATIONS

- A. Floors:
  - 1. Thickness: 3/8 inch (9 mm), nominal.
  - 2. Aggregate Type: Marble chips.
  - 3. Aggregate Size: No. 2.

END OF SECTION 096623

SECTION 096813  
TILE CARPETING

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Carpet tile, fully adhered.
- B. Removal of existing carpet tile.

1.2. RELATED REQUIREMENTS

- A. Section 016116 - Volatile Organic Compound (VOC) Content Restrictions.

1.3. REFERENCE STANDARDS

- A. ASTM E648 - Standard Test Method for Critical Radiant Flux of Floor-Covering Systems Using a Radiant Heat Energy Source; 2023.
- B. ASTM F710 - Standard Practice for Preparing Concrete Floors to Receive Resilient Flooring; 2022.
- C. NFPA 253 - Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source; 2023.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.
- C. Shop Drawings: Indicate layout of joints.
- D. Samples: Submit two carpet tiles illustrating color and pattern design for each carpet color selected.

1.5. FIELD CONDITIONS

- A. Store materials in area of installation for minimum period of 24 hours prior to installation.

PART 2 PRODUCTS

2.1. MATERIALS

- A. Tile Carpeting, Type CPT: Tufted, manufactured in one color dye lot.
  - 1. Tile Size: 18 x 36 inch, nominal.
  - 2. Color: As indicated on Material Finish Legend.
  - 3. Critical Radiant Flux: Minimum of 0.22 watts/sq cm, when tested in accordance with ASTM E648 or NFPA 253.

## 2.2. ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by flooring material manufacturer.
- B. Edge Strips: Embossed aluminum, \_\_\_\_\_ color.
- C. Adhesives:
  - 1. Compatible with materials being adhered; maximum VOC content as specified in Section 016116.
- D. Carpet Tile Adhesive: Recommended by carpet tile manufacturer; releasable type.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that subfloor surfaces are smooth and flat within tolerances specified for that type of work and are ready to receive carpet tile.
- B. Verify that subfloor surfaces are dust-free and free of substances that could impair bonding of adhesive materials to subfloor surfaces.
- C. Cementitious Subfloor Surfaces: Verify that substrates are ready for flooring installation by testing for moisture and alkalinity (pH).
  - 1. Test as Follows:
    - a. Alkalinity (pH): ASTM F710.
  - 2. Obtain instructions if test results are not within limits recommended by flooring material manufacturer and adhesive materials manufacturer.
- D. Verify that required floor-mounted utilities are in correct location.

### 3.2. PREPARATION

- A. Remove existing carpet tile.
- B. Prepare floor substrates as recommended by flooring and adhesive manufacturers.
- C. Remove subfloor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with subfloor filler.
- D. Apply, trowel, and float filler to achieve smooth, flat, hard surface. Prohibit traffic until filler is cured.
- E. Vacuum clean substrate.

### 3.3. INSTALLATION

- A. Starting installation constitutes acceptance of subfloor conditions.
- B. Install carpet tile in accordance with manufacturer's instructions.
- C. Blend carpet from different cartons to ensure minimal variation in color match.
- D. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.
- E. Lay carpet tile in square pattern, with pile direction parallel to next unit, set parallel to building lines.
- F. Trim carpet tile neatly at walls and around interruptions.

- G. Complete installation of edge strips, concealing exposed edges.

3.4. CLEANING

- A. Remove excess adhesive without damage, from floor, base, and wall surfaces.
- B. Clean and vacuum carpet surfaces.

END OF SECTION 096813



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## SECTION 099113 EXTERIOR PAINTING

### PART 2 PRODUCTS

#### 1.1. MANUFACTURERS

- A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.
- B. Paints:
  - 1. Kelly-Moore Paints; \_\_\_\_\_: [www.kellymoore.com/#sle](http://www.kellymoore.com/#sle).
  - 2. PPG Paints; \_\_\_\_\_: [www.ppgpaints.com/#sle](http://www.ppgpaints.com/#sle).
  - 3. Sherwin-Williams Company; \_\_\_\_\_: [www.sherwin-williams.com/#sle](http://www.sherwin-williams.com/#sle).

#### 1.2. PAINTS AND FINISHES - GENERAL

- A. Paints and Finishes: Ready-mixed, unless required to be a field-catalyzed paint.
  - 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
  - 2. Supply each paint material in quantity required to complete entire project's work from a single production run.
  - 3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is described explicitly in manufacturer's product instructions.
- B. Colors: To be selected from manufacturer's full range of available colors.
  - 1. Selection to be made by Architect after award of contract.

### PART 3 EXECUTION

#### 2.1. EXAMINATION

- A. Do not begin application of paints and finishes until substrates have been properly prepared.
- B. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- C. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- D. Test shop-applied primer for compatibility with subsequent cover materials.

#### 2.2. PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces for finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.

- E. Remove mildew from impervious surfaces by scrubbing with solution of tetra-sodium phosphate and bleach. Rinse with clean water and allow surface to dry.

### 2.3. APPLICATION

- A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
- B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- C. Apply each coat to uniform appearance.
- D. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- E. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

END OF SECTION 099113

SECTION 099123  
INTERIOR PAINTING

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Surface preparation.
- B. Field application of paints.
- C. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
  - 1. Mechanical and Electrical:
    - a. In finished areas, paint insulated and exposed pipes, conduit, boxes, insulated and exposed ducts, hangers, brackets, collars and supports, mechanical equipment, and electrical equipment, unless otherwise indicated.
- D. Do Not Paint or Finish the Following Items:
  - 1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
  - 2. Items indicated to receive other finishes.
  - 3. Items indicated to remain unfinished.
  - 4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
  - 5. Floors, unless specifically indicated.
  - 6. Glass.
  - 7. Concealed pipes, ducts, and conduits.

1.2. RELATED REQUIREMENTS

1.3. REFERENCE STANDARDS

- A. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.
- B. SSPC-SP 1 - Solvent Cleaning; 2015, with Editorial Revision (2016).
- C. SSPC-SP 6 - Commercial Blast Cleaning; 2007.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide complete list of products to be used, with the following information for each:
  - 1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
  - 2. MPI product number (e.g., MPI #47).
  - 3. Cross-reference to specified paint system products to be used in project; include description of each system.
- C. Samples: Submit three paper "draw down" samples, 8-1/2 by 11 inches (216 by 279 mm) in size, illustrating range of colors available for each finishing product specified.
  - 1. Where sheen is specified, submit samples in only that sheen.

### 1.5. DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F (7 degrees C) and a maximum of 90 degrees F (32 degrees C), in ventilated area, and as required by manufacturer's instructions.

### 1.6. FIELD CONDITIONS

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Provide lighting level of 80 fc (860 lux) measured mid-height at substrate surface.

## PART 2 PRODUCTS

### 2.1. MANUFACTURERS

- A. Provide paints and finishes used in any individual system from the same manufacturer; no exceptions.
- B. Paints:
  - 1. Behr Paint Company: [www.behr.com/#sle](http://www.behr.com/#sle).
  - 2. PPG Paints: [www.ppgpaints.com/#sle](http://www.ppgpaints.com/#sle).
  - 3. Sherwin-Williams Company: [www.sherwin-williams.com/#sle](http://www.sherwin-williams.com/#sle).

### 2.2. PAINTS AND FINISHES - GENERAL

- A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed paint.
  - 1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
  - 2. Supply each paint material in quantity required to complete entire project's work from a single production run.
  - 3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

### 2.3. PAINT SYSTEMS - INTERIOR

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.

- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.
- D. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces is below the following maximums:
  - 1. Gypsum Wallboard: 12 percent.

### 3.2. PREPARATION

- A. Clean surfaces thoroughly and correct defects prior to application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Masonry:
- F. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.
- G. Ferrous Metal:
  - 1. Solvent clean according to SSPC-SP 1.
  - 2. Remove rust, loose mill scale, and other foreign substances using methods recommended in writing by paint manufacturer and blast cleaning according to SSPC-SP 6 Commercial Blast Cleaning. Protect from corrosion until coated.

### 3.3. APPLICATION

- A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
- B. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
- C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- D. Apply each coat to uniform appearance in thicknesses specified by manufacturer.
- E. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- F. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

### 3.4. CLEANING

- A. Collect waste material that could constitute a fire hazard, place in closed metal containers, and remove daily from site.

## 3.5. PROTECTION

## 3.6. Schedule - Paint Systems

- A. Concrete, Concrete Masonry Units (CMU), Concrete Block, Brick Masonry: Finish surfaces exposed to view, except \_\_\_\_\_.
  - 1. Interior: CI-OP-3L, semi-gloss.
- B. Gypsum Board: Finish surfaces exposed to view, except \_\_\_\_\_.
  - 1. Interior Ceilings and Bulkheads: GI-OP-3L, flat.
  - 2. Interior Walls: GI-OP-3A, semi-gloss.
- C. Steel Doors and Frames: Finish surfaces exposed to view; MI-OP-3A, gloss.
- D. Shop-Primed Metal Items: Finish surfaces exposed to view, except \_\_\_\_\_.
  - 1. Finish the following items:
    - a. Elevator pit ladders.
    - b. Exposed surfaces of steel stairs and railings.
- E. Pipe and Duct Insulation Jackets: Finish surfaces exposed to view; FI-OP-2L, flat.

END OF SECTION 099123

## SECTION 101100 VISUAL DISPLAY UNITS

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Porcelain enamel steel markerboards.
- B. Tackboards.

#### 1.2. REFERENCE STANDARDS

- A. ANSI A208.1 - American National Standard for Particleboard; 2022.
- B. ASTM A424/A424M - Standard Specification for Steel, Sheet, for Porcelain Enameling; 2018.
- C. ASTM F793/F793M - Standard Classification of Wall Coverings by Use Characteristics; 2020.

#### 1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide manufacturer's data on chalkboard, porcelain enamel steel markerboard, glass markerboard, tackboard, tackboard surface covering, trim, and accessories.
- C. Shop Drawings: Indicate wall elevations, dimensions, joint locations , special anchor details.
- D. Samples: Color charts for selection of color and texture of chalkboard, porcelain enamel steel markerboard, glass markerboard, tackboard, tackboard surface covering, and trim.

### PART 2 PRODUCTS

#### 2.1. VISUAL DISPLAY UNITS

- A. Porcelain Enamel Steel Markerboards:
  - 1. Manufacturers:
    - a. ASI Visual Display Products; \_\_\_\_\_: [www.asi-visualdisplayproducts.com/#sle](http://www.asi-visualdisplayproducts.com/#sle).
    - b. Claridge Products and Equipment, Inc; \_\_\_\_\_: [www.claridgeproducts.com/#sle](http://www.claridgeproducts.com/#sle).
  - 2. Color: As selected from manufacturer's full range.
  - 3. Steel Face Sheet Thickness: 24 gauge, 0.0239 inch (0.61 mm).
  - 4. Core: Particleboard, manufacturer's standard thickness, laminated to face sheet.
  - 5. Backing: Aluminum foil, laminated to core.
  - 6. Size: As indicated on drawings.
  - 7. Frame: Extruded aluminum , with concealed fasteners.
  - 8. Frame Finish: As selected from manufacturer's full range.
  - 9. Accessories: Provide marker tray and map rail.
- B. Tackboards: Fine-grained, homogeneous natural cork.
  - 1. Manufacturers:
    - a. ASI Visual Display Products; \_\_\_\_\_: [www.asi-visualdisplayproducts.com/#sle](http://www.asi-visualdisplayproducts.com/#sle).
  - 2. Cork Thickness: 1/8 inch (3 mm).



3. Fabric: Vinyl-coated fabric.
4. Color: As selected from manufacturer's full range.
5. Size: As indicated on drawings.
6. Frame: Extruded aluminum , with concealed fasteners.
7. Frame Profile: As indicated on drawings.
8. Frame Finish: As selected from manufacturer's full range.
9. Accessories: Provide map rail.

## 2.2. MATERIALS

- A. Porcelain Enameled Steel Sheet: ASTM A424/A424M, Type I, Commercial Steel, with fired-on vitreous finish.
- B. Vinyl-Coated Fabric: ASTM F793 Category VI.
- C. Particleboard: ANSI A208.1; wood chips, set with waterproof resin binder, sanded faces.
- D. Foil Backing: Aluminum foil sheet, 0.005 inch thick (0.13 mm thick).

## 2.3. ACCESSORIES

- A. Map Rail: Extruded aluminum, manufacturer's standard profile, with cork insert and runners for accessories; 1 inch wide overall ( ; 25 mm wide overall) , full width of frame.
- B. Temporary Protective Cover: Sheet polyethylene, 8 mil (0.2 mm) thick.
- C. Flag Holders: Cast aluminum bored to receive 1 inch (25 mm) diameter flag staff, bracketed to fit top rail of board.
- D. Marker Tray: Aluminum, manufacturer's standard profile, one piece full length of markerboard, molded ends, concealed fasteners, same finish as frame.
- E. Mounting Brackets: Concealed.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that internal wall blocking is ready to receive work and positioning dimensions are as indicated on shop drawings.

### 3.2. PREPARATION

- A. Acclimatize tackable wall panels by removing from packaging in installation area not less than 24 hours before application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

### 3.3. INSTALLATION

- A. Install boards in accordance with manufacturer's instructions.
- B. Secure units level and plumb.

- C. Install tackable wall panels in accordance with manufacturer's recommendations on specified substrates with concealed attachments.

3.4. CLEANING

- A. Clean board surfaces in accordance with manufacturer's instructions.
- B. Cover with protective cover, taped to frame.
- C. Remove temporary protective cover at Date of Substantial Completion.

END OF SECTION 101100

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SECTION 101419  
DIMENSIONAL LETTER SIGNAGE

PART 1 GENERAL

1.1. Section Includes

- A. Dimensional letter signage.

1.2. Reference Standards

- A. 36 CFR 1191 - Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines; current edition.
- B. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- C. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

1.3. Submittals

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's product literature for each type of dimensional letter sign, indicating style, font, colors, locations, and overall dimensions of each sign.
- C. Shop Drawings:
  - 1. Include dimensions, locations, elevations, materials, text and graphic layout, and attachment details.
  - 2. Show locations of electrical service connections.
  - 3. Include diagrams for power, signal, and control wiring.
- D. Samples: Submit one sample of each type of dimensional letter sign of size similar to that required for project, indicating sign style, font, and method of attachment.

1.4. Delivery, Storage, and Handling

- A. Package dimensional letter signs as required to prevent damage before installation.
- B. Store under cover and elevated above grade.

1.5. Field Conditions

- A. Do not install tape adhesive when ambient temperature is lower than recommended by manufacturer.
- B. Maintain minimum ambient temperature during and after installation.

PART 2 PRODUCTS

2.1. Manufacturers

- A. Dimensional Letter Signs:
  - 1. FASTSIGNS International, Inc; \_\_\_\_\_: [www.fastsigns.com/#sle](http://www.fastsigns.com/#sle).

## 2.2. Regulatory Requirements

- A. Accessibility Requirements: Comply with ADA Standards and ICC A117.1 and applicable building codes, unless otherwise indicated; in the event of conflicting requirements, comply with the most restrictive requirements.

## 2.3. Dimensional Letters

- A. Applications: Building identification.
  - 1. Use individual metal letters.
  - 2. Mounting Location: Exterior as indicated on drawings.
- B. Metal Letters:
  - 1. Material: Stainless steel sheet, fabricated reverse channel.
  - 2. Thickness: 1/8 inch minimum (3 mm).
  - 3. Letter Height: \_\_\_\_\_ inches (\_\_\_\_\_ mm).
  - 4. Text and Typeface:
    - a. Character Font: Helvetica, Arial, or other sans serif font.
  - 5. Finish: Brushed, satin.
  - 6. Color: As selected.
  - 7. Mounting: Concealed screws.

## 2.4. Accessories

- A. Concealed Screws: Noncorroding metal; stainless steel, galvanized steel, chrome plated, or other.

## PART 3 EXECUTION

### 3.1. Examination

- A. Verify that substrate surfaces are ready to receive work.
- B. Notify Architect if conditions are not suitable for installation of signs; do not proceed until conditions are satisfactory.

### 3.2. Installation

- A. Install in accordance with manufacturer's instructions.
- B. Install with horizontal edges level.
- C. Locate dimensional letter signs and mount at heights indicated on drawings and in accordance with ADA Standards and ICC A117.1.
- D. Protect from damage until mm-dd-yyyy; repair or replace damaged items.

END OF SECTION 101419

SECTION 101423  
PANEL SIGNAGE

PART 1 GENERAL

1.1. Section Includes

- A. Panel signage.

1.2. Reference Standards

- A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- B. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

1.3. Submittals

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's product literature for each type of panel sign, indicating styles, font, foreground and background colors, locations, and overall dimensions of each sign.
- C. Shop Drawings:
  - 1. Include dimensions, locations, elevations, materials, text and graphic layout, attachment details, and schedules.
  - 2. Schedule: Provide information sufficient to completely define each panel sign for fabrication, including room number, room name, other text to be applied, sign and letter sizes, fonts, and colors.
    - a. When room numbers to appear on signs differ from those on drawings, include the drawing room number on schedule.
    - b. When content of signs is indicated to be determined later, request such information from Owner through Architect at least 2 months prior to start of fabrication; upon request, submit preliminary schedule.
    - c. Submit for approval by Owner through Architect prior to fabrication.
- D. Samples: Submit two samples of each type of sign, of size similar to that required for project, indicating sign style, font, and method of attachment.
- E. Selection Samples: Where colors, materials, and finishes are not specified, submit two sets of color selection charts or chips.
- F. Verification Samples: Submit samples showing colors, materials, and finishes specified.
- G. Manufacturer's Installation Instructions: Include installation templates and attachment devices.
- H. Manufacturer's qualification statement.
- I. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.

1.4. Quality Assurance

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

## 1.5. Delivery, Storage, and Handling

- A. Package signs as required to prevent damage before installation.
- B. Package room and door signs in sequential order of installation, labeled by floor or building.
- C. Store tape adhesive at normal room temperature.

## 1.6. Field Conditions

- A. Do not install tape adhesive when ambient temperature is lower than recommended by manufacturer.
- B. Maintain minimum ambient temperature during and after installation.

## PART 2 PRODUCTS

## 2.1. Manufacturers

- A. Panel Signage:
  - 1. Best Sign Systems, Inc; \_\_\_\_: [www.bestsigns.com/#sle](http://www.bestsigns.com/#sle).
  - 2. FASTSIGNS International, Inc; \_\_\_\_: [www.fastsigns.com/#sle](http://www.fastsigns.com/#sle).
  - 3. Inpro Corporation; \_\_\_\_: [www.inprocorp.com/#sle](http://www.inprocorp.com/#sle).
  - 4. Mohawk Sign Systems, Inc; \_\_\_\_: [www.mohawksign.com/#sle](http://www.mohawksign.com/#sle).
  - 5. Vista System LLC; \_\_\_\_: [www.vistasystem.com/#sle](http://www.vistasystem.com/#sle).

## 2.2. Regulatory Requirements

- A. Accessibility Requirements: Comply with ADA Standards and ICC A117.1 and applicable building codes, unless otherwise indicated; in the event of conflicting requirements, comply with the most restrictive requirements.

## 2.3. Panel Signage

- A. Panel Signage Type \_\_\_\_:
  - 1. Application: Room and door signs.
  - 2. Description: Flat signs with engraved panel media, tactile characters.
  - 3. Sign Size: 4 inches by 6 inches (100 mm by 152 mm).
  - 4. Total Thickness: 1/8 inch (3 mm).
  - 5. Color and Font, unless otherwise indicated:
    - a. Character Font: Helvetica, Arial, or other sans serif font.
    - b. Character Case: Upper and lower case (title case).
    - c. Background Color: As scheduled.
    - d. Character Color: Contrasting color.
  - 6. Material: Laminated colored plastic engraved through face to expose core as background color.
  - 7. Profile: Flat panel in aluminum frame.
    - a. Frame Finish: Black anodized.
  - 8. Tactile Letters: Raised 1/32 inch minimum.
  - 9. Braille: Grade II, ADA-compliant.

## 2.4. SIGNAGE APPLICATIONS

- A. Room and Door Signs:

1. Office Doors: Identify with room names and numbers to be determined later, not those indicated on drawings; provide "window" section for replaceable occupant name.
  2. Conference and Meeting Rooms: Identify with room names and numbers to be determined later, not those indicated on drawings; provide "window" section with sliding "In Use/Vacant" indicator.
  3. Service Rooms: Identify with room names and numbers to be determined later, not those indicated on drawings.
  4. Rest Rooms: Identify with pictograms, the names "MEN" and "WOMEN", room numbers to be determined later, and braille.
- B. Emergency Evacuation Map Panel Signs:
1. Allow for one map per elevator lobby.

## 2.5. Accessories

- A. Concealed Screws: Noncorroding metal; stainless steel, galvanized steel, chrome plated, or other.
- B. Tape Adhesive: Double-sided tape, permanent adhesive.

## PART 3 EXECUTION

### 3.1. Examination

- A. Verify that substrate surfaces are ready to receive work.
- B. Notify Architect if conditions are not suitable for installation of signs; do not proceed until conditions are satisfactory.

### 3.2. Installation

- A. Install in accordance with manufacturer's instructions.
- B. Install with horizontal edges level.
- C. Locate panel signs and mount at heights indicated on drawings and in accordance with ADA Standards and ICC A117.1.
- D. Protect from damage until mm-dd-yyyy; repair or replace damaged items.



END OF SECTION 101423

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SECTION 102113.19  
PLASTIC TOILET COMPARTMENTS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Solid plastic toilet compartments.

1.2. RELATED REQUIREMENTS

- A. Section 102800 - Toilet, Bath, and Laundry Accessories.

1.3. REFERENCE STANDARDS

- A. NFPA 286 - Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth; 2024.

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination: Coordinate the work with placement of support framing and anchors in walls and ceilings.

1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on panel construction, hardware, and accessories.
- C. Shop Drawings: Indicate partition plan, elevation views, dimensions, details of wall supports, door swings.
- D. Samples: Submit two samples of partition panels, \_\_\_ by \_\_\_ inch (\_\_\_ by \_\_\_ mm) in size illustrating panel finish, color, and sheen.

PART 2 PRODUCTS

2.1. MANUFACTURERS

- A. Solid Plastic Toilet Compartments:
  - 1. Hadrian; Hadrian - Standard Series - Plastic: [www.hadrian-inc.com/#sle](http://www.hadrian-inc.com/#sle).
  - 2. Scranton Products; Aria Partitions: [www.scrantonproducts.com/#sle](http://www.scrantonproducts.com/#sle).

2.2. PLASTIC TOILET COMPARTMENTS

- A. Solid Plastic Toilet Compartments: Factory fabricated doors, pilasters, and divider panels made of solid molded high density polyethylene (HDPE), tested in accordance with NFPA 286; floor-mounted unbraced.
  - 1. Color: Single color as selected.
  - 2. Doors:
    - a. Thickness: 1 inch (25 mm).

- b. Width: 24 inch (610 mm).
- c. Width for Handicapped Use: 36 inch (915 mm), out-swinging.
- d. Height: 55 inch (1397 mm).
- 3. Panels:
  - a. Thickness: 1 inch (25 mm).
  - b. Height: 55 inch (1397 mm).
- 4. Pilasters:
  - a. Thickness: 1 inch (25 mm).
  - b. Width: As required to fit space; minimum 3 inch (76 mm).

### 2.3. ACCESSORIES

- A. Pilaster Shoes: Stainless steel, satin finish, 3 inches (76 mm) high; concealing floor fastenings.
- B. Attachments, Screws, and Bolts: Stainless steel , tamper proof type.
- C. Hinges: Stainless steel, manufacturer's standard finish.
- D. Door Hardware: Stainless steel, manufacturer's standard finish.
  - 1. Door Latch: Slide type with exterior emergency access feature.
  - 2. Provide door pull for outswinging doors.
- E. Coat Hook: One per compartment, mounted on door.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify correct spacing of and between plumbing fixtures.
- C. Verify correct location of built-in framing, anchorage, and bracing.

### 3.2. INSTALLATION

- A. Install partitions secure, rigid, plumb, and level in accordance with manufacturer's instructions.
- B. Maintain 3/8 inch to 1/2 inch (9 mm to 13 mm) space between wall and panels and between wall and end pilasters.
- C. Attach panel brackets securely to walls using anchor devices.
- D. Attach panels and pilasters to brackets. Locate head rail joints at pilaster center lines.
- E. Field touch-up of scratches or damaged finish will not be permitted. Replace damaged or scratched materials with new materials.

### 3.3. ADJUSTING

- A. Adjust and align hardware to uniform clearance at vertical edge of doors, not exceeding 3/16 inch (5 mm).

END OF SECTION 102113.19

SECTION 102123  
CUBICLE CURTAINS AND TRACK

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Surface mounted overhead curtain track and guides.
- B. Cubicle curtains.

1.2. REFERENCE STANDARDS

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data for curtain fabric characteristics and \_\_\_\_\_.
- C. Shop Drawings: Indicate a reflected ceiling plan view of curtain track, hangers and suspension points, attachment details, schedule of curtain sizes.
- D. Samples: Submit 12 by 12 inch (300 by 300 mm) sample patch of curtain cloth with representative top, bottom, and edge hem stitch detail, heading with reinforcement and carrier attachment to curtain header.
- E. Maintenance Data: Include recommended cleaning methods and materials and stain removal methods.
- F. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  - 1. See Section 016000 - Product Requirements, for additional provisions.
  - 2. Extra Curtains: Two of each type and size.
  - 3. Extra Carriers: Ten.

1.4. DELIVERY, STORAGE, AND HANDLING

PART 2 PRODUCTS

2.1. MANUFACTURERS

- A. Cubicle Track and Curtains:
  - 1. A. R. Nelson Co; \_\_\_\_\_: [www.arnelson.com/#sle](http://www.arnelson.com/#sle).
  - 2. Construction Specialties, Inc; Track Systems: [www.c-sgroup.com/#sle](http://www.c-sgroup.com/#sle).
  - 3. Imperial Fastener Co., Inc; \_\_\_\_\_: [www.imperialfastener.com/#sle](http://www.imperialfastener.com/#sle).
  - 4. Inpro; \_\_\_\_\_: [www.inprocorp.com/#sle](http://www.inprocorp.com/#sle).

2.2. TRACKS AND TRACK COMPONENTS

- A. Tracks: Extruded aluminum sections; one piece per track run.
  - 1. Profile: Channel.
  - 2. Mounting: Surface.

3. Track End Stop: To fit track section.
  4. Finish on Exposed Surfaces: Clear anodized.
- B. Curtain Carriers: Nylon rollers, size and type compatible with track; designed to eliminate bind when curtain is pulled; fitted to curtain to prevent accidental curtain removal.
- C. Installation Accessories: Types required for specified mounting method and substrate conditions.

### 2.3. CURTAINS

- A. Cubicle Curtains:
1. Material: Close weave \_\_\_\_\_; anti-bacterial, self deodorizing, sanitized, and preshrunk.
  2. Color/Pattern: As selected by Owner from manufacturer's full range..
  3. Open Mesh Cloth: Open weave to permit air circulation; flameproof material, not less than 20 inches at top of curtain.
  4. Attachment of Curtain Fabric to Open Mesh Cloth: Manufacturer's standard sewn seam.
- B. Curtain Fabrication:
1. Width of curtain to be 10 percent wider than track length.
  2. Length of curtain to end 15 inches (380 mm) above finished floor.
  3. Include open mesh cloth at top 20 inches (508 mm) of curtain for room air circulation, attached to curtain as specified above.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that surfaces and supports above ceiling are ready to receive work of this Section.
- B. Verify that field measurements are as indicated on shop drawings.

### 3.2. INSTALLATION

- A. Install curtain track to be secure, rigid, and true to ceiling line.

END OF SECTION 102123

SECTION 102600  
WALL AND DOOR PROTECTION

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Corner guards.

1.2. RELATED REQUIREMENTS

- A. Section 092116 - Gypsum Board Assemblies: Placement of supports in stud wall construction.
- B. Section 092216 - Non-Structural Metal Framing: Placement of supports in stud wall construction.

1.3. REFERENCE STANDARDS

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Indicate physical dimensions, features, wall mounting brackets with mounted measurements, anchorage details, and rough-in measurements.
- C. Shop Drawings: Include plans, elevation, sections, and attachment details. Show design and spacing of supports for protective corridor handrails, required to withstand structural loads.
- D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project:
  - 1. See Section 016000 - Product Requirements, for additional provisions.
  - 2. Extra Stock Materials: One package(s) of minimum 96 inches (2438 mm) long unit of each kind of covers for corner guards.

1.5. DELIVERY, STORAGE, AND HANDLING

- A. Deliver wall and door protection items in original, undamaged protective packaging. Label items to designate installation locations.
- B. Protect work from moisture damage.
- C. Protect work from UV light damage.
- D. Do not deliver products to project site until areas for storage and installation are fully enclosed, and interior temperature and humidity are in compliance with manufacturer's recommendations for each type of item.
- E. Store products in either horizontal or vertical position, in compliance with manufacturer's instructions.

1.6. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.

## PART 2 PRODUCTS

## 2.1. MANUFACTURERS

- A. Corner Guards:
  - 1. Construction Specialties, Inc; Acrovyn Solid Color and Chameleon Crash Rails: [www.csgroup.com/#sle](http://www.csgroup.com/#sle).
  - 2. Inpro; \_\_\_\_\_: [www.inprocorp.com/#sle](http://www.inprocorp.com/#sle).

## 2.2. PRODUCT TYPES

- A. Corner Guards - Flush Mounted:
  - 1. Material: Polyethylene terephthalate (PET or PETG); PVC-free with full height extruded aluminum retainer.
  - 2. Width of Wings: 2 inches (51 mm).
  - 3. Corner: Square.
  - 4. Color: As selected from manufacturer's standard colors.
  - 5. Length: One piece.

## 2.3. FABRICATION

- A. Fabricate components with tight joints, corners and seams.

## PART 3 EXECUTION

## 3.1. EXAMINATION

- A. Verify that rough openings, concealed blocking, and anchors are correctly sized and located.

## 3.2. INSTALLATION

- A. Install components in accordance with manufacturer's instructions, level and plumb, secured rigidly in position to supporting construction.
- B. Position corner guard 4 inches (102 mm) above finished floor to \_\_\_\_ inches high (\_\_\_\_ mm high).

## 3.3. CLEANING

- A. Clean wall and door protection items of excess adhesive, dust, dirt, and other contaminants.

END OF SECTION 102600



SECTION 102641  
BALLISTICS RESISTANT PANELS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Laminated fiberglass ballistics-resistant panels.

1.2. RELATED REQUIREMENTS

- A. Section 092116 - Gypsum Board Assemblies: Metal framing to receive ballistics-resistant panels.
- B. Section 092216 - Non-Structural Metal Framing: Metal framing to receive ballistics-resistant panels.

1.3. REFERENCE STANDARDS

- A. UL 752 - Standard for Bullet-Resisting Equipment; Current Edition, Including All Revisions.

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Conduct a preinstallation meeting one week prior to the start of the work of this section; require attendance by all affected installers.

1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's current data sheets on each product to be used.
- C. Shop Drawings: Details of installation of ballistics-resistant panels, including plan views, elevations, sections, and details of the proposed installation with attachment methods.
- D. Samples: Submit two samples, minimum size 6 inches by 6 inches (150 mm by 150 mm), for each product specified.
- E. Certificates: Submit printed data to indicate compliance with following requirements.
  - 1. Third party ballistic laboratory test report to confirm UL 752 level of protection.

1.6. DELIVERY, STORAGE, AND HANDLING

- A. Deliver and store products in manufacturer's unopened packaging bearing the brand name, manufacturer's identification, and required UL and NIJ certification labels until ready for installation.
- B. Handle material with care to prevent damage. Stack panels flat, store inside under cover off the ground in a dry location, and protect from other construction activities.

1.7. FIELD CONDITIONS

- A. Install products under environmental conditions (temperature, humidity, and ventilation) recommended by manufacturer.

### 1.8. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Manufacturer Warranty: Provide ten year manufacturer warranty for materials and workmanship against defects commencing on the Date of Substantial Completion.

## PART 2 PRODUCTS

### 2.1. MANUFACTURERS

- A. Laminated Glass Fiber Ballistics-Resistant Panels:
  - 1. Armortex; \_\_\_\_\_: [www.armortex.com/#sle](http://www.armortex.com/#sle).
  - 2. Total Security Solutions; \_\_\_\_\_: [www.tssbulletproof.com/#sle](http://www.tssbulletproof.com/#sle).

### 2.2. LAMINATED FIBER BALLISTICS-RESISTANT PANELS

- A. General:
  - 1. Laminated fiber ballistics-resistant panels to be non-ricochet type. When struck by a bullet or projectile, the panels to delaminate in such a way that absorbs the energy, stops the projectile, and prevents ricochet or spalling.
- B. Performance Requirements:
  - 1. Ballistics Resistance Rating: Listed and labeled as tested in accordance with UL 752 Level 3 (super-power handgun) threat rating.
- C. Laminated Fiber Panels:
  - 1. Material: Multiple layers of fiberglass woven roving bonded together with resin and compressed into flat rigid sheets.
  - 2. Panel Size: Maximum size to limit number of seams.
  - 3. Panel Thickness: Minimum thickness required for selected UL 752 threat level.
  - 4. Attachment Method: Mechanical fasteners.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verification of Conditions: Verify that substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

### 3.2. PREPARATION

- A. Clean surfaces thoroughly prior to installation of this work.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

### 3.3. INSTALLATION

- A. Install panels in accordance with manufacturer's instructions and shop drawings and in proper relationship with adjacent construction.

1. Maintain ballistics-resistive rating at panel junctures with concrete floor and roof slabs, bullet-resistive door and window frames, and required penetrations.

3.4. PROTECTION

- A. Protect installed panels from subsequent construction operations.

END OF SECTION 102641

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SECTION 102800  
TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Commercial toilet accessories.

1.2. RELATED REQUIREMENTS

- A. Section 102113.19 - Plastic Toilet Compartments.
- B. Section 224000 - Plumbing Fixtures: Under-lavatory pipe and supply covers.

1.3. REFERENCE STANDARDS

- A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- B. ASTM C1036 - Standard Specification for Flat Glass; 2021.
- C. ASTM C1503 - Standard Specification for Silvered Flat Glass Mirror; 2018.

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordinate the work with the placement of internal wall reinforcement, concealed ceiling supports, and reinforcement of toilet partitions to receive anchor attachments.

1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.

PART 2 PRODUCTS

2.1. MANUFACTURERS

- A. Commercial Toilet, Shower, and Bath Accessories:
  - 1. American Specialties, Inc; \_\_\_\_\_: [www.americanspecialties.com/#sle](http://www.americanspecialties.com/#sle).
  - 2. Bradley Corporation; \_\_\_\_\_: [www.bradleycorp.com/#sle](http://www.bradleycorp.com/#sle).
  - 3. Georgia-Pacific Professional; \_\_\_\_\_: [www.gppro.com/#sle](http://www.gppro.com/#sle).
- B. Provide products of each category type by single manufacturer.

2.2. MATERIALS

- A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.

- B. Mirror Glass: Annealed float glass, ASTM C1036 Type I, Class 1, Quality Q2, with silvering, protective and physical characteristics complying with ASTM C1503.

### 2.3. FINISHES

#### 2.4. Commercial Toilet Accessories

- A. Toilet Paper Dispenser: Single roll, surface mounted bracket type, stainless steel, spindleless type for tension spring delivery designed to prevent theft of tissue roll.
- B. Paper Towel Dispenser: Folded paper type, stainless steel, semi-recessed, with viewing slots on sides as refill indicator and tumbler lock.
  - 1. Capacity: 300 C-fold minimum.
- C. Automated Soap Dispenser: Liquid soap dispenser, wall-mounted, with stainless steel cover and window to gauge soap level, tumbler lock.
- D. Mirrors: Stainless steel framed, 1/4 inch (6 mm) thick annealed float glass; ASTM C1036.
  - 1. Annealed Float Glass: Silvering, protective and physical characteristics in compliance with ASTM C1503.
- E. Grab Bars: Stainless steel, smooth surface.
  - 1. Heavy Duty Grab Bars: Floor supports are acceptable if necessary to achieve load rating.
    - a. Push/Pull Point Load: Minimum 1000 pound-force (4448.2 N), minimum.
    - b. Dimensions: 1-1/2 inch (38 mm) outside diameter, minimum 0.125 inch (3.17 mm) wall thickness, exposed flange mounting, 1-1/2 inch (38 mm) clearance between wall and inside of grab bar.
    - c. Length and Configuration: As indicated on drawings.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify existing conditions before starting work.
- B. Verify exact location of accessories for installation.
- C. Verify that field measurements are as indicated on drawings.

### 3.2. PREPARATION

- A. Deliver inserts and rough-in frames to site for timely installation.
- B. Provide templates and rough-in measurements as required.

### 3.3. INSTALLATION

- A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.
- B. Install plumb and level, securely and rigidly anchored to substrate.
- C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.

3.4. PROTECTION

- A. Protect installed accessories from damage due to subsequent construction operations.

END OF SECTION 102800

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SECTION 107326  
WALKWAY COVERINGS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Metal walkway coverings.

1.2. RELATED REQUIREMENTS

- A. Section 033000 - Cast-in-Place Concrete: Concrete foundations, slabs, or piers.
- B. Section 076200 - Sheet Metal Flashing and Trim.

1.3. REFERENCE STANDARDS

- A. AAMA 2604 - Voluntary Specification, Performance Requirements and Test Procedures for High Performance Organic Coatings on Aluminum Extrusions and Panels (with Coil Coating Appendix); 2022.
- B. ASCE 7 - Minimum Design Loads and Associated Criteria for Buildings and Other Structures; Most Recent Edition Cited by Referring Code or Reference Standard.
- C. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.
- D. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2021.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Shop Drawings: Indicate profiles, sizes, connection attachments, footings, anchorage, size and type of fasteners, graphic images, patterns, accessories, and locations.
- C. Selection Samples: Manufacturer's color charts for metal components and fabric covering.
- D. Design Data: Submit comprehensive structural analysis of design for the specified loads. Stamp and sign calculations by professional engineer.
- E. Designer's qualification statement.
- F. Manufacturer's qualification statement.
- G. Installer's qualification statement.
- H. Executed warranty.
- I. Specimen warranty.

### 1.5. QUALITY ASSURANCE

- A. Designer Qualifications: Perform design under direct supervision of Professional Engineer experienced in design of this type of work and licensed in the State in which the Project is located.
- B. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with at least three years of documented experience.
- C. Installer Qualifications: Company specializing in performing work of the type specified and with at least three years of documented experience.

### 1.6. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Manufacturer Warranty: Provide 2-year manufacturer warranty for Installation. Complete forms in Owner's name and register with manufacturer.
- C. Finish Warranty: Provide 20-year manufacturer warranty against excessive degradation of factory-applied finishes. Include provision for replacement of units with excessive fading, chalking, or flaking. Complete forms in Owner's name and register with warrantor.

## PART 2 PRODUCTS

### 2.1. MANUFACTURERS

- A. Metal Walkway Coverings:
  - 1. Mitchell Metals: [www.mitchellmetals.net/#sle](http://www.mitchellmetals.net/#sle).
  - 2. Peachtree Protective Covers, Inc: [www.peachtreecovers.com/#sle](http://www.peachtreecovers.com/#sle).
  - 3. Rusco Custom Canopies: [www.superdeckaluminumcanopies.com/#sle](http://www.superdeckaluminumcanopies.com/#sle).

### 2.2. Walkway Coverings - GENERAL

- A. Design Criteria: Design and fabricate to resist the following loads without failure, damage, or permanent deflection in accordance with ASCE 7.
  - 1. Wind: Design Wind speed 94 MPH.
  - 2. Snow: 22 psf; minimum.
  - 3. Live: 30 psf ; minimum.
  - 4. Thermal Movement: Plus/minus 1/8 inch (3.175 mm), maximum.
- B. Configuration: Column layout, walkway clearance, fascia profile, and roof covering design as indicated on drawings.
- C. Provide a complete system ready for erection at project site.

### 2.3. METAL Walkway Coverings

- A. Description: Flat top metal framework with metal covering supported by metal columns.
- B. Type: Column-supported by pairs of columns.
- C. Framework: Aluminum.
- D. Water Management: Drain beams and internal column drains with drainage outlet on grade.

- E. Covering Materials:

#### 2.4. Materials

- A. Aluminum:
  - 1. Aluminum Extrusions: Alloy and temper 6063-T5, 6063-T6, or 6061-T6 members complying with ASTM B221 (ASTM B221M), with minimum thickness 1/8 inch (3.2 mm) for structural members and 1/16 inch (1.6 mm) for nonstructural members.

#### 2.5. FINISHES

- A. High Performance Organic Coatings: AAMA 2604, multiple coats, thermally cured fluoropolymer system.
- B. Finish Color: As selected by Architect from manufacturer's standard range.

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Examine substrates and site area for conditions that might prevent satisfactory installation.
- B. Verify that foundation, electrical utilities, and placed anchors are in correct position.
- C. Do not proceed with installation until conditions are satisfactory.

#### 3.2. INSTALLATION - FRAMING

- A. Install in accordance with manufacturer's instructions.
- B. Install components plumb and level, accurately fitted, free from distortion or defects.

#### 3.3. INSTALLATION - Metal COVERING

- A. Install in accordance with manufacturer's instructions.
- B. Fasten metal decking to metal support members, aligned level and plumb.
- C. Install fascia panels, trim, and flashing.
- D. Separate dissimilar metals using concealed bituminous paint.
- E. Touch-up damaged finish coating using material provided by manufacturer to match original coating.

#### 3.4. TOLERANCES

- A. Maximum Variation from Plumb, Level, or Line: 1/8 inch per 10 feet (1 mm per 1 m), or 3/8 inch (9.5 mm) total in overall dimension.
- B. Alignment of Two Adjoining Members Abutting in Plane: Within 1/16 inches (1.6 mm).

#### 3.5. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements for additional requirements.

3.6. CLEANING

- A. See Section 017000 - Execution and Closeout Requirements for additional requirements.
- B. Clean all exposed surfaces after installation.

3.7. PROTECTION

- A. Touch-up, repair, or replace damaged components before Date of Substantial Completion.
- B. Protect walkway covering after installation to prevent damage due to other work until Date of Substantial Completion.

END OF SECTION 107326

## SECTION 113013 RESIDENTIAL APPLIANCES

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Kitchen appliances.

#### 1.2. RELATED REQUIREMENTS

- A. Section 260583 - Wiring Connections: Electrical connections for appliances.

#### 1.3. REFERENCE STANDARDS

- A. UL (DIR) - Online Certifications Directory; Current Edition.

#### 1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's data indicating dimensions, capacity, and operating features of each piece of residential equipment specified.
- C. Copies of Warranties: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.

#### 1.5. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.
- B. Electric Appliances: Listed and labeled by UL (DIR) and complying with NEMA Standards (National Electrical Manufacturers Association).

#### 1.6. WARRANTY

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.
- B. Provide five (5) year manufacturer warranty on refrigeration system of refrigerators.

### PART 2 PRODUCTS

#### 2.1. KITCHEN APPLIANCES

- A. Refrigerator: Free-standing, side-by-side, and frost-free.
  - 1. Capacity: Total minimum storage of 18 cubic ft (0.51 cu m); minimum 15 percent freezer capacity.
  - 2. Energy Usage: Minimum 20 percent more energy efficient than energy efficiency standards set by U.S. Department of Energy (DOE).
  - 3. Features: Include glass shelves, automatic icemaker, and light in freezer compartment.

4. Exterior Finish: Porcelain enameled steel, color as indicated.

PART 3 EXECUTION

3.1. EXAMINATION

- A. Verify utility rough-ins are provided and correctly located.

3.2. INSTALLATION

- A. Install in accordance with manufacturer's instructions.

3.3. ADJUSTING

- A. Adjust equipment to provide efficient operation.

3.4. CLEANING

- A. Remove packing materials from equipment and properly discard.
- B. Wash and clean equipment.

END OF SECTION 113013

## SECTION 116623 GYMNASIUM EQUIPMENT

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Wall mounted protection pads.

#### 1.2. REFERENCE STANDARDS

- A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- B. NFPA 286 - Standard Methods of Fire Tests for Evaluating Contribution of Wall and Ceiling Interior Finish to Room Fire Growth; 2024.

#### 1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide manufacturer's data showing configuration, sizes, materials, finishes, hardware, and accessories; include:
  - 1. Fire rating certifications.
  - 2. Manufacturer's installation instructions.
- C. Shop Drawings: For custom fabricated equipment indicate, in large scale detail, construction methods; method of attachment or installation; type and gauge of metal, hardware, and fittings; plan front elevation; elevations and dimensions; minimum one cross section; utility requirements as to types, sizes, and locations.
- D. Samples: Submit samples of wall pad coverings in manufacturer's available range of colors.

#### 1.4. QUALITY ASSURANCE

- A. Installer Qualifications: Company specializing in performing work of the type specified with minimum three years of experience.

#### 1.5. DELIVERY, STORAGE, AND HANDLING

- A. Deliver products to project site in manufacturer's original packaging with factory original labels attached.
- B. Store products indoors and elevated above floor; prevent warping, twisting, or sagging.
- C. Store products in accordance with manufacturer's instructions; protect from extremes of weather, temperature, moisture, and other damage.

### PART 2 PRODUCTS

#### 2.1. GENERAL REQUIREMENTS

- A. See drawings for sizes and locations, unless noted otherwise.

- B. Provide mounting plates, brackets, and anchors of sufficient size and strength to securely attach equipment to building structure; comply with requirements of Contract Documents.
- C. Hardware: Heavy duty steel hardware, as recommended by manufacturer.

## 2.2. WALL PADDING

- A. Wall Padding: Foam filling bonded to backing board, wrapped in covering; each panel fabricated in one piece.
  - 1. Surface Burning Characteristics: Flame spread index (FSI) of 25 or less, smoke developed index (SDI) of 450 or less, Class A, when tested in accordance with ASTM E84 as a complete panel.
  - 2. Flammability: Comply with NFPA 286.
  - 3. Covering: Vinyl-coated polyester fabric, mildew and rot resistant; stapled to back of board.
    - a. Color: As selected from manufacturer's standard range.
    - b. Texture: Embossed leather-look.
    - c. Fabric Weight: 14 oz/sq yd (0.52 kg/sq m), minimum.
  - 4. Foam, Fire-Rated: Open cell polychloroprene (Neoprene), with 5.5 pcf (90 kg/cu m) nominal density.
  - 5. Foam Thickness: 1-1/2 inches (38 mm).
  - 6. Backing Board: Plywood.
    - a. Thickness: 3/8 inch (9.5 mm), minimum.
  - 7. Fastening Margins: 1 inch (25 mm) wide, covered by fabric covering.
  - 8. Mounting: Permanent; using screws.
  - 9. Manufacturers:
    - a. ADP Lemco, Inc: [www.adplemco.com/#sle](http://www.adplemco.com/#sle).
    - b. Draper, Inc: [www.draperinc.com/#sle](http://www.draperinc.com/#sle).
    - c. Grand Slam Safety, LLC; Wall Padding: [www.grandslamsafety.com/#sle](http://www.grandslamsafety.com/#sle).

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Take field measurements to ensure proper fitting of work. If taking field measurements before fabrication will delay work, allow for adjustments within recommended tolerances.
- B. Inspect areas and conditions before installation, and notify Architect in writing of unsatisfactory or detrimental conditions.
- C. Do not proceed with this work until conditions have been corrected; commencing installation constitutes acceptance of work site conditions.

### 3.2. INSTALLATION

- A. Install in accordance with Contract Documents and manufacturer's instructions.
- B. Install equipment rigid, straight, plumb, and level.
- C. Secure equipment with manufacturer's recommended anchoring devices.
- D. Install wall padding securely, with edges tight to wall and without wrinkles in fabric covering.
- E. Separate dissimilar metals to prevent electrolytic corrosion.



3.3. CLEANING

- A. Remove masking or protective covering from finished surfaces.
- B. Clean equipment in accordance with manufacturer's recommendations.

3.4. PROTECTION

- A. Protect installed products until Date of Substantial Completion.
- B. Replace damaged products before Date of Substantial Completion.

END OF SECTION 116623

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## SECTION 123200 MANUFACTURED WOOD CASEWORK

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Manufactured standard and custom casework, with cabinet hardware.

#### 1.2. RELATED REQUIREMENTS

- A. Section 123600 - Countertops: Additional requirements for countertops.

#### 1.3. DEFINITIONS

- A. Exposed: Portions of casework visible when drawers and cabinet doors are closed, including end panels, bottoms of cases more than 42 inches (1.066 m) above finished floor, tops of cases less than 72 inches (1.82 m) above finished floor and all members visible in open cases or behind glass doors.
- B. Semi-Exposed: Portions of casework and surfaces behind solid doors, tops of cases more than 72 inches (1.828 m) above finished floor and bottoms of cabinets more than 30 inches (0.762 m) but less than 42 inches (1.066 m) above finished floor.
- C. Concealed: Sleepers, web frames, dust panels and other surfaces not generally visible after installation and cabinets less than 30 inches (762 mm) above finished floor.

#### 1.4. REFERENCE STANDARDS

- A. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards, 2nd Edition; 2014, with Errata (2016).
- B. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards; 2021, with Errata.

#### 1.5. ADMINISTRATIVE REQUIREMENTS

- A. Preinstallation Meeting: Conduct a preinstallation meeting one week prior to the start of the work of this section; require attendance by all affected installers.
- B. Keying Conference: Conduct conference prior to ordering keys. Incorporate conference decisions into keying submittal.

#### 1.6. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Component dimensions, configurations, construction details, joint details, attachments.
- C. Shop Drawings: Indicate casework types, sizes, and locations, using large scale plans, elevations, and cross sections. Include rough-in and anchors and reinforcements, placement dimensions and tolerances, clearances required, and keying information.
- D. Samples for Finish Selection: Fully finished, for color selection. Minimum sample size: 2 inches by 3 inches (51 mm by 75 mm).

1. Wood samples for color and species selection.
  2. Plastic laminate samples, for color, texture, and finish selection.
- E. Maintenance Data: Manufacturer's recommendations for care and cleaning.
- F. Finish touch-up kit for each type and color of materials provided.

#### 1.7. DELIVERY, STORAGE, AND HANDLING

- A. Protect items provided by this section, including finished surfaces and hardware items during handling and installation. For metal surfaces, use polyethylene film or other protective material standard with the manufacturer.
- B. Acceptance at Site:
1. Do not deliver or install casework until the conditions specified under Part 3, Examination Article of this section have been met. Products delivered to sites that are not enclosed and/or improperly conditioned will not be accepted if warping or damage due to unsatisfactory conditions occurs.
- C. Storage:
1. Store casework in the area of installation. If necessary, prior to installation, temporarily store in another area, meeting the environmental requirements specified under Part 3, "Site Verification of Conditions" Article of this section.

#### 1.8. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective Work within a five year period after Date of Substantial Completion, at no additional cost to Owner. Defects include, but are not limited to:
1. Ruptured, cracked, or stained finish coating.
  2. Discoloration or lack of finish integrity.
  3. Cracking or peeling of finish.
  4. Failure of hardware.

### PART 2 PRODUCTS

#### 2.1. MANUFACTURERS

- A. Plastic Laminate Casework:
1. Case Systems; \_\_\_\_: [www.casesystems.com/#sle](http://www.casesystems.com/#sle).
  2. Diversified Fixture; \_\_\_\_: [www.diversifiedfixture.com/#sle](http://www.diversifiedfixture.com/#sle).

#### 2.2. CASEWORK, GENERAL

- A. Quality Standard: AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

#### 2.3. FABRICATION

- A. Assembly: Shop assemble casework items for delivery to site in units easily handled and to permit passage through building openings.
- B. Construction: As required for selected grade.
- C. Structural Performance: Safely support the following minimum loads:
1. Base Units: 500 pounds per linear foot (744 kgs/linear m) across the cabinet ends.

2. Drawers: 125 pounds (57 kg), minimum.
  3. Hanging Wall Cases: 300 pounds (135 kg).
  4. Shelves: 100 pounds (45 kg), minimum.
- D. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not use more than one piece for any single length.
- E. Matching Wood Grain: Comply with requirements of quality standard for specified grade and as follows:
1. Provide center matched panels at each elevation.

#### 2.4. PLASTIC-LAMINATE-CLAD CASEWORK

- A. Plastic-Laminate-Clad Casework: Solid wood and wood panel construction; each unit self-contained and not dependent on adjacent units or building structure for rigidity; in sizes necessary to avoid field cutting except for scribes and filler panels. Include adjustable levelers for base cabinets.
1. Style: Flush overlay. Ease doors and drawer fronts slightly at edges.
  2. Cabinet Nominal Dimensions: Unless otherwise indicated, provide cabinets of widths and heights indicated on drawings, and with following front-to-back dimensions:
    - a. Base Cabinets: 22 inches (559 mm).
    - b. Tall Cabinets: 22 inches (559 mm).
    - c. Wall Cabinets: 16 inches (406 mm).
  3. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline.
    - a. Finish: Matte or suede, gloss rating of 5 to 20.

#### 2.5. COUNTERTOPS

- A. Countertops: See Section 123600.

#### 2.6. CABINET HARDWARE

- A. Manufacturer's standard types, styles and finishes.

#### 2.7. MATERIALS

- A. Wood-Based Materials:
1. Solid Wood: Air-dried to 4.5 percent moisture content, then tempered to 6 percent moisture content before use.

#### 2.8. ACCESSORIES

- A. Plastic Edge Banding: Extruded PVC, convex shaped; smooth finish; self locking serrated tongue; of width to match component thickness.
- B. Grommets: Standard plastic, painted metal, or rubber grommets for cut-outs, in color to match adjacent surface.
- C. Sealant for Use in Casework Installation:
1. Manufacturer's recommended type.

## PART 3 EXECUTION

## 3.1. PREPARATION

- A. Large Components: Ensure that large components can be moved into final position without damage to other construction.

## 3.2. EXAMINATION

- A. Site Verification of Environmental Conditions:
  - 1. Do not deliver casework until the following conditions have been met:
    - a. Building has been enclosed (windows and doors sealed and weather-tight).
    - b. An operational HVAC system that maintains temperature and humidity at occupancy levels has been put in place.
    - c. Ceiling, overhead ductwork, piping, and lighting have been installed.
    - d. Installation areas do not require further "wet work" construction.
- B. For Base Cabinets Installation: Examine floor levelness and flatness of installation space. Do not proceed with installation if encountered floor conditions required more than 1/2 inch (13 mm) leveling adjustment. When installation conditions are acceptable, for each space, establish the high point of the floor. Set and make level and plumb first cabinet in relation to this high point.
- C. For Wall Cabinets Installation: Examine wall surfaces in installation space. Do not proceed with installation if the following conditions are encountered:
- D. Verify adequacy of support framing and anchors.
- E. Verify that service connections are correctly located and of proper characteristics.

## 3.3. INSTALLATION

- A. Perform installation in accordance with manufacturer's instructions.
- B. Use anchoring devices to suit conditions and substrate materials encountered. Use concealed fasteners to the greatest degree possible. Use exposed fasteners only where allowed by approved shop drawings, or where concealed fasteners are impracticable.
- C. Set casework items plumb and square, securely anchored to building structure.
- D. Align cabinets to adjoining components, install filler and/or scribe panels where necessary to close gaps.
- E. Fasten together cabinets in continuous runs, with joints flush, uniform and tight. Misalignment of adjacent units not to exceed 1/16 inch ( 1.6 mm). In addition, do not exceed the following tolerances:
  - 1. Variation of Tops of Base Cabinets from Level: 1/16 inch ( 1.6 mm) in 10 feet (3 m).
  - 2. Variation of Faces of Cabinets from a True Plane: 1/8 inch (3 mm) in 10 feet (3 m).
  - 3. Variation of Adjacent Surfaces from a True Plane (Lippage): 1/32 inch (0.8 mm).
  - 4. Variation in Alignment of Adjacent Door and Drawer Edges: 1/16 inch ( 1.6 mm).
- F. Base Cabinets: Fasten cabinets to service space framing and/or wall substrates, with fasteners spaced not more than 16 inches (407 mm) on center. Bolt adjacent cabinets together with joints flush, tight, and uniform.
- G. Install hardware uniformly and precisely.

- H. Countertops: Install countertops intended and furnished for field installation in one true plane, with ends abutting at hairline joints, and no raised edges.
- I. Replace units that are damaged, including those that have damaged finishes.

#### 3.4. ADJUSTING

- A. Adjust operating parts, including doors, drawers, hardware, and fixtures to function smoothly.

#### 3.5. CLEANING

- A. Clean casework and other installed surfaces thoroughly.

#### 3.6. PROTECTION

- A. Do not permit finished casework to be exposed to continued construction activity.
- B. Protect casework and countertops from ongoing construction activities. Prevent workmen from standing on, or storing tools and materials on casework or countertops.
- C. Repair damage, including to finishes, that occurs prior to Date of Substantial Completion, using methods prescribed by manufacturer; replace units that cannot be repaired to like-new condition.

END OF SECTION 123200

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## SECTION 123600 COUNTERTOPS

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Countertops for manufactured casework.

#### 1.2. RELATED REQUIREMENTS

- A. Section 123100 - Manufactured Metal Casework.

#### 1.3. REFERENCE STANDARDS

- A. ISFA 2-01 - Classification and Standards for Solid Surfacing Material; 2013.
- B. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.

#### 1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Specimen warranty.
- C. Shop Drawings: Complete details of materials and installation ; combine with shop drawings of cabinets and casework specified in other sections.
- D. Test Reports: Chemical resistance testing, showing compliance with specified requirements.

#### 1.5. DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

#### 1.6. FIELD CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

### PART 2 PRODUCTS

#### 2.1. COUNTERTOPS

- A. Solid Surfacing Countertops: Solid surfacing sheet or plastic resin casting over continuous substrate.

1. Flat Sheet Thickness: 1/2 inch (12 mm), minimum.
2. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.
  - a. Manufacturers:
    - 1) Formica Corporation; \_\_\_\_\_: [www.formica.com/#sle](http://www.formica.com/#sle).
    - 2) Meganite, Inc; \_\_\_\_\_: [www.meganite.com/#sle](http://www.meganite.com/#sle).
  - b. Finish on Exposed Surfaces: Matte, gloss rating of 5 to 20.
3. Other Components Thickness: 1/2 inch (12 mm), minimum.
4. Back and End Splashes: Same sheet material, square top; minimum 4 inches (102 mm) high.

## 2.2. MATERIALS

- A. Adhesives: Chemical resistant waterproof adhesive as recommended by manufacturer of materials being joined.

## 2.3. ACCESSORIES

- A. Fixed Top-Mounted Countertop Support Brackets:
  1. Material: Steel.
  2. Finish: Manufacturer's standard, factory-applied, textured powder coat.

## 2.4. FABRICATION

- A. Fabricate tops and splashes in the largest sections practicable, with top surface of joints flush.
  1. Join lengths of tops using best method recommended by manufacturer.
  2. Fabricate to overhang fronts and ends of cabinets 1 inch (25 mm) except where top butts against cabinet or wall.
  3. Prepare all cutouts accurately to size; replace tops having improperly dimensioned or unnecessary cutouts or fixture holes.
- B. Provide back/end splash wherever counter edge abuts vertical surface unless otherwise indicated.
  1. Secure to countertop with concealed fasteners and with contact surfaces set in waterproof glue.
  2. Height: 4 inches (102 mm), unless otherwise indicated.
- C. Solid Surfacing: Fabricate tops up to 144 inches (3,657 mm) long in one piece; join pieces with adhesive sealant in accordance with manufacturer's recommendations and instructions.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- C. Verify that wall surfaces have been finished and mechanical and electrical services and outlets are installed in proper locations.

### 3.2. PREPARATION

- A. Clean surfaces thoroughly prior to installation.

- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3. INSTALLATION

- A. Securely attach countertops to cabinets using concealed fasteners. Make flat surfaces level; shim where required.
- B. Seal joint between back/end splashes and vertical surfaces.

3.4. CLEANING

- A. Clean countertops surfaces thoroughly.

3.5. PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Date of Substantial Completion.

END OF SECTION 123600

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SECTION 142400  
HYDRAULIC ELEVATORS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Complete hydraulic elevator systems.
  - 1. Passenger type.
- B. Elevator Maintenance Contract.

1.2. RELATED REQUIREMENTS

- A. Section 096816 - Sheet Carpeting: Floor finish in car.
- B. Section 260533.13 - Conduit for Electrical Systems:
- C. Section 260583 - Wiring Connections:

1.3. REFERENCE STANDARDS

- A. AAMA 611 - Voluntary Specification for Anodized Architectural Aluminum; 2020.
- B. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- C. AISC 360 - Specification for Structural Steel Buildings; 2022.
- D. ASME A17.1 - Safety Code for Elevators and Escalators Includes Requirements for Elevators, Escalators, Dumbwaiters, Moving Walks, Material Lifts, and Dumbwaiters with Automatic Transfer Devices; 2022.
- E. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.
- F. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2021.
- G. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2020, with Errata (2023).
- H. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.
- I. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- J. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2022.
- K. PS 1 - Structural Plywood; 2023.

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate work with other installers to provide conduits necessary for installation of wiring including but not limited to:
    - a. Elevator equipment devices remote from elevator machine room or hoistway.

- b. Elevator pit for lighting, sump pump, and \_\_\_\_\_.
- B. Preinstallation Meeting: Convene meeting at least one week prior to start of this work.
  - 1. Review schedule of installation, proper procedures and conditions, and coordination with related work.
- C. Construction Use of Elevator: Not permitted.

#### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Submit data on following items:
  - 1. Signal and operating fixtures, operating panels, and indicators.
  - 2. Car design, dimensions, layout, and components.
  - 3. Car and hoistway door and frame details.
  - 4. Electrical characteristics and connection requirements.
- C. Shop Drawings: Include appropriate plans, elevations, sections, diagrams, and details on following items:
  - 1. Elevator Equipment and Machines: Size and location of driving machines, power units, controllers, governors, and other components.
  - 2. Hoistway Components: Size and location of car guide rails, buffers, jack unit and other components.
  - 3. Rail bracket spacing; maximum loads imposed on guide rails requiring load transfer to building structural framing.
  - 4. Clearances and over-travel of car.
  - 5. Locations in hoistway and machine room of traveling cables and connections for car lighting, telephone, and \_\_\_\_\_.
  - 6. Location and sizes of hoistway and car doors and frames.
  - 7. Electrical characteristics and connection requirements.
  - 8. Indicate arrangement of elevator equipment and allow for clear passage of equipment through access openings.
- D. Initial Maintenance Contract.
- E. Maintenance Contract: Submit proposal to Owner for standard one year continuing maintenance contract agreement in accordance with ASME A17.1 and requirements as indicated, starting on date initial maintenance contract is scheduled to expire.
  - 1. Indicate in proposal the services, obligations, conditions, and terms for agreement period and for renewal options.
- F. Operation and Maintenance Data:
  - 1. Parts catalog with complete list of equipment replacement parts; identify each entry with equipment description and identifying code.
  - 2. Operation and maintenance manual.
  - 3. Schematic drawings of equipment and hydraulic piping, and wiring diagrams of installed electrical equipment with list of corresponding symbols to identify markings on machine room and hoistway apparatus.

#### 1.6. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum ten years documented experience.

## 1.7. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Provide manufacturer's warranty for elevator operating equipment and devices for one year from Date of Substantial Completion.

## PART 2 PRODUCTS

## 2.1. MANUFACTURERS

- A. Hydraulic Elevator Manufacturers:
  - 1. Otis Elevator Company; HydroFit: [www.otis.com/#sle](http://www.otis.com/#sle).
  - 2. Delaware Elevator.

## 2.2. HYDRAULIC ELEVATORS

- A. Hydraulic Passenger Elevator, No. 5:
  - 1. Hydraulic Elevator Equipment:
    - a. Hydraulic with cylinder in buried casing below elevator pit.
  - 2. Drive System:
    - a. Variable voltage variable frequency (VVVF) to modulate motor speed.
  - 3. Operation Control Type:
    - a. Selective Collective Automatic Operation Control.
  - 4. Service Control Type:
    - a. Standard service control only.
  - 5. Interior Car Height: 96 inch (2438 mm).
  - 6. Electrical Power: 480 volts; alternating current (AC); three phase; 60 Hz.
  - 7. Rated Net Capacity: 2100 pounds (950 kgs).
  - 8. Rated Speed: 100 feet per minute (0.5 m per second).
  - 9. Hoistway Size: As indicated on drawings.
  - 10. Interior Car Platform Size: As indicated on drawings.
  - 11. Elevator Pit Depth: 48 inch (1219 mm).
  - 12. Overhead Clearance at Top Floor: 144 inch (3658 mm).
  - 13. Travel Distance: As indicated on drawings.
  - 14. Number of Stops: As indicated on drawings.
  - 15. Number of Openings: \_\_\_\_ Front; \_\_\_\_ Rear.
  - 16. Hydraulic Equipment Location: As indicated on drawings

## 2.3. COMPONENTS

- A. Elevator Equipment:
  - 1. Motors, Hydraulic Equipment, Controllers, Controls, Buttons, Wiring, Devices, and Indicators: Comply with NFPA 70; see Section 260583.
  - 2. Guide Rails, Cables, Buffers, Attachment Brackets and Anchors: Design criteria for components includes safety factors in accordance with applicable requirements of Elevator Code, ASME A17.1.
  - 3. Buffers:
  - 4. Lubrication Equipment:

## 2.4. PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with ASME A17.1, applicable local codes, authorities having jurisdiction (AHJ), and \_\_\_\_\_.
- B. Accessibility Requirements: Comply with ADA Standards.
- C. Perform structural steel design, fabrication, and installation in accordance with AISC 360.
- D. Perform welding of steel in accordance with AWS D1.1/D1.1M.
- E. Fabricate and install door and frame assemblies in accordance with NFPA 80 and in compliance with requirements of authorities having jurisdiction.
- F. Perform electrical work in accordance with NFPA 70.

## 2.5. OPERATION CONTROLS

- A. Elevator Controls: Provide landing operating panels, landing indicator panels, and \_\_\_\_\_.
  - 1. Landing Operating Panels: Metallic type, one for originating "Up" and one for originating "Down" calls, one button only at terminating landings; with illuminating indicators.
  - 2. Landing Indicator Panels: Illuminating.
  - 3. Comply with ADA Standards for elevator controls.
- B. Interconnect elevator control system with building security, fire alarm, card access, smoke alarm, building management control, and \_\_\_\_\_ systems.
- C. Door Operation Controls:
  - 1. Program door control to open doors automatically when car arrives at floor landing.
  - 2. Render "Door Close" button inoperative when car is standing at dispatch landing with doors open.
  - 3. Door Safety Devices: Moveable, retractable safety edges, quiet in operation; equipped with photo-electric light rays.

## 2.6. OPERATION CONTROL TYPE

- A. Selective Collective Automatic Operation Control: Applies to car in single elevator shaft.
  - 1. Refer to description provided in ASME A17.1.
  - 2. Automatic operation by means of one button in the car for each landing served and by "UP" and "DOWN" buttons at the landings.
  - 3. Stops are registered by momentary actuation of landing car buttons without consideration of the number of buttons actuated or the sequence buttons are actuated, but the stops are made in the order that landings are reached in each direction of travel.
  - 4. All "UP" landing calls are made when car is traveling in the up direction.
  - 5. All "DOWN" landing calls are made when car is traveling in the down direction.
  - 6. Uppermost and lowermost calls are answered as soon as they are reached without consideration of the car travel direction.

## 2.7. MATERIALS

- A. Extruded Aluminum: ASTM B221 (ASTM B221M), natural anodized finish unless otherwise indicated.
- B. Plywood: PS 1, Structural I, Grade C-D or better, sanded.
- C. Carpet Flooring: See Section 096816, Type \_\_\_\_.



- D. Plastic Laminate: NEMA LD 3, Type HGS, color as selected by Architect from manufacturer's standard line of colors.

## 2.8. CAR AND HOISTWAY ENTRANCES

- A. Elevator, No. \_\_\_\_:
  - 1. Car and Hoistway Entrances, Main Elevator Lobby:
    - a. Framed Opening Finish and Material: Alkyd enamel on steel.
    - b. Car Door Material: Powder coat on steel, with rigid sandwich panel construction.
    - c. Hoistway Door Material: Powder coat on steel, with rigid sandwich panel construction.

## 2.9. CAR EQUIPMENT AND MATERIALS

- A. Elevator Car, No. \_\_\_\_:
  - 1. Car Operating Panel: Provide main and auxiliary; flush-mounted applied face plate, with illuminated call buttons corresponding to floors served with "Door Open/Door Close" buttons, "Door Open" button, "Door Close" button, alarm button, and \_\_\_\_\_.
    - a. Panel Material: Integral with front return; one per car.
    - b. Car Floor Position Indicator: Above door with illuminating position indicators.
    - c. Locate alarm button where it is unlikely to be accidentally actuated; not more than 54 inch (1.372 m) above car finished floor.
  - 2. Flooring: Carpeting.
  - 3. Front Return Panel: Match material of car door.
  - 4. Door Wall: Plastic laminate on plywood.
  - 5. Hand Rail: Aluminum, at all three sides. Provide open clearance space 1-1/2 inch (38 mm) wide to face of wall.
    - a. Aluminum Finish: Clear anodized.
  - 6. Ceiling:

## 2.10. FINISHES

- A. Powder Coat on Steel: Clean and degrease metal surface; apply one coat of primer; two coats of powder coat.
- B. Finish Paint for Metal Surfaces: Alkyd enamel, semi-gloss, color as selected, complying with VOC limitations of authorities having jurisdiction (AHJ).
- C. Clear Anodized Finish: Class I, AAMA 611 AA-M12C22A41, clear anodic coating with electrolytically deposited organic seal; not less than 0.7 mil, 0.0007 inch (0.018 mm) thick.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify existing conditions before starting this work.
- B. Verify that hoistway, pit, machine room, and \_\_\_\_\_ are ready for work of this section.
- C. Verify hoistway shaft and openings are of correct size and within tolerance.
- D. Verify location and size of machine foundation and position of machine foundation bolts.
- E. Verify that electrical power is available and of correct characteristics.

### 3.2. PREPARATION

- A. Arrange for temporary electrical power for installation work and testing of elevator components; see Section 015000 - Temporary Facilities and Controls for additional requirements.
- B. Maintain elevator pit excavation free of water.

### 3.3. INSTALLATION

- A. Coordinate this work with installation of hoistway wall construction.
- B. Install system components, and connect equipment to building utilities.
- C. Provide conduit, electrical boxes, wiring, and accessories; see Sections 260533.13 and 260583.
- D. Install hydraulic piping between cylinder and pump unit.
- E. Mount machines, motors, pumps, and \_\_\_\_\_ on vibration and acoustic isolators.
  - 1. Place on structural supports and bearing plates.
  - 2. Securely fasten to building supports.
  - 3. Prevent lateral displacement.
- F. Install hoistway, elevator equipment, and components in accordance with approved shop drawings.
- G. Install guide rails to allow for thermal expansion and contraction movement of guide rails.
- H. Accurately machine and align guide rails, forming smooth joints with machined splice plates.
- I. Install hoistway door sills, frames, and headers in hoistway walls; grout sills in place, set hoistway floor entrances in alignment with car openings, and align plumb with hoistway.
- J. Structural Metal Surfaces: Clean surfaces of rust, oil or grease; wipe clean with solvent; prime two coats.
- K. Wood Surfaces not Exposed to Public View: Finish with one coat primer; one coat enamel.
- L. Adjust equipment for smooth and quiet operation.

### 3.4. ADJUSTING

- A. Adjust for smooth acceleration and deceleration of car to minimize passenger discomfort.
- B. Adjust with automatic floor leveling feature at each floor landing to reach 1/4 inch (6.4 mm) maximum from flush with sill.

### 3.5. CLEANING

- A. Remove protective coverings from finished surfaces.
- B. Clean surfaces and components in accordance with manufacturers written instructions.

### 3.6. CLOSEOUT ACTIVITIES

- A. Demonstrate proper operation of equipment to Owner's designated representative.
- B. Demonstration: Demonstrate operation of system to Owner's personnel.
  - 1. Use operation and maintenance data as reference during demonstration.

2. Briefly describe function, operation, cleaning and maintenance of each component.
- C. Training: Train Owner's personnel on cleaning and operation and maintenance of system.
1. Use operation and maintenance manual as training reference, supplemented with additional training materials as required.
  2. Provide minimum of two hours of training.

### 3.7. PROTECTION

- A. Do not permit construction traffic within car after cleaning.
- B. Protect installed products until Date of Substantial Completion.
- C. Touch-up, repair, or replace damaged products and materials prior to Date of Substantial Completion.

### 3.8. MAINTENANCE

- A. Provide Initial Maintenance Contract of elevator system and components in accordance with ASME A17.1 and requirements as indicated for 3 months from Date of Substantial Completion.
- B. Perform maintenance contract services using competent and qualified personnel under the supervision and direct employ of the elevator manufacturer or original installer.
- C. Include systematic examination, adjustment, and lubrication of elevator equipment.
- D. Perform work without removing cars from use during peak traffic periods.

END OF SECTION 142400

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SECTION 210500  
COMMON WORK RESULTS FOR FIRE SUPPRESSION

PART 1 GENERAL

1.1. Reference Standards

- A. ANSI Z21.22 - American National Standard for Relief Valves for Hot Water Supply Systems; 2015 (Reaffirmed 2020).
- B. ASME A112.18.1 - Plumbing Supply Fittings; 2018, with Errata.
- C. ASME B40.100 - Pressure Gauges and Gauge Attachments; 2022.
- D. ASME BPVC-IX - Boiler and Pressure Vessel Code, Section IX - Qualification Standard for Welding, Brazing, and Fusing Procedures; Welders; Brazers; and Welding, Brazing, and Fusing Operators; 2023.
- E. ASME B16.1 - Gray Iron Pipe Flanges and Flanged Fittings: Classes 25, 125, and 250; 2020.
- F. ASME B16.3 - Malleable Iron Threaded Fittings: Classes 150 and 300; 2021.
- G. ASME B16.4 - Gray Iron Threaded Fittings: Classes 125 and 250; 2021.
- H. ASME B16.5 - Pipe Flanges and Flanged Fittings: NPS 1/2 through NPS 24 Metric/Inch Standard; 2020.
- I. ASTM A47/A47M - Standard Specification for Ferritic Malleable Iron Castings; 1999, with Editorial Revision (2022).
- J. ASTM A536 - Standard Specification for Ductile Iron Castings; 1984, with Editorial Revision (2019).
- K. ASTM A795/A795M - Standard Specification for Black and Hot-Dipped Zinc-Coated (Galvanized) Welded and Seamless Steel Pipe for Fire Protection Use; 2021.
- L. ASTM E814 - Standard Test Method for Fire Tests of Penetration Firestop Systems; 2023a.
- M. AWWA C606 - Grooved and Shouldered Joints; 2022.
- N. NFPA 13 - Standard for the Installation of Sprinkler Systems; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- O. NFPA 14 - Standard for the Installation of Standpipe and Hose Systems; 2024.
- P. UL 393 - Indicating Pressure Gauges for Fire-Protection Service; Current Edition, Including All Revisions.
- Q. UL 405 - Standard for Safety Fire Department Connection Devices; Current Edition, Including All Revisions.

1.2. Submittals

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide manufacturer's catalog information. Indicate valve data and ratings.

- C. Shop Drawings: Indicate pipe materials used, jointing methods, supports, and floor and wall penetration seals. Indicate installation, layout, weights, mounting and support details, and piping connections.

### 1.3. Quality Assurance

- A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified in this section.
  - 1. Minimum three years experience.
- C. Products Requiring Electrical Connection: Listed and classified as suitable for the purpose specified and indicated.
- D. Clean equipment, pipes, valves, and fittings of grease, metal cuttings, and sludge that may have accumulated from the installation and testing of the system.

## PART 2 PRODUCTS

### 2.1. General Requirements

- A. Sprinkler-based System:
  - 1. Comply with NFPA 13.
  - 2. See Section 211300.
- B. Standpipe and Hose System:
  - 1. Comply with NFPA 14.
  - 2. See Section 211200.
- C. Welding Materials and Procedures: Comply with ASME BPVC-IX.
- D. Provide system pipes, fittings, sleeves, escutcheons, seals, and other related accessories.

### 2.2. Above Ground Piping

- A. Steel Pipe: ASTM A795 Schedule 40, black.
  - 1. Steel Fittings: ASME B16.5 steel flanges and fittings.
  - 2. Cast Iron Fittings: ASME B16.1, flanges and flanged fittings and ASME B16.4, threaded fittings.
  - 3. Malleable Iron Fittings: ASME B16.3, threaded fittings and ASTM A47/A47M.
  - 4. Mechanical Grooved Couplings: Malleable iron housing clamps to engage and lock, "C" shaped elastomeric sealing gasket, steel bolts, nuts, and washers; galvanized for galvanized pipe.
  - 5. Mechanical Formed Fittings: Carbon steel housing with integral pipe stop and O-ring pocked and O-ring, uniformly compressed into permanent mechanical engagement onto pipe.

### 2.3. Pipe Sleeves

- A. Vertical Piping:
  - 1. Sleeve Length: 1 inch (25 mm) above finished floor.
  - 2. Provide sealant for watertight joint.
- B. Plastic, Sheet Metal, or Moisture-Resistant Fiber: Pipe passing through interior walls, partitions, and floors, unless steel or brass sleeves are specified below.

- C. Pipe Passing Through Quarry Tile, Terrazzo, or Ceramic Tile Floors:
  - 1. Brass pipe.
  - 2. Connect sleeve with floor plate.
- D. Not required for wall hydrants for fire department connections or in drywall construction.
- E. Clearances:
  - 1. Provide allowance for insulated piping.
  - 2. Wall, Floor, Floor, Partitions, and Beam Flanges: 1 inch (25 mm) greater than external; pipe diameter.
  - 3. Rated Openings: Caulked tight with firestopping material complying with ASTM E814 in accordance with Section 078400 to prevent the spread of fire, smoke, and gases.

#### 2.4. Fire-Rated Enclosures

- A. Provide as required to preserve fire resistance rating of building elements.

#### 2.5. Escutcheons

- A. Material:
  - 1. Fabricate from nonferrous metal.
  - 2. Metals and Finish: Comply with ASME A112.18.1.
- B. Construction:
  - 1. One-piece for mounting on chrome-plated tubing or pipe and one-piece or split-pattern type elsewhere.
  - 2. Internal spring tension devices or setscrews to maintain a fixed position against a surface.

#### 2.6. Pipe Hangers and Supports

- A. Hangers for Pipe Sizes 1/2 to 1-1/2 inch (15 to 40 mm): Malleable iron, adjustable swivel, split ring.
- B. Hangers for Pipe Sizes 2 inches (50 mm) and Over: Carbon steel, adjustable, clevis.
- C. Multiple or Trapeze Hangers: Steel channels with welded spacers and hanger rods.
- D. Wall Support for Pipe Sizes to 3 inches (80 mm): Cast iron hook.
- E. Wall Support for Pipe Sizes 4 inches (100 mm) and Over: Welded steel bracket and wrought steel clamp.
- F. Vertical Support: Steel riser clamp.
- G. Floor Support: Cast iron adjustable pipe saddle, lock nut, nipple, floor flange, and concrete pier or steel support.

#### 2.7. Expansion Joints and Loops - Hose and Braid

- A. Provide flexible loops with two flexible sections of hose and braid, two 90-degree elbows, and 180-degree return with support bracket and air release or drain plug.
- B. Provide flexible loops capable of movement in the x, y, and z planes. Flexible loops to impart no thrust loads to the building structure.

## 2.8. Mechanical Couplings

- A. Rigid Mechanical Couplings for Grooved Joints:
  - 1. Dimensions and Testing: Comply with AWWA C606.
  - 2. Minimum Working Pressure: 300 psig (2065 kPa).
  - 3. Housing Material: Fabricate of ductile iron complying with ASTM A536.
  - 4. Housing Coating: Factory applied orange enamel.
  - 5. Gasket Material: EPDM suitable for operating temperature range from minus 30 degrees F (minus 34 degrees C) to 230 degrees F (110 degrees C).
  - 6. Bolts and Nuts: Hot-dipped-galvanized or zinc-electroplated steel.

## 2.9. Piping Specialties

- A. Wet Pipe Sprinkler Alarm Valve: Check type valve with divided seat ring, rubber-faced clapper to automatically actuate water motor alarm, pressure retard chamber and variable pressure trim with the following additional capabilities and features:
  - 1. Activate electric alarm.
  - 2. Test and drain valve.
  - 3. Replaceable internal components without removing valve from installed position.
- B. Flooding Deluge Valve: Gate-type valve with rubber-faced disc actuated manually with water motor alarm and electric alarm, with alarm-testing trim.
- C. Auxiliary Drains: Condensate collection drain for each section of trapped pipe in preaction or dry fire protection system.
- D. Water Flow Switch: Vane-type switch for mounting horizontally or vertically, with two contacts; rated 10 A at 125 VAC and 2.5 A at 24 VDC.
- E. Fire Department Connections:
  - 1. Type: Free standing made of corrosion-resistant metal complying with UL 405.
    - a. Sleeve: Brass, 18-inch (460 mm) height.

## 2.10. Pressure Gauges

- A. Pressure Gauges: ASME B40.100, UL 393 drawn steel case, phosphor bronze bourdon tube, rotary brass movement, brass socket, with front recalibration adjustment, black scale on white background.

## 2.11. Pressure Relief Valves

- A. ANSI Z21.22, AGA certified, bronze body, teflon seat, steel stem and springs, automatic, direct pressure actuated.

## PART 3 EXECUTION

### 3.1. Installation

- A. Install sprinkler system and service main piping, hangers, and supports in accordance with NFPA 13.
- B. Install standpipe piping, hangers, and supports in accordance with NFPA 14.
- C. Route piping in orderly manner, plumb and parallel to building structure. Maintain gradient.
- D. Install piping to conserve building space, to not interfere with use of space and other work.



- E. Group piping whenever practical at common elevations.
- F. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- G. Pipe Hangers and Supports:
  - 1. Install hangers to provide minimum 1/2 inch (15 mm) space between finished covering and adjacent work.
  - 2. Place hangers within 12 inches (300 mm) of each horizontal elbow.
  - 3. Use hangers with 1-1/2 inch (40 mm) minimum vertical adjustment. Design hangers for pipe movement without disengagement of supported pipe.
  - 4. Support vertical piping at every other floor. Support riser piping independently of connected horizontal piping.
  - 5. Where several pipes can be installed in parallel and at same elevation, provide multiple or trapeze hangers.
- H. Slope piping and arrange systems to drain at low points. Use eccentric reducers to maintain top of pipe level.
- I. Prepare pipe, fittings, supports, and accessories for finish painting. Where pipe support members are welded to structural building framing, scrape, brush clean, and apply one coat of zinc-rich primer to welding.
- J. Provide sleeves when penetrating footings, floors, walls, and partitions. Seal pipe including sleeve penetrations to achieve fire resistance equivalent to fire separation required.
- K. Escutcheons:
  - 1. Install and firmly attach escutcheons at piping penetrations into finished spaces.
  - 2. Provide escutcheons on both sides of partitions separating finished areas through which piping passes.
  - 3. Use chrome plated escutcheons in occupied spaces and to conceal openings in construction.
- L. When installing more than one piping system material, ensure system components are compatible and joined to ensure the integrity of the system. Provide necessary joining fittings. Ensure flanges, unions, and couplings for servicing are consistently provided.

END OF SECTION 210500

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SECTION 210523  
GENERAL-DUTY VALVES FOR WATER-BASED FIRE-SUPPRESSION PIPING

PART 1 GENERAL

1.1. RELATED REQUIREMENTS

- A. Section 210553 - Identification for Fire Suppression Piping and Equipment.

1.2. REFERENCE STANDARDS

- A. NFPA 13 - Standard for the Installation of Sprinkler Systems; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- B. NFPA 13R - Standard for the Installation of Sprinkler Systems in Low-Rise Residential Occupancies; 2022, with Errata.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.

PART 2 PRODUCTS

2.1. GENERAL REQUIREMENTS

- A. Comply with NFPA 13 and NFPA 13R for valves.
- B. Valve Pressure Ratings: Not less than minimum pressure rating indicated or higher as required.
- C. Valve Sizes: Same as upstream piping unless otherwise indicated.

PART 3 EXECUTION

3.1. INSTALLATION

- A. Comply with specific valve installation requirements and application in the following Sections:
- B. Install listed fire protection shutoff valves supervised-open, located to control sources of water supply except from fire department connections.
- C. Valves in horizontal piping installed with stem at or above the pipe center.
- D. Position valves to allow full stem movement.
- E. Install valve tags. Comply with Section 210553 requirements for valve tags, schedules, and signs on surfaces concealing valves; and the appropriate NFPA standard applying to the piping system in which valves are installed.

END OF SECTION 210523

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## SECTION 210548

## VIBRATION AND SEISMIC CONTROLS FOR FIRE SUPPRESSION PIPING AND EQUIPMENT

## PART 1 GENERAL

## 1.1. Section Includes

- A. Vibration isolation requirements.

## 1.2. Related Requirements

- A. Section 014533 - Code-Required Special Inspections and Procedures.

## 1.3. Reference Standards

- A. ASHRAE (HVACA) - ASHRAE Handbook - HVAC Applications; Most Recent Edition Cited by Referring Code or Reference Standard.

## PART 2 PRODUCTS

## 2.1. Vibration Isolation Requirements

- A. Design and provide vibration isolation systems to reduce vibration transmission to supporting structure from vibration-producing fire suppression equipment.
- B. Comply with applicable general recommendations of ASHRAE (HVACA), where not in conflict with other specified requirements:
- C. General Requirements:
  - 1. Select vibration isolators to provide required static deflection.
  - 2. Select vibration isolators for uniform deflection based on distributed operating weight of actual installed equipment.

## PART 3 EXECUTION

## 3.1. Examination

- A. Verify that field measurements are as shown on the drawings.
- B. Verify that mounting surfaces are ready to receive vibration isolation and/or seismic control components and associated attachments.
- C. Verify that conditions are satisfactory for installation prior to starting work.

## 3.2. Code-Required Special Inspections

- A. Arrange work to accommodate tests and/or inspections performed by Special Inspection Agency employed by Owner or Architect in accordance with Section 014533 and statement of special inspections as required by applicable building code.

- B. Frequency of Special Inspections: Where special inspections are designated as continuous or periodic, arrange work accordingly.
  - 1. Continuous Special Inspections: Special Inspection Agency to be present in the area where the work is being performed and observe the work at all times the work is in progress.
  - 2. Periodic Special Inspections: Special Inspection Agency to be present in the area where work is being performed and observe the work part-time or intermittently and at the completion of the work.
- C. Prior to starting work, Contractor to submit written statement of responsibility to authorities having jurisdiction and to Owner acknowledging awareness of special requirements contained in the statement of special inspections.
- D. Special Inspection Agency services do not relieve Contractor from performing inspections and testing specified elsewhere.

### 3.3. Installation

- A. Install products in accordance with manufacturer's instructions.
- B. Install anchors and fasteners in accordance with ICC Evaluation Services, LLC (ICC-ES) evaluation report conditions of use where applicable.
- C. Secure fasteners according to manufacturer's recommended torque settings.
- D. Install flexible piping connections to provide sufficient slack for vibration isolation and/or seismic relative displacements as indicated or as required.
- E. Vibration Isolation Systems:
  - 1. Clean debris from beneath vibration-isolated equipment that could cause short-circuiting of isolation.
  - 2. Use elastomeric grommets for attachments where required to prevent short-circuiting of isolation.
  - 3. Adjust isolators to be free of isolation short circuits during normal operation.
  - 4. Do not overtighten fasteners such that resilient material isolator pads are compressed beyond manufacturer's maximum recommended deflection.

END OF SECTION 210548

SECTION 210553  
IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT

PART 1 GENERAL

1.1. REFERENCE STANDARDS

- A. ASME A13.1 - Scheme for the Identification of Piping Systems; 2023.

PART 2 PRODUCTS

2.1. STENCILS

- A. Stencils: With clean cut symbols and letters of following size:
  - 1. 3/4 to 1-1/4 inch (20-30 mm) Outside Diameter of Insulation or Pipe: 8 inch (200 mm) long color field, 1/2 inch (15 mm) high letters.
  - 2. 1-1/2 to 2 inch (40-50 mm) Outside Diameter of Insulation or Pipe: 8 inch (200 mm) long color field, 3/4 inch (20 mm) high letters.
  - 3. 2-1/2 to 6 inch (65-150 mm) Outside Diameter of Insulation or Pipe: 12 inch (300 mm) long color field, 1-1/4 inch (30 mm) high letters.

2.2. PIPE MARKERS

- A. Color: Comply with ASME A13.1.
- B. Plastic Pipe Markers: Factory fabricated, flexible, semi-rigid plastic, preformed to fit around pipe or pipe covering; minimum information indicating flow direction arrow and identification of fluid being conveyed.
- C. Plastic Tape Pipe Markers: Flexible, vinyl film tape with pressure-sensitive adhesive backing and printed markings.

PART 3 EXECUTION

3.1. INSTALLATION

- A. Install tags with corrosion resistant chain.
- B. Install plastic pipe markers in accordance with manufacturer's instructions.
- C. Install plastic tape pipe markers complete around pipe in accordance with manufacturer's instructions.

END OF SECTION 210553

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SECTION 211300  
FIRE-SUPPRESSION SPRINKLER SYSTEMS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Wet-pipe sprinkler system.
- B. System design, installation, and certification.
- C. Fire department connections.

1.2. REFERENCE STANDARDS

- A. NFPA 13 - Standard for the Installation of Sprinkler Systems; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- B. UL 405 - Standard for Safety Fire Department Connection Devices; Current Edition, Including All Revisions.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Shop Drawings:
  - 1. Submit preliminary layout of finished ceiling areas indicating only sprinkler locations coordinated with ceiling installation.
  - 2. Indicate hydraulic calculations, detailed pipe layout, hangers and supports, sprinklers, components, and accessories. Indicate system controls.
  - 3. Submit shop drawings to Authorities Having Jurisdiction for approval. Submit proof of approval to Architect.
- C. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  - 1. See Section 016000 - Product Requirements for additional provisions.
  - 2. Extra Sprinklers: Type and size matching those installed in quantity required by referenced NFPA design and installation standard.
  - 3. Sprinkler Wrenches: For each sprinkler type.

1.4. QUALITY ASSURANCE

- A. Comply with FM (AG) requirements.

PART 2 PRODUCTS

2.1. SPRINKLER SYSTEM

- A. Sprinkler System: Provide coverage for entire building.
- B. Occupancy: Light hazard; comply with NFPA 13.
- C. Water Supply: Determine volume and pressure from water flow test data.

1. Revise design when test data available prior to submittals.
- D. Provide fire department connections where indicated.
- E. Storage Cabinet for Spare Sprinklers and Tools: Steel, located adjacent to alarm valve.

## 2.2. SPRINKLERS

- A. Suspended Ceiling Type: Semi-recessed pendant type with matching push on escutcheon plate.
  1. Response Type: Quick.
  2. Coverage Type: Standard.
  3. Fusible Link: Fusible solder link type temperature rated for specific area hazard.
- B. Exposed Area Type: Pendant type with guard.
  1. Response Type: Quick.
  2. Coverage Type: Standard.
  3. Fusible Link: Fusible solder link type temperature rated for specific area hazard.
- C. Sidewall Type: Semi-recessed horizontal sidewall type with matching push on escutcheon plate.
  1. Response Type: Quick.
  2. Coverage Type: Standard.
  3. Fusible Link: Fusible solder link type temperature rated for specific area hazard.

## 2.3. PIPING SPECIALTIES

- A. Fire Department Connections:
  1. Type: Flush, wall mount made of corrosion resistant metal complying with UL 405.
    - a. Configuration: Horizontal.

## PART 3 EXECUTION

### 3.1. INSTALLATION

- A. Install in accordance with referenced NFPA design and installation standard.
- B. Install equipment in accordance with manufacturer's instructions.
- C. Place pipe runs to minimize obstruction to other work.
- D. Place piping in concealed spaces above finished ceilings.
- E. Apply masking tape or paper cover to ensure concealed sprinklers, cover plates, and sprinkler escutcheons do not receive field paint finish. Remove after painting. Replace painted sprinklers.
- F. Flush entire piping system of foreign matter.
- G. Hydrostatically test entire system.
- H. Require test be witnessed by Fire Marshal.

END OF SECTION 211300

SECTION 220517  
SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Pipe sleeves.
- B. Pipe sleeve-seals.

1.2. REFERENCE STANDARDS

- A. ASTM E814 - Standard Test Method for Fire Tests of Penetration Firestop Systems; 2023a.

PART 2 PRODUCTS

2.1. PIPE SLEEVES

- A. Vertical Piping:
  - 1. Sleeve Length: 1 inch (25 mm) above finished floor.
  - 2. Provide sealant for watertight joint.
  - 3. Blocked Out Floor Openings: Provide 1-1/2 inch (40 mm) angle set in silicon adhesive around opening.
  - 4. Drilled Penetrations: Provide 1-1/2 inch (40 mm) angle ring or square set in silicone adhesive around penetration.
- B. Plastic, Sheet Metal, or Moisture-Resistant Fiber: Pipe passing through interior walls, partitions, and floors, unless steel or brass sleeves are specified below.
- C. Clearances:
  - 1. Provide allowance for insulated piping.
  - 2. Wall, Floor, Partitions, and Beam Flanges: 1 inch (25 mm) greater than external pipe diameter.
  - 3. All Rated Openings: Caulked tight with fire stopping material complying with ASTM E814 in accordance with Section 078400 to prevent the spread of fire, smoke, and gases.

2.2. PIPE-SLEEVE SEALS

- A. Modular Mechanical Sleeve-Seal:
  - 1. Elastomer-based interlocking links continuously fill annular space between pipe and wall-sleeve, wall or casing opening.
  - 2. Watertight seal between pipe and wall-sleeve, wall or casing opening.
  - 3. Size and select seal component materials in accordance with service requirements.
  - 4. Glass-reinforced plastic pressure end plates.
- B. Pipe Sleeve Material:
  - 1. Bearing Walls: Steel, cast iron, or terra-cotta pipe.
  - 2. Masonry Structures: Sheet metal or fiber.
- C. Wall Sleeve: PVC material with waterstop collar, and nailer end-caps.
- D. Sleeve-Forming Disk: Non-conductive plastic-based material, 3 inch (76.2 mm) thick.

## PART 3 EXECUTION

## 3.1. INSTALLATION

- A. Route piping in orderly manner, plumb and parallel to building structure. Maintain gradient.
- B. Install piping to conserve building space, to not interfere with use of space and other work.
- C. Install piping and pipe sleeves to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- D. Provide sleeves when penetrating footings, floors, walls, and partitions. Seal pipe including sleeve penetrations to achieve fire resistance equivalent to fire separation required.
- E. Manufactured Sleeve-Seal Systems:
  - 1. Install manufactured sleeve-seal systems in sleeves located in grade slabs and exterior concrete walls at piping entrances into building.
  - 2. Provide sealing elements of the size, quantity, and type required for the piping and sleeve inner diameter or penetration diameter.
  - 3. Locate piping in center of sleeve or penetration.
  - 4. Install field assembled sleeve-seal system components in annular space between sleeve and piping.
  - 5. Tighten bolting for a water-tight seal.
  - 6. Install in accordance with manufacturer's recommendations.
- F. When installing more than one piping system material, ensure system components are compatible and joined to ensure the integrity of the system. Provide necessary joining fittings. Ensure flanges, union, and couplings for servicing are consistently provided.

END OF SECTION 220517

SECTION 220523  
GENERAL-DUTY VALVES FOR PLUMBING PIPING

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Angle valves.
- B. Ball valves.
- C. Check valves.
- D. Gate valves.

1.2. REFERENCE STANDARDS

- A. ASTM A126 - Standard Specification for Gray Iron Castings for Valves, Flanges, and Pipe Fittings; 2004 (Reapproved 2023).
- B. ASTM B62 - Standard Specification for Composition Bronze or Ounce Metal Castings; 2017.
- C. MSS SP-70 - Gray Iron Gate Valves, Flanged and Threaded Ends; 2011.
- D. MSS SP-80 - Bronze Gate, Globe, Angle, and Check Valves; 2019.
- E. MSS SP-110 - Ball Valves Threaded, Socket-Welding, Solder Joint, Grooved and Flared Ends; 2010, with Errata .

PART 2 PRODUCTS

2.1. APPLICATIONS

- A. Listed pipe sizes shown using nominal pipe sizes (NPS) and nominal diameter (DN).
- B. Provide the following valves for the applications if not indicated on drawings:
  - 1. Shutoff: Ball, butterfly, gate.
- C. Required Valve End Connections for Non-Wafer Types:
  - 1. Steel Pipe:
    - a. 2 inch (50 mm, DN) and Smaller: Threaded ends.
    - b. 2-1/2 inch (65 mm, DN) to 4 inch (100 mm, DN): Grooved or flanged ends except where threaded valve-end option is indicated in valve schedules below.
    - c. 5 inch (125 mm, DN) and Larger: Grooved or flanged ends.
  - 2. Copper Tube:
    - a. 2 inch (50 mm, DN) and Smaller: Threaded ends except where solder-joint valve-end option is indicated in valve schedules below.
- D. Domestic, Hot and Cold Water Valves:
  - 1. 2 inch (50 mm, DN) and Smaller:
    - a. Bronze and Brass: Provide with solder-joint ends.
    - b. Bronze Angle: Class 125, bronze disc.
    - c. Ball: One piece, full port, brass with brass trim.
    - d. Bronze Gate: Class 125, NRS.

2. 2-1/2 inch (65 mm, DN) and Larger:
  - a. Iron, 2-1/2 inch (65 mm, DN) to 4 inch (100 mm, DN): Provide with threaded ends.
  - b. Iron Ball: Class 150.
  - c. Iron Single-Flange Butterfly: 200 CWP, EPDM seat, aluminum-bronze disc.
  - d. Iron Grooved-End Butterfly: 175 CWP.
  - e. Iron Gate: Class 125, NRS.
- E. Sanitary Waste Water Valves:
  1. 2 inch (50 mm, DN) and Smaller:
    - a. Bronze Swing Check: Class 125, bronze disc.
  2. 2-1/2 inch (65 mm, DN) and Larger:
    - a. Iron Swing Check: Class 125, metal seats.
    - b. Iron Swing Check with Closure Control: Class 125, lever and spring.
    - c. Iron Grooved-End Swing Check: 300 CWP.

## 2.2. GENERAL REQUIREMENTS

- A. Valve Pressure and Temperature Ratings: No less than rating indicated; as required for system pressures and temperatures.
- B. Valve Sizes: Match upstream piping unless otherwise indicated.
- C. Valve Actuator Types:
- D. Valve-End Connections:
- E. General ASME Compliance:

## 2.3. BRONZE, ANGLE VALVES

- A. Class 125; CWP Rating: 200 psi (1380 kPa):
  1. Comply with MSS SP-80, Type 1.
  2. Body: Bronze; ASTM B62, with integral seat and screw in bonnet.
  3. End Connections: Pipe thread.
  4. Stem: Bronze.
  5. Disc: Bronze.
  6. Packing: Asbestos free.
  7. Handwheel: Bronze or aluminum.

## 2.4. BRASS, BALL VALVES

- A. One Piece, Full Port with Brass Trim and Push-to-fit or Threaded Connections:
  1. Comply with MSS SP-110.
  2. CWP Rating: 200 psi (1379 kPa).
  3. Body: Forged brass.
  4. Seats: PTFE.
  5. Stem: Brass.
  6. Ball: Chrome-plated brass.
  7. Operator: Handle.
- B. Two Piece, Full Port with Brass Trim and Female Thread, Male thread, or Solder Connections:
  1. Comply with MSS SP-110.
  2. WSP Rating: 150 psi (1035 kPa).
  3. WOG Rating: 600 psi (4140 kPa).
  4. Body: Forged brass.
  5. Seats: PTFE.

6. Ball: Chrome-plated brass.
7. Operator: Lockable handle and memory stop.

## 2.5. BRONZE, BALL VALVES

- A. General:
  1. Fabricate from dezincification resistant material.
  2. Copper alloys containing more than 15 percent zinc are not permitted.
- B. One Piece, Reduced Port with Bronze Trim:
  1. Comply with MSS SP-110.
  2. WSP Rating: 400 psi (2760 kPa).
  3. CWP Rating: 600 psi (4140 kPa).
  4. Body: Bronze.
  5. End Connections: Pipe press.
  6. Seats: PTFE.

## 2.6. BRONZE, SWING CHECK VALVES

- A. General:
  1. Fabricate from dezincification resistant material.
  2. Copper alloys containing more than 15 percent zinc are not permitted.
- B. Class 125:
  1. Pressure and Temperature Rating: MSS SP-80, Type 3.
  2. Design: Y-pattern, horizontal or vertical flow.
  3. WOG Rating: 200 psi (1380 kPa).
  4. Body: Bronze, ASTM B62.
  5. End Connections: Threaded.
  6. Disc: Bronze.

## 2.7. BRONZE, GATE VALVES

- A. General:
  1. Fabricate from dezincification resistant material.
  2. Copper alloys containing more than 15 percent zinc are not permitted.

## 2.8. IRON, GATE VALVES

- A. Bolted Bonnet: OS&Y; Rising Stem:
  1. Pressure and Temperature Rating: MSS SP-70, Type I.
  2. Class 125: WOG Rating: 200 psi (1380 kPa).
  3. Body: ASTM A126, gray iron with bolted bonnet.
  4. End Connections: Flanged.
  5. Trim: Bronze.
  6. Disc: Solid wedge.
  7. Packing and Gasket: Asbestos free.

## PART 3 EXECUTION

### 3.1. INSTALLATION

- A. Provide unions or flanges with valves to facilitate equipment removal and maintenance while maintaining system operation and full accessibility for servicing.

- B. Provide separate valve support as required and locate valve with stem at or above center of piping, maintaining unimpeded stem movement.

END OF SECTION 220523



SECTION 220529  
HANGERS AND SUPPORTS FOR PLUMBING PIPING AND EQUIPMENT

PART 1 GENERAL

1.1. Related Requirements

- A. Section 055000 - Metal Fabrications.

1.2. Reference Standards

- A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2017.
- B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- C. ASTM B633 - Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel; 2023.

PART 2 PRODUCTS

2.1. General Requirements

- A. Provide required hardware to hang or support piping, equipment, or fixtures with related accessories as necessary to complete installation of plumbing work.
- B. Provide hardware products listed, classified, and labeled as suitable for intended purpose.
- C. Materials for Metal Fabricated Supports: Comply with Section 055000.
  - 1. Zinc-Plated Steel: Electroplated in accordance with ASTM B633 unless stated otherwise.
  - 2. Galvanized Steel: Hot-dip galvanized in accordance with ASTM A123/A123M or ASTM A153/A153M unless stated otherwise.
- D. Corrosion Resistance: Use corrosion-resistant metal-based materials fully compatible with exposed piping materials and suitable for the environment where installed.

PART 3 EXECUTION

3.1. Installation

- A. Install products in accordance with manufacturer's instructions.
- B. Provide independent support from building structure. Do not provide support from piping, ductwork, conduit, or other systems.
- C. Unless specifically indicated or approved by Architect, do not provide support from suspended ceiling support system or ceiling grid.
- D. Unless specifically indicated or approved by Architect, do not provide support from roof deck.
- E. Do not penetrate or otherwise notch or cut structural members without approval of Structural Engineer.

- F. Equipment Support and Attachment:
1. Use metal fabricated supports or supports assembled from metal channel (strut) to support equipment as required.
  2. Use metal channel (strut) secured to studs to support equipment surface-mounted on hollow stud walls when wall strength is not sufficient to resist pull-out.
  3. Use metal channel (strut) to support surface-mounted equipment in wet or damp locations to provide space between equipment and mounting surface.
  4. Securely fasten floor-mounted equipment. Do not install equipment such that it relies on its own weight for support.
- G. Secure fasteners according to manufacturer's recommended torque settings.
- H. Remove temporary supports.

END OF SECTION 220529

SECTION 220553  
IDENTIFICATION FOR PLUMBING PIPING AND EQUIPMENT

PART 1 GENERAL

1.1. RELATED REQUIREMENTS

- A. Section 099123 - Interior Painting: Identification painting.

1.2. REFERENCE STANDARDS

- A. ASME A13.1 - Scheme for the Identification of Piping Systems; 2023.

PART 2 PRODUCTS

2.1. PLUMBING COMPONENT IDENTIFICATION GUIDELINE

- A. Nameplates:
  - 1. Control panels, transducers, and other related control equipment products.
- B. Tags:
  - 1. Piping: 3/4 inch (20 mm) diameter and smaller.
- C. Pipe Markers: 3/4 inch (20 mm) diameter and higher.

2.2. NAMEPLATES

- A. Description: Laminated piece with up to three lines of text.
  - 1. Letter Color: White.
  - 2. Letter Height: 1/4 inch (6 mm).

2.3. TAGS

- A. Flexible: Vinyl with engraved black letters on light contrasting background color with up to three lines of text. Minimum tag size 1-1/2 inch (40 mm) in diameter.
- B. Piping: 3/4 inch (20 mm) diameter and smaller. Include corrosion resistant chain. Identify service, flow direction, and pressure.

2.4. PIPE MARKERS

- A. Comply with ASME A13.1.
- B. Identification Scheme, ASME A13.1:
  - 1. Primary: External Pipe Diameter, Uninsulated or Insulated.
  - 2. Secondary: Color scheme per fluid service.
    - a. Water; Potable, Cooling, Boiler Feed, and Other: White text on green background.

PART 3 EXECUTION

3.1. INSTALLATION

- A. Apply ASME A13.1 Pipe Marking Rules:
  - 1. Place pipe marker adjacent to changes in direction.
  - 2. Place pipe marker adjacent each valve port and flange end.
  - 3. Place pipe marker at both sides of floor and wall penetrations.
  - 4. Place pipe marker every 25 to 50 feet (7.6 to 15.2 m) interval of straight run.

END OF SECTION 220553

SECTION 220719  
PLUMBING PIPING INSULATION

PART 1 GENERAL

1.1. RELATED REQUIREMENTS

- A. Section 078400 - Firestopping.

1.2. REFERENCE STANDARDS

- A. ASTM B209/B209M - Standard Specification for Aluminum and Aluminum-Alloy Sheet and Plate; 2021a.
- B. ASTM C177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus; 2019, with Editorial Revision (2023).
- C. ASTM C534/C534M - Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form; 2023.
- D. ASTM C547 - Standard Specification for Mineral Fiber Pipe Insulation; 2022a.
- E. ASTM C795 - Standard Specification for Thermal Insulation for Use in Contact with Austenitic Stainless Steel; 2008 (Reapproved 2023).
- F. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- G. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide product description, thermal characteristics, list of materials and thickness for each service, and locations.

PART 2 PRODUCTS

2.1. REGULATORY REQUIREMENTS

- A. Surface Burning Characteristics: Flame spread index/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84 or UL 723.

2.2. GLASS FIBER INSULATION

- A. Insulation: ASTM C547 and ASTM C795; rigid molded, noncombustible.
  - 1. K (Ksi) Value: ASTM C177, 0.24 at 75 degrees F (0.035 at 24 degrees C).
  - 2. Maximum Service Temperature: 850 degrees F (454 degrees C).
  - 3. Maximum Moisture Absorption: 0.2 percent by volume.

- B. Insulation: ASTM C547 and ASTM C795; rigid molded, noncombustible, with wicking material to transport condensed water to the outside of the system for evaporation to the atmosphere.
  - 1. K (Ksi) Value: ASTM C177, 0.23 at 75 degrees F (0.034 at 24 degrees C).
  - 2. Maximum Service Temperature: 220 degrees F (104 degrees C).
  - 3. Maximum Moisture Absorption: 0.2 percent by volume.
- C. Insulation: ASTM C547 and ASTM C795; semi-rigid, noncombustible, end grain adhered to jacket.
  - 1. K (Ksi) Value: ASTM C177, 0.24 at 75 degrees F (0.035 at 24 degrees C).
  - 2. Maximum Service Temperature: 650 degrees F (343 degrees C).
  - 3. Maximum Moisture Absorption: 0.2 percent by volume.

### 2.3. FLEXIBLE ELASTOMERIC CELLULAR INSULATION

- A. Manufacturers:
  - 1. Aeroflex USA, Inc; AEROFLEX Self-Seal: [www.aeroflexusa.com/#sle](http://www.aeroflexusa.com/#sle).
  - 2. Armacell LLC; AP Armaflex: [www.armacell.us/#sle](http://www.armacell.us/#sle).
  - 3. K-Flex USA LLC; Insul-Tube: [www.kflexusa.com/#sle](http://www.kflexusa.com/#sle).
- B. Insulation: Preformed flexible elastomeric cellular rubber insulation complying with ASTM C534/C534M Grade 1; use molded tubular material wherever possible.
  - 1. Minimum Service Temperature: Minus 40 degrees F (Minus 40 degrees C).
  - 2. Maximum Service Temperature: 220 degrees F (104 degrees C).
  - 3. Connection: Waterproof vapor barrier adhesive.
- C. Elastomeric Foam Adhesive: Air dried, contact adhesive, compatible with insulation.
- D. Weather Barrier: Air dried, contact adhesive, compatible with insulation and ASTM E84 compliant.

### 2.4. JACKETING AND ACCESSORIES

- A. Aluminum Jacket:
  - 1. Comply with ASTM B209/B209M, Temper H14, minimum thickness of 0.016 inch (0.41 mm) with factory-applied polyethylene and kraft paper moisture barrier on the inside surface.
  - 2. Thickness: 0.016 inch (0.40 mm) sheet.
  - 3. Finish: Smooth.
  - 4. Joining: Longitudinal slip joints and 2 inch (50 mm) laps.
  - 5. Fittings: 0.016 inch (0.40 mm) thick die-shaped fitting covers with factory-attached protective liner.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that piping has been tested before applying insulation materials.
- B. Verify that surfaces are clean and dry, with foreign material removed.

### 3.2. INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Exposed Piping: Locate insulation and cover seams in least visible locations.
- C. Glass fiber insulated pipes conveying fluids below ambient temperature:

1. Provide vapor barrier jackets, factory-applied or field-applied. Secure with self-sealing longitudinal laps and butt strips with pressure-sensitive adhesive. Secure with outward clinch expanding staples and vapor barrier mastic.
  2. Insulate fittings, joints, and valves with molded insulation of like material and thickness as adjacent pipe. Finish with glass cloth and vapor barrier adhesive or PVC fitting covers.
- D. Glass fiber insulated pipes conveying fluids above ambient temperature:
1. Provide standard jackets, with or without vapor barrier, factory-applied or field-applied. Secure with self-sealing longitudinal laps and butt strips with pressure-sensitive adhesive. Secure with outward clinch expanding staples.
  2. Insulate fittings, joints, and valves with insulation of like material and thickness as adjoining pipe. Finish with glass cloth and adhesive or PVC fitting covers.
- E. Inserts and Shields:
1. Application: Piping 1-1/2 inches (40 mm) diameter or larger.
  2. Shields: Galvanized steel between pipe hangers or pipe hanger rolls and inserts.
  3. Insert Location: Between support shield and piping and under the finish jacket.
- F. Continue insulation through walls, sleeves, pipe hangers, and other pipe penetrations. Finish at supports, protrusions, and interruptions. At fire separations, see Section 078400.
- G. Pipe Exposed in Mechanical Equipment Rooms or Finished Spaces (less than 10 feet (3 meters) above finished floor): Finish with PVC jacket and fitting covers.

### 3.3. SCHEDULES

- A. Cold water 1-1/4 inch and less: 1/2 in-thick
- B. Cold water 1-1/2 inch and greater: 1 in-thick
- C. Rainleaders All sizes: 1 in-thick
- D. Hot water (105F to 140F) 1-1/4 inch and less 1 in-thick
- E. Hot water (105F to 140F) 1-1/2 inch and greater 1-1/2 in-thick
- F. Hot water (140F to 200F) 1-1/4 inch and less 1-1/2 in-thick
- G. Hot water (140F to 200F) 1-1/2 inch and greater 2 in-thick

END OF SECTION 220719

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SECTION 221005  
PLUMBING PIPING

PART 1 GENERAL

1.1. SECTION INCLUDES

1.2. REFERENCE STANDARDS

- A. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- B. NSF 61 - Drinking Water System Components - Health Effects; 2022, with Errata.
- C. NSF 372 - Drinking Water System Components - Lead Content; 2022.
- D. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

PART 2 PRODUCTS

2.1. GENERAL REQUIREMENTS

- A. Potable Water Supply Systems: Provide piping, pipe fittings, and solder and flux (if used), that comply with NSF 61 and NSF 372 for maximum lead content; label pipe and fittings.
- B. Plenum-Installed Acid Waste Piping: Flame-spread index equal or below 25 and smoke-spread index equal or below 50 according to ASTM E84 or UL 723 tests.

PART 3 EXECUTION

3.1. INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Provide clearance in hangers and from structure and other equipment for installation of insulation and access to valves and fittings.

END OF SECTION 221005

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## SECTION 221429 SUMP PUMPS

### PART 1 GENERAL

#### 1.1. Reference Standards

- A. ICC (IPC) - International Plumbing Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

### PART 2 PRODUCTS

#### 2.1. Pedestal Sump Pumps

- A. Materials: Heavy-duty thermoplastic pump column housing and base with noncorrosive stainless steel shaft and impeller.
- B. Motor: Top mount, enclosed, lubricated oil-free, thermal-overload protected, continuous duty, permanent split capacitor with oil-resistant, three-prong connector, 10 foot (3 m) power cord.
- C. Controls: Chemically resistant, shaft-supported, steel-rod mount, adjustable vertical float switch.
- D. Discharge Port Size: 1-1/4 inch (32 mm, DN), NPT, female.

#### 2.2. Submersible Sump Pumps

- A. General: Rugged stainless steel and cast iron housing and base with oil-filled motor chamber, ball bearings, and mechanical seal.
- B. Impeller: Thermoplastic; open nonclog, stainless steel shaft.
- C. Motor: Base mount, enclosed, lubricated oil-free, thermal-overload protected, continuous duty, permanent split capacitor with oil-resistant, three-prong connector, 10 foot (3 m) power cord.
- D. Controls: Integral, chemically-resistant, vertical plated-steel rod float switch. Cycle pump Off/On between 2.5 and 9 inch (5.1 and 22.9 cm) heights from bottom of pump.
- E. Solids Handling Capacity: Pass lint and other small solids up to 1/2 inch (15 mm) in size.
- F. Discharge Pipe Size: 2 inch (50 mm, DN), NPT, female.
- G. Maximum Water-Based Effluent Temperature: 120 degrees F (48,9 degrees C).
- H. Accessories: Provide full flow swing-type discharge check valve.

#### 2.3. Sump Basins and Pits

- A. Sump Basin:
  - 1. Basin Volume Holding Capacity: 20 gal (75.7 L).
  - 2. Below Ground Pipe Inlet: Molded or predrilled with seal, 4 inch (100 mm, DN).
  - 3. Basin Dimensions: 18 inch (45.7 cm) diameter, 22 inch (55.8 cm) deep.
  - 4. Basin Material: Polyethylene structural foam, heavy duty injection molded.
  - 5. Molded-Finish Requirements: Hard bottom, watertight, gas-tight and radon-tight molding.

6. Maximum Effluent Temperature: Match or exceed maximum pump service temperature.
7. Basin Riser Extension: Diameter matched, 6 inch (15.5 cm) with hardware.
8. Basin Cover:
  - a. Material: One-piece flat lid made of polyethylene with seal gasket.

B. Sump Pit:

1. Ground-dug, stone-surface lined hole with minimum of 4 inch (10 cm) gravel base.
2. Pit Construction: 20 gal (75.7 L) capacity, 4 inch (100 mm, DN) below ground pipe inlet.
3. Pit Opening Diameter and Height: 18 by 30 inch (45.7 by 76.2 cm), add lining thickness.
4. Maximum Effluent Temperature: Match or exceed maximum pump service temperature.
5. Pit Cover:
  - a. Material: One-piece flat lid made of polyethylene with seal gasket.

### PART 3 EXECUTION

#### 3.1. Installation

- A. Install products with related fittings and accessories according to manufacturer instructions.
- B. Observe and provide incidentals required to complete installation in compliance with ICC (IPC).

END OF SECTION 221429

## SECTION 224000 PLUMBING FIXTURES

### PART 1 GENERAL

#### 1.1. REFERENCE STANDARDS

- A. ASHRAE Std 18 - Methods of Testing for Rating Drinking-Water Coolers with Self-Contained Mechanical Refrigeration; 2008 (Reaffirmed 2013).
- B. ASME A112.6.1M - Floor-Affixed Supports for Off-the-Floor Plumbing Fixtures for Public Use; 1997 (Reaffirmed 2017).
- C. ASME A112.18.1 - Plumbing Supply Fittings; 2018, with Errata.
- D. ASME A112.19.2 - Ceramic Plumbing Fixtures; 2018, with Errata.
- E. ASME A112.19.5 - Flush Valves and Spuds for Water Closets, Urinals, and Tanks; 2022.
- F. NSF 61 - Drinking Water System Components - Health Effects; 2022, with Errata.
- G. NSF 372 - Drinking Water System Components - Lead Content; 2022.

#### 1.2. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide catalog illustrations of fixtures, sizes, rough-in dimensions, utility sizes, trim, and finishes.
- C. Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

#### 1.3. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the type of products specified in this section, with minimum three years of documented experience.

#### 1.4. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Provide five year manufacturer warranty for electric water cooler.

### PART 2 PRODUCTS

#### 2.1. GENERAL REQUIREMENTS

- A. Potable Water Systems: Provide plumbing fittings and faucets that comply with NSF 61 and NSF 372 for maximum lead content; label pipe and fittings.
- B. Water Efficiency: EPA WaterSense label is required for all water closets, urinals, lavatory faucets, and showerheads.

## 2.2. FLUSH VALVE WATER CLOSETS

- A. Water Closets:
1. Vitreous china, ASME A112.19.2, floor mounted, siphon jet flush action, china bolt caps.
  2. Flush Valve: Exposed (top spud).
  3. Flush Operation: Sensor operated.
  4. Handle Height: 44 inches (1117 mm) or less.
- B. Flush Valves:
1. Sensor-Operated:
    - a. Type: ASME A112.19.5; chloramine-resistant clog-resistant dual-seat diaphragm valve complete with vacuum breaker, stops and accessories.
    - b. Mechanism: Solenoid-operated piston or electronic motor-actuated operator with low-voltage powered infrared sensor, and mechanical override or override push button.
    - c. Supplied Volume Capacity: 1.2 gal (4.5 L) per flush.
- C. Water Closet Carriers:
1. ASME A112.6.1M; adjustable cast iron frame, integral drain hub and vent, adjustable spud, lugs for floor and wall attachment, threaded fixture studs with nuts and washers.

## 2.3. WALL HUNG URINALS

- A. Vitreous china, ASME A112.19.2, wall hung with side shields and concealed carrier.
1. Consumption Volume: 1.0 gal (3.7 L) per flush, maximum.
  2. Flush Valve: Exposed (top spud).
  3. Flush Operation: Sensor operated.
  4. Trapway Outlet: Integral.
- B. Flush Valves:
1. Sensor-Operated:
    - a. Type: ASME A112.19.5; chloramine-resistant, clog-resistant dual-seat diaphragm valve with vacuum breaker, stops and accessories.
    - b. Mechanism: Solenoid-operated piston or electronic motor-actuated operator with low-voltage powered infrared sensor, and mechanical override or override push button.
    - c. Supplied Volume Capacity: 1.2 gal (4.5 L) per flush.

## 2.4. LAVATORIES

- A. Wall-Mount Basin:
1. Vitreous China: ASME A112.19.2; white, rectangular basin with splash lip, front overflow, soap depression, and hanger. Size as indicated on drawings with 4-inch (100 mm) centerset spacing.
- B. Drop-In Basin:
1. Vitreous China: ASME A112.19.2; self-rimming, white, square shape, front overflow, soap depression, seal of putty, caulking, or concealed vinyl gasket, and white finish. Size as indicated on drawings with 4-inch (100 mm) centerset spacing.
- C. Under-Mount Basin:
1. Vitreous China: ASME A112.19.2; white interior, oval shape, front overflow, seal of putty, caulking, or concealed vinyl gasket, and white exterior finish. Size as indicated on drawings.
- D. Supply Faucet:
1. ASME A112.18.1; chrome plated combination supply fitting with pop-up waste, water economy aerator with maximum flow of 2.2 gpm (8.3 L/min), indexed handles.

- E. Sensor Operated Faucet:
  - 1. Spout Style: Standard.
  - 2. Mixing Valve: None, single line for tempered water.
  - 3. Water Supply: 3/8 inch (9 mm) compression connections.
  - 4. Aerator: Vandal resistant, 0.5 gpm (1.89 L/min), laminar flow device.
  - 5. Finish: Polished chrome.

## 2.5. BOTTLE FILLING DRINKING FOUNTAINS

- A. Fountain: Molded white reinforced glass fiber with underside vandal proof cowling, hooded elevated anti-squirt bubbler with stream guard, automatic stream regulator, cross handle, mounting bracket, screwdriver stop.
- B. Fountain: White reinforced glass fiber, semi-recessed, with elevated anti-squirt bubbler with stream guard, automatic stream regulator, cross handle, access cover plate, mounting bracket, screwdriver stop.
- C. Bottle Filler: Materials to match fountain.

## 2.6. BI-LEVEL, ELECTRIC WATER COOLERS

- A. Water Cooler: Bi-level, electric, mechanically refrigerated; surface mounted, ADA compliant; stainless steel top, vinyl on steel body, elevated anti-squirt bubbler with stream guard, automatic stream regulator, push button, mounting bracket; integral air cooled condenser and stainless steel grille.
  - 1. Capacity: 8 gph (30.3 Lph) of 50 degrees F (10 degrees C) water with inlet at 80 degrees F (27 degrees C) and room temperature of 90 degrees F (32 degrees C), when tested in accordance with ASHRAE Std 18.
  - 2. Electrical: 115 VAC, 60 Hertz compressor, 6 foot (2 m) cord and plug for connection to electric wiring system including grounding connector.

## PART 3 EXECUTION

### 3.1. INSTALLATION

- A. Install each fixture with trap, easily removable for servicing and cleaning.
- B. Provide chrome-plated rigid or flexible supplies to fixtures with loose key stops, reducers, and escutcheons.
- C. Install components level and plumb.

END OF SECTION 224000

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SECTION 230130.51  
HVAC AIR-DISTRIBUTION SYSTEM CLEANING

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Cleaning of HVAC duct system, equipment, and related components.

1.2. DEFINITIONS

- A. HVAC System: For purposes of this section, the surfaces to be cleaned include all interior surfaces of the heating, air-conditioning and ventilation system from the points where the air enters the system to the points where the air is discharged from the system, including the inside of air distribution equipment, coils, and condensate drain pans; see NADCA ACR for more details.

1.3. REFERENCE STANDARDS

- A. NADCA ACR - The NADCA Standard for Assessment, Cleaning, and Restoration of HVAC System; 2021.
- B. UL 181 - Standard for Factory-Made Air Ducts and Air Connectors; Current Edition, Including All Revisions.
- C. UL 181A - Closure Systems for Use with Rigid Air Ducts; Current Edition, Including All Revisions.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Project Closeout Report: Include field quality control reports, evidence of satisfactory cleaning, and documentation of items needing further repair.

1.5. QUALITY ASSURANCE

- A. Information Available to Contractor: Only the drawings created for this contract. No existing system documentation is available.
- B. Cleaning Contractor Qualifications: Company specializing in the cleaning and restoration of HVAC systems as specified in this section.
  - 1. Certified by one of the following:
    - a. NADCA, National Air Duct Cleaners Association: [www.nadca.com](http://www.nadca.com).
  - 2. Having minimum of three years documented experience.
  - 3. Employing for this project a supervisor certified as an Air Systems Cleaning Specialist by NADCA.

PART 2 PRODUCTS

2.1. TOOLS AND EQUIPMENT

- A. Vacuum Devices and Other Tools: Exceptionally clean, in good working order, and sealed when brought into the facility.

- B. Vacuum Devices That Exhaust Air Inside Building, Including Hand-Held and Wet Vacuums: Equipped with HEPA filtration with 99.97 percent collection efficiency for minimum 0.3-micron size particles and DOP test number.
- C. Vacuum Devices That Exhaust Air Outside Building, Including Truck- and Trailer-Mounted Types: Equipped with particulate collection including adequate filtration to contain debris removed from the HVAC system; exhausted in manner that prevents contaminant re-entry to building; compliant with applicable regulations as to outdoor environmental contamination.

### PART 3 EXECUTION

#### 3.1. PROJECT CONDITIONS

- A. Comply with applicable federal, state, and local requirements.
- B. Perform cleaning, inspection, and remediation in accordance with the recommendations of NADCA "Assessment, Cleaning and Restoration of HVAC Systems" (ACR) and as specified herein.
- C. Where NADCA ACR uses the terms "recommended", "highly recommended", or "ideally" in regard to a certain procedure or activity, do that unless it is clearly inapplicable to the project.
- D. Obtain Owner's approval of proposed temporary locations for large equipment.
- E. Designate a decontamination area and obtain Owner's approval.
- F. If unforeseen mold or other biological contamination is encountered, notify Architect immediately, identifying areas affected and extent and type of contamination.

#### 3.2. EXAMINATION

- A. Inspect the system as required to determine appropriate methods, tools, equipment, and protection.
- B. Start of cleaning work constitutes acceptance of existing conditions.
- C. When concealed spaces are later made accessible, examine and document interior conditions prior to beginning cleaning.
- D. Document all instances of mold growth, rodent droppings, other biological hazards, and damaged system components.

#### 3.3. PREPARATION

- A. When cleaning work might adversely affect life safety systems, including fire and smoke detection, alarm, and control, coordinate scheduling and testing and inspection procedures with authorities having jurisdiction.
- B. Ensure that electrical components that might be adversely affected by cleaning are de-energized, locked out, and protected prior to beginning work.
- C. Air-Volume Control Devices: Mark the original position of dampers and other air-directional mechanical devices inside the HVAC system prior to starting cleaning.
- D. Access to Concealed Spaces: Use existing service openings and make additional service openings as required to accomplish cleaning and inspection.
  - 1. Do not cut openings in non-HVAC components without obtaining the prior approval of Owner.
  - 2. Make new openings in HVAC components in accordance with NADCA Standard 05; do not compromise the structural integrity of the system.

3. Do not cut service openings into flexible duct; disconnect at ends for cleaning and inspection.

E. Ceiling Tile: Lay-in ceiling tile may be removed to gain access to HVAC systems during the cleaning process; protect tile from damage and reinstall upon completion; replace damaged tile.

#### 3.4. CLEANING

A. Use any cleaning method recommended by NADCA ACR unless otherwise specified; do not use methods prohibited by NADCA ACR, or that will damage HVAC components or other work, or that will significantly alter the integrity of the system.

B. Obtain Owner's approval before using wet cleaning methods; ensure that drainage is adequate before beginning.

C. Ducts: Mechanically clean all portions of ducts.

D. Hoses, Cables, and Extension Rods: Clean using suitable sanitary damp wipes at the time they are being removed or withdrawn from their normal position.

E. Registers, Diffusers, and Grilles: When removing, take care to prevent containment exposure due to accumulated debris.

F. Coils: Follow NADCA ACR completely including measuring static pressure drop before and after cleaning; do not remove refrigeration coils from system to clean; report coils that are permanently impacted.

G. Collect debris removed during cleaning; ensure that debris is not dispersed outside the HVAC system during the cleaning process.

H. Store contaminated tools and equipment in polyethylene bags until cleaned in the designated decontamination area.

#### 3.5. REPAIR

A. Repair openings cut in the ventilation system so that they do not significantly alter the airflow or adversely impact the facility's indoor air quality.

B. At insulated ducts and components, accomplish repairs in such a manner as to achieve the equivalent thermal value.

C. Reseal new openings in accordance with NADCA Standard 05.

D. Reseal rigid fiber glass duct systems using closure techniques that comply with UL 181 or UL 181A.

E. When new openings are intended to be capable of being re-opened in the future, clearly mark them and report their locations to Owner in project report documents.

#### 3.6. FIELD QUALITY CONTROL

A. Ensure that the following field quality control activities are completed prior to application of any treatments or coatings and prior to returning HVAC system to normal operation.

B. Visually inspect all portions of the cleaned components; if not visibly clean as defined in NADCA ACR, re-clean and reinspect.

C. Coils: Cleaning must restore the coil pressure drop to within 10 percent of the coil's original installed pressure drop; if original pressure drop is not known, coil will be considered clean if free of foreign matter and chemical residue based on visual inspection.

- D. Notify Architect when cleaned components are ready for inspection.
- E. When directed, re-clean components until they pass.
- F. Submit evidence that all portions of the system required to be cleaned have been cleaned satisfactorily.

### 3.7. ADJUSTING

- A. After satisfactory completion of field quality control activities, restore adjustable devices to original settings, including, but not limited to, dampers, air directional devices, valves, fuses, and circuit breakers.

### 3.8. WASTE MANAGEMENT

- A. Double-bag waste and debris in 6 mil, 0.006 inch (0.1524 mm) thick polyethylene plastic bags.
- B. Dispose of debris off-site in accordance with applicable federal, state and local requirements.

END OF SECTION 230130.51

SECTION 230517  
SLEEVES AND SLEEVE SEALS FOR HVAC PIPING

PART 1 GENERAL

1.1. REFERENCE STANDARDS

- A. ASTM E814 - Standard Test Method for Fire Tests of Penetration Firestop Systems; 2023a.
- B. FM (AG) - FM Approval Guide; Current Edition.

1.2. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Shop Drawings: Indicate pipe materials used, jointing methods, supports, floor and wall penetration seals. Indicate installation, layout, weights, mounting and support details, and piping connections.

1.3. QUALITY ASSURANCE

- A. Manufacturer Qualifications: Company specializing in manufacturing the Products specified in this section with minimum three years documented experience.
- B. Installer Qualifications: Company specializing in performing work of the type specified this section.
  - 1. Minimum three years experience.
- C. Clean equipment, pipes, valves, and fittings of grease, metal cuttings, and sludge that may have accumulated from the installation and testing of the system.

PART 2 PRODUCTS

2.1. PIPE SLEEVES

- A. Manufacturers:
  - 1. Flexicraft Industries; Pipe Wall Sleeve: [www.flexicraft.com/#sle](http://www.flexicraft.com/#sle). or equivalent
- B. Vertical Piping:
  - 1. Sleeve Length: 1 inch (25 mm) above finished floor.
  - 2. Provide sealant for watertight joint.
- C. Plastic or Sheet Metal: Pipe passing through interior walls, partitions, and floors, unless steel or brass sleeves are specified below.
- D. Clearances:
  - 1. Provide allowance for insulated piping.
  - 2. Wall, Floor, Partitions, and Beam Flanges: 1 inch (25 mm) greater than external pipe diameter.
  - 3. All Rated Openings: Caulked tight with fire stopping material in compliance with ASTM E814 in accordance with Section 078400 to prevent the spread of fire, smoke, and gases.

2.2. PIPE-SLEEVE SEALS

- A. Manufacturers:

1. Flexicraft Industries; PipeSeal: [www.flexicraft.com/#sle](http://www.flexicraft.com/#sle). or equivalent
- B. Modular Mechanical Sleeve-Seal:
  1. Elastomer-based interlocking links continuously fill annular space between pipe and wall-sleeve, wall or casing opening.
  2. Watertight seal between pipe and wall-sleeve, wall or casing opening.
  3. Size and select seal component materials in accordance with service requirements.
  4. Glass-reinforced plastic pressure end plates.
- C. Sealing Compounds:
  1. Provide packing and sealing compound to fill pipe to sleeve thickness.
  2. Combined packing and seal compound is to match partition fire-resistance hourly rating.
- D. Pipe Sleeve Material:
  1. Bearing Walls: Steel, cast iron, or terra-cotta pipe.
  2. Masonry Structures: Sheet metal or fiber.
- E. Wall Sleeve: PVC material with waterstop collar, and nailer end-caps.
- F. Sleeve-Forming Disk: Non-conductive plastic-based material, 3 inch (76.2 mm) thick.
- G. Pipeline-Casing Seals:
  1. End Seals: 1/8 inch (3.1 mm), pull-on type, rubber or synthetic rubber based.

### PART 3 EXECUTION

#### 3.1. INSTALLATION

- A. Route piping in orderly manner, plumb and parallel to building structure. Maintain gradient.
- B. Install piping to conserve building space, to not interfere with use of space and other work.
- C. Install piping and pipe sleeves to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- D. Provide sleeves when penetrating footings, floors, walls, partitions, and \_\_\_\_\_. Seal pipe including sleeve penetrations to achieve fire resistance equivalent to fire separation required.
- E. Manufactured Sleeve-Seal Systems:
  1. Install manufactured sleeve-seal systems in sleeves located in grade slabs and exterior concrete walls at piping entrances into building.
  2. Provide sealing elements of the size, quantity, and type required for the piping and sleeve inner diameter or penetration diameter.
  3. Locate piping in center of sleeve or penetration.
  4. Install field assembled sleeve-seal system components in annular space between sleeve and piping.
  5. Tighten bolting for a water-tight seal.
  6. Install in accordance with manufacturer's recommendations.
- F. When installing more than one piping system material, ensure system components are compatible and joined to ensure the integrity of the system. Provide necessary joining fittings. Ensure flanges, union, and couplings for servicing are consistently provided.

#### 3.2. CLEANING

- A. Upon completion of work, clean all parts of the installation.

- B. Clean equipment, pipes, valves, and fittings of grease, metal cuttings, and sludge that may have accumulated from the installation and testing of the system.

END OF SECTION 230517

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## SECTION 230529

## HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT

## PART 1 GENERAL

## 1.1. Section Includes

- A. Support and attachment components.

## 1.2. Reference Standards

- A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2017.
- B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- C. ASTM B633 - Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel; 2023.
- D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- E. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

## 1.3. Submittals

- A. See Section 013000 - Administrative Requirements for submittal procedures.

## 1.4. Quality Assurance

- A. Comply with applicable building code.

## PART 2 PRODUCTS

## 2.1. Support and Attachment Components

- A. General Requirements:
  - 1. Provide all required hangers, supports, anchors, fasteners, fittings, accessories, and hardware as necessary for the complete installation of plumbing work.
  - 2. Provide products listed, classified, and labeled as suitable for the purpose intended, where applicable.
  - 3. Where support and attachment component types and sizes are not indicated, select in accordance with manufacturer's application criteria as required for the load to be supported with a minimum safety factor of 50%. Include consideration for vibration, equipment operation, and shock loads where applicable.
  - 4. Steel Components: Use corrosion resistant materials suitable for the environment where installed.
    - a. Zinc-Plated Steel: Electroplated in accordance with ASTM B633.
    - b. Galvanized Steel: Hot-dip galvanized after fabrication in accordance with ASTM A123/A123M or ASTM A153/A153M.
- B. Prefabricated Trapeze-Framed Metal Strut Systems:
  - 1. Strut Channel or Bracket Material:

- a. Indoor Dry Locations: Use painted steel, zinc-plated steel, or galvanized steel.
  - b. Outdoor and Damp or Wet Indoor Locations: Use galvanized steel.
  2. Accessories: Provide bracket covers, cable basket clips, cable tray clips, clamps, conduit clamps, fire-retarding brackets, j-hooks, protectors, and vibration dampeners.
- C. Hanger Rods:
1. Threaded zinc-plated steel unless otherwise indicated.
  2. Minimum Size, Unless Otherwise Indicated or Required:
    - a. Equipment Supports: 1/2 inch (13 mm) diameter.
    - b. Piping up to 1 inch (25 mm, DN): 1/4 inch (6 mm) diameter.
    - c. Piping larger than 1 inch (25 mm, DN): 3/8 inch (10 mm) diameter.
    - d. Trapeze Support for Multiple Pipes: 3/8 inch (10 mm) diameter.
- D. Pipe Shields for Insulated Piping:
1. General Construction and Requirements:
    - a. Surface Burning Characteristics: Comply with ASTM E84 or UL 723.
    - b. Shields Material: UV-resistant polypropylene with glass fill.
    - c. Maximum Insulated Pipe Outer Diameter: 12-5/8 inch (321 mm).
    - d. Minimum Service Temperature: Minus 40 degrees F (Minus 40 degrees C).
    - e. Maximum Service Temperature: 178 degrees F (81 degrees C).
    - f. Pipe shields to be provided at hanger, support, and guide locations on pipe requiring insulation or additional support.
- E. Anchors and Fasteners:
1. Unless otherwise indicated and where not otherwise restricted, use the anchor and fastener types indicated for the specified applications.

## PART 3 EXECUTION

### 3.1. Installation

- A. Install products in accordance with manufacturer's instructions.
- B. Provide independent support from building structure. Do not provide support from piping, ductwork, conduit, or other systems.
- C. Unless specifically indicated or approved by Architect, do not provide support from suspended ceiling support system or ceiling grid.
- D. Unless specifically indicated or approved by Architect, do not provide support from roof deck.
- E. Do not penetrate or otherwise notch or cut structural members without approval of Structural Engineer.
- F. Equipment Support and Attachment:
  1. Use metal fabricated supports or supports assembled from metal channel (strut) to support equipment as required.
  2. Use metal channel (strut) secured to studs to support equipment surface-mounted on hollow stud walls when wall strength is not sufficient to resist pull-out.
  3. Use metal channel (strut) to support surface-mounted equipment in wet or damp locations to provide space between equipment and mounting surface.
  4. Securely fasten floor-mounted equipment. Do not install equipment such that it relies on its own weight for support.
- G. Secure fasteners according to manufacturer's recommended torque settings.

H. Remove temporary supports.

END OF SECTION 230529

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SECTION 230593  
TESTING, ADJUSTING, AND BALANCING FOR HVAC

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Testing, adjustment, and balancing of air systems.

1.2. REFERENCE STANDARDS

- A. ASHRAE Std 111 - Measurement, Testing, Adjusting, and Balancing of Building HVAC Systems; 2008, with Errata (2019).
- B. SMACNA (TAB) - HVAC Systems Testing, Adjusting and Balancing; 2002.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. TAB Plan: Submit a written plan indicating the testing, adjusting, and balancing standard to be followed and the specific approach for each system and component.
  - 1. Include at least the following in the plan:
    - a. List of all air flow, water flow, sound level, system capacity and efficiency measurements to be performed and a description of specific test procedures, parameters, formulas to be used.
    - b. Copy of field checkout sheets and logs to be used, listing each piece of equipment to be tested, adjusted and balanced with the data cells to be gathered for each.
    - c. Discussion of what notations and markings will be made on the duct and piping drawings during the process.
    - d. Final test report forms to be used.
    - e. Procedures for formal deficiency reports, including scope, frequency and distribution.
- C. Final Report: Indicate deficiencies in systems that would prevent proper testing, adjusting, and balancing of systems and equipment to achieve specified performance.
  - 1. Revise TAB plan to reflect actual procedures and submit as part of final report.
  - 2. Submit draft copies of report for review prior to final acceptance of Project. Provide final copies for Architect and for inclusion in operating and maintenance manuals.
  - 3. Include actual instrument list, with manufacturer name, serial number, and date of calibration.
  - 4. Form of Test Reports: Where the TAB standard being followed recommends a report format use that; otherwise, follow ASHRAE Std 111.
  - 5. Units of Measure: Report data in both I-P (inch-pound) and SI (metric) units.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1. GENERAL REQUIREMENTS

- A. Perform total system balance in accordance with one of the following:
  - 1. SMACNA (TAB).

- B. Begin work after completion of systems to be tested, adjusted, or balanced and complete work prior to Substantial Completion of the project.
- C. Where HVAC systems and/or components interface with life safety systems, including fire and smoke detection, alarm, and control, coordinate scheduling and testing and inspection procedures with the authorities having jurisdiction.
- D. TAB Agency Qualifications:
  - 1. Company specializing in the testing, adjusting, and balancing of systems specified in this section.
  - 2. Having minimum of three years documented experience.
  - 3. Certified by one of the following:
    - a. AABC, Associated Air Balance Council: [www.aabc.com/#sle](http://www.aabc.com/#sle); upon completion submit AABC National Performance Guaranty.
    - b. NEBB, National Environmental Balancing Bureau: [www.nebb.org/#sle](http://www.nebb.org/#sle).
    - c. TABB, The Testing, Adjusting, and Balancing Bureau of National Energy Management Institute: [www.tabbcertified.org/#sle](http://www.tabbcertified.org/#sle).
- E. TAB Supervisor and Technician Qualifications: Certified by same organization as TAB agency.

### 3.2. EXAMINATION

- A. Verify that systems are complete and operable before commencing work. Ensure the following conditions:
  - 1. Systems are started and operating in a safe and normal condition.
  - 2. Temperature control systems are installed complete and operable.
  - 3. Final filters are clean and in place. If required, install temporary media in addition to final filters.
  - 4. Duct systems are clean of debris.
  - 5. Fans are rotating correctly.
  - 6. Fire and volume dampers are in place and open.
  - 7. Access doors are closed and duct end caps are in place.
  - 8. Air outlets are installed and connected.
- B. Submit field reports. Report defects and deficiencies that will or could prevent proper system balance.
- C. Beginning of work means acceptance of existing conditions.

### 3.3. ADJUSTMENT TOLERANCES

- A. Air Handling Systems: Adjust to within plus or minus 5 percent of design for supply systems and plus or minus 10 percent of design for return and exhaust systems.
- B. Air Outlets and Inlets: Adjust total to within plus 10 percent and minus 5 percent of design to space. Adjust outlets and inlets in space to within plus or minus 10 percent of design.

### 3.4. AIR SYSTEM PROCEDURE

- A. Measure air quantities at air inlets and outlets.
- B. Adjust distribution system to obtain uniform space temperatures free from objectionable drafts and noise.
- C. Use volume control devices to regulate air quantities only to extend that adjustments do not create objectionable air motion or sound levels. Effect volume control by duct internal devices such as dampers and splitters.

- D. Adjust outside air automatic dampers, outside air, return air, and exhaust dampers for design conditions.

### 3.5. SCOPE

- A. Test, adjust, and balance the following:
  - 1. Air Coils.
  - 2. Fan Coil Units.
  - 3. Fans.
  - 4. Air Inlets and Outlets.

### 3.6. MINIMUM DATA TO BE REPORTED

- A. Cooling Coils:
  - 1. Identification/number.
  - 2. Location.
  - 3. Service.
  - 4. Air flow, design and actual.
  - 5. Entering air DB temperature, design and actual.
  - 6. Entering air WB temperature, design and actual.
  - 7. Leaving air DB temperature, design and actual.
  - 8. Leaving air WB temperature, design and actual.
  - 9. Entering water temperature, design and actual.
  - 10. Leaving water temperature, design and actual.
- B. Heating Coils:
  - 1. Identification/number.
  - 2. Location.
  - 3. Service.
  - 4. Manufacturer.
  - 5. Water flow, design and actual.
  - 6. Entering water temperature, design and actual.
  - 7. Leaving water temperature, design and actual.
  - 8. Entering air temperature, design and actual.
  - 9. Leaving air temperature, design and actual.
- C. Exhaust Fans:
  - 1. Location.
  - 2. Manufacturer.
  - 3. Model number.
  - 4. Serial number.
  - 5. Air flow, specified and actual.
  - 6. Total static pressure (total external), specified and actual.
  - 7. Fan RPM.
- D. Air Distribution Tests:
  - 1. Air terminal number.
  - 2. Room number/location.
  - 3. Terminal type.
  - 4. Terminal size.
  - 5. Design air flow.
  - 6. Percent of design air flow.

END OF SECTION 230593

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SECTION 230713  
DUCT INSULATION

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Duct insulation.

1.2. REFERENCE STANDARDS

- A. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2021.
- B. ASTM C553 - Standard Specification for Mineral Fiber Blanket Thermal Insulation for Commercial and Industrial Applications; 2013 (Reapproved 2019).
- C. ASTM C612 - Standard Specification for Mineral Fiber Block and Board Thermal Insulation; 2014 (Reapproved 2019).
- D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- E. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2022a, with Editorial Revision (2023).
- F. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

PART 2 PRODUCTS

2.1. REGULATORY REQUIREMENTS

- A. Surface Burning Characteristics: Flame spread index/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84 or UL 723.

2.2. GLASS FIBER, FLEXIBLE

- A. Manufacturer:
  - 1. CertainTeed Corporation; \_\_\_\_\_; [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
  - 2. Johns Manville; \_\_\_\_\_; [www.jm.com/#sle](http://www.jm.com/#sle).
  - 3. JP Lamborn Co; Thermal Sleeve MT; [www.jpflex.com/#sle](http://www.jpflex.com/#sle).
  - 4. Knauf Insulation; [www.knaufinsulation.com/#sle](http://www.knaufinsulation.com/#sle).
  - 5. Owens Corning Corporation; \_\_\_\_\_; [www.ocbuildingspec.com/#sle](http://www.ocbuildingspec.com/#sle).
- B. Insulation: ASTM C553; flexible, noncombustible blanket.
  - 1. K (Ksi) value: 0.36 at 75 degrees F (0.052 at 24 degrees C), when tested in accordance with ASTM C518.
  - 2. Maximum Service Temperature: 1,200 degrees F (649 degrees C).
  - 3. Maximum Water Vapor Absorption: 5.0 percent by weight.
- C. Vapor Barrier Jacket:
  - 1. Kraft paper with glass fiber yarn and bonded to aluminized film.

2. Moisture Vapor Permeability: 0.02 perm inch (0.029 ng/(Pa s m)), when tested in accordance with ASTM E96/E96M.
  3. Secure with pressure-sensitive tape.
- D. Vapor Barrier Tape:
1. Kraft paper reinforced with glass fiber yarn and bonded to aluminized film, with pressure-sensitive rubber-based adhesive.
- E. Indoor Vapor Barrier Mastic:
1. Vinyl emulsion type acrylic or mastic, compatible with insulation, black color.

### 2.3. GLASS FIBER, RIGID

- A. Insulation: ASTM C612; rigid, noncombustible blanket.
1. K (Ksi) Value: 0.24 at 75 degrees F (0.036 at 24 degrees C), when tested in accordance with ASTM C518.
  2. Maximum Service Temperature: 450 degrees F (232 degrees C).
  3. Maximum Density: 8.0 pcf (128 kg/cu m).
- B. Vapor Barrier Jacket:
1. Kraft paper with glass fiber yarn and bonded to aluminized film.
  2. Moisture Vapor Permeability: 0.02 perm inch (0.029 ng/(Pa s m)), when tested in accordance with ASTM E96/E96M.
  3. Secure with pressure-sensitive tape.
- C. Vapor Barrier Tape:
1. Kraft paper reinforced with glass fiber yarn and bonded to aluminized film, with pressure-sensitive rubber-based adhesive.
- D. Indoor Vapor Barrier Finish:
1. Vinyl emulsion type acrylic, compatible with insulation, black color.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Test ductwork for design pressure prior to applying insulation materials.
- B. Verify that surfaces are clean, foreign material removed, and dry.

### 3.2. INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Install in accordance with NAIMA National Insulation Standards.

END OF SECTION 230713

SECTION 230719  
HVAC PIPING INSULATION

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Piping insulation.
- B. Flexible removable and reusable blanket insulation.

1.2. RELATED REQUIREMENTS

- A. Section 078400 - Firestopping.

1.3. REFERENCE STANDARDS

- A. ASTM C518 - Standard Test Method for Steady-State Thermal Transmission Properties by Means of the Heat Flow Meter Apparatus; 2021.
- B. ASTM C534/C534M - Standard Specification for Preformed Flexible Elastomeric Cellular Thermal Insulation in Sheet and Tubular Form; 2023.
- C. ASTM C553 - Standard Specification for Mineral Fiber Blanket Thermal Insulation for Commercial and Industrial Applications; 2013 (Reapproved 2019).
- D. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2023d.
- E. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2022a, with Editorial Revision (2023).
- F. UL 723 - Standard for Test for Surface Burning Characteristics of Building Materials; Current Edition, Including All Revisions.

PART 2 PRODUCTS

2.1. REGULATORY REQUIREMENTS

- A. Surface Burning Characteristics: Flame spread index/Smoke developed index of 25/50, maximum, when tested in accordance with ASTM E84 or UL 723.

2.2. GLASS FIBER, FLEXIBLE

- A. Insulation: ASTM C553; flexible, noncombustible blanket.
  - 1. K (Ksi) Value: 0.36 at 75 degrees F (0.052 at 24 degrees C), when tested in accordance with ASTM C518.
  - 2. Maximum Service Temperature: 250 degrees F (121 degrees C).
  - 3. Maximum Water Vapor Absorption: 5.0 percent by weight.
- B. Vapor Barrier Jacket:
  - 1. Kraft paper with glass fiber yarn and bonded to aluminized film.
  - 2. Moisture Vapor Permeability: 0.02 perm inch (0.029 ng/(Pa s m)), when tested in accordance with ASTM E96/E96M.

3. Secure with pressure-sensitive tape.

C. Vapor Barrier Tape:

1. Kraft paper reinforced with glass fiber yarn and bonded to aluminized film with pressure-sensitive rubber-based adhesive.

### 2.3. FLEXIBLE ELASTOMERIC CELLULAR INSULATION

A. Manufacturers:

1. Aeroflex USA, Inc; AEROFLEX Self-Seal: [www.aeroflexusa.com/#sle](http://www.aeroflexusa.com/#sle).
2. Armacell LLC; ArmaFlex Ultra with FlameDefense: [www.armacell.us/#sle](http://www.armacell.us/#sle).
3. K-Flex USA LLC; K-Flex Titan: [www.kflexusa.com/#sle](http://www.kflexusa.com/#sle).

B. Insulation: Preformed flexible elastomeric cellular rubber insulation complying with ASTM C534/C534M Grade 1; use molded tubular material wherever possible.

1. Minimum Service Temperature: Minus 40 degrees F (Minus 40 degrees C).
2. Maximum Service Temperature: 180 degrees F (82 degrees C).
3. Connection: Waterproof vapor barrier adhesive.

C. Elastomeric Foam Adhesive: Air dried, contact adhesive, compatible with insulation.

D. Weather Barrier Coating: Air dried, contact adhesive, compatible with insulation and ASTM E84 compliant.

## PART 3 EXECUTION

### 3.1. INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install in accordance with NAIMA National Insulation Standards.

C. Exposed Piping: Locate insulation and cover seams in least visible locations.

D. Inserts and Shields:

1. Application: Piping 1-1/2 inches (40 mm) diameter or larger.
2. Shields: Galvanized steel between pipe hangers or pipe hanger rolls and inserts.
3. Insert location: Between support shield and piping and under the finish jacket.
4. Insert Configuration: Minimum 6 inches (150 mm) long, of same thickness and contour as adjoining insulation; may be factory fabricated.
5. Insert Material: Hydrous calcium silicate insulation or other heavy density insulating material suitable for the planned temperature range.

E. Continue insulation through walls, sleeves, pipe hangers, and other pipe penetrations. Finish at supports, protrusions, and interruptions. At fire separations, see Section 078400.

### 3.2. SCHEDULE

A. Heating Systems:

1. Heating Water Supply and Return: 1 in-thick

B. Cooling Systems:

1. Chilled Water: 1 in-thick

END OF SECTION 230719

SECTION 230923  
DIRECT-DIGITAL CONTROL SYSTEM FOR HVAC

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. System description.

1.2. RELATED REQUIREMENTS

- A. Section 230913 - Instrumentation and Control Devices for HVAC.
- B. Section 230993 - Sequence of Operations for HVAC Controls.
- C. Section 260583 - Wiring Connections: Electrical characteristics and wiring connections.

1.3. REFERENCE STANDARDS

- A. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data for each system component and software module.
- C. Project Record Documents: Record actual locations of control components, including control units, thermostats, and sensors.

1.5. QUALITY ASSURANCE

- A. Perform work in accordance with NFPA 70.

1.6. WARRANTY

- A. See Section 017800 - Closeout Submittals for additional warranty requirements.
- B. Correct defective Work within a five year period after Substantial Completion.

PART 2 PRODUCTS

2.1. SYSTEM DESCRIPTION

- A. Automatic temperature control field monitoring and control system using field programmable micro-processor based units.
- B. Base system on distributed system of fully intelligent, stand-alone controllers, operating in a multi-tasking, multi-user environment on token passing network, with central and remote hardware, software, and interconnecting wire and conduit.

- C. Include computer software and hardware, operator input/output devices, control units, local area networks (LAN), sensors, control devices, actuators.
- D. Controls for variable air volume terminals, radiation, reheat coils, unit heaters, fan coils, and the like when directly connected to the control units. Individual terminal unit control is specified in Section 230913.
- E. Provide control systems consisting of thermostats, control valves, dampers and operators, indicating devices, interface equipment and other apparatus and accessories required to operate mechanical systems, and to perform functions specified.
- F. Include installation and calibration, supervision, adjustments, and fine tuning necessary for complete and fully operational system.

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Verify existing conditions before starting work.

#### 3.2. INSTALLATION

- A. Install control units and other hardware in position on permanent walls where not subject to excessive vibration.
- B. Install software in control units and in operator work station. Implement all features of programs to specified requirements and appropriate to sequence of operation. Refer to Section 230993.
- C. Provide conduit and electrical wiring in accordance with Section 260583. Electrical material and installation shall be in accordance with appropriate requirements of Division 26.

END OF SECTION 230923

SECTION 232300  
REFRIGERANT PIPING

PART 2 PRODUCTS

1.1. SYSTEM DESCRIPTION

- A. Filter-Driers:
1. Use a filter-drier immediately ahead of liquid-line controls, such as thermostatic expansion valves, solenoid valves, and moisture indicators.

1.2. REGULATORY REQUIREMENTS

1.3. PIPING

1.4. REFRIGERANT

1.5. MOISTURE AND LIQUID INDICATORS

- A. Indicators: Single port type, UL listed, with copper or brass body, flared or soldered ends, sight glass, color coded paper moisture indicator with removable element cartridge and plastic cap; for maximum temperature of 200 degrees F (93 degrees C) and maximum working pressure of 500 psi (3450 kPa).

1.6. VALVES

1.7. STRAINERS

1.8. FILTER-DRIERS

- A. Performance:
1. Flow Capacity - Liquid Line: \_\_\_\_ ton (\_\_\_\_ kW), minimum, rated in accordance with AHRI 710 (I-P) (AHRI 711 (SI)).
  2. Pressure Drop: 2 psi (14 kPa), maximum, when operating at full connected evaporator capacity.
  3. Design Working Pressure: 350 psi (2410 kPa), minimum.
- B. Cores: Molded or loose-fill molecular sieve desiccant compatible with refrigerant, activated alumina, activated charcoal, and filtration to 40 microns, with secondary filtration to 20 microns; of construction that will not pass into refrigerant lines.
- C. Construction: UL listed.
1. Connections: As specified for applicable pipe type.

END OF SECTION 232300

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## SECTION 233100 HVAC DUCTS AND CASINGS

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Metal ducts.
- B. Flexible ducts.

#### 1.2. REFERENCE STANDARDS

- A. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.
- B. ASTM C177 - Standard Test Method for Steady-State Heat Flux Measurements and Thermal Transmission Properties by Means of the Guarded-Hot-Plate Apparatus; 2019, with Editorial Revision (2023).
- C. NFPA 90A - Standard for the Installation of Air-Conditioning and Ventilating Systems; 2024.
- D. NFPA 90B - Standard for the Installation of Warm Air Heating and Air-Conditioning Systems; 2024.
- E. SMACNA (DCS) - HVAC Duct Construction Standards Metal and Flexible; 2020.
- F. UL 181 - Standard for Factory-Made Air Ducts and Air Connectors; Current Edition, Including All Revisions.

#### 1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide data for duct materials.
- C. Shop Drawings: Indicate duct fitting types, gauges, sizes, welds, and configuration.

### PART 2 PRODUCTS

#### 2.1. GENERAL REQUIREMENTS

- A. Provide UL Class 1 ductwork, fittings, hangers, supports, and appurtenances in accordance with NFPA 90A and SMACNA (DCS) guidelines unless stated otherwise.
- B. Provide metal duct unless otherwise indicated. Fibrous glass duct can be substituted at the Contractor's option.
- C. Acoustical Treatment: Provide sound-absorbing liners and sectional silencers for metal-based ducts in compliance with Section 233319.
- D. Duct Shape and Material in accordance with Allowed Static Pressure Range:
  - 1. Round: Plus or minus 2 in-wc (500 Pa) of galvanized steel.
  - 2. Rectangular: Plus or minus 1/2 in-wc (125 Pa) of galvanized steel.
  - 3. Flat Oval: Plus 2 in-wc (500 Pa) of galvanized steel.

- E. Duct Sealing and Leakage in accordance with Static Pressure Class:
  - 1. Duct Pressure Class and Material for Common Mechanical Ventilation Applications:
    - a. Supply Air: 1/2 in-wc (125 Pa) pressure class, galvanized steel.
    - b. Outside Air Intake: 1/2 in-wc (125 Pa) pressure class, galvanized steel.
    - c. Return and Relief Air: 1/2 in-wc (125 Pa) pressure class, galvanized steel.
    - d. General Exhaust Air: 1/2 in-wc (125 Pa) pressure class, galvanized steel.
    - e. Transfer-air: 1/2 in-wc (125 Pa) pressure class, fibrous glass.
- F. Duct Fabrication Requirements:
  - 1. Duct and Fitting Fabrication and Support: SMACNA (DCS) including specifics for continuously welded round and oval duct fittings.
  - 2. Use reinforced and sealed sheet-metal materials at recommended gauges for indicated operating pressures or pressure class.
  - 3. Construct tees, bends, and elbows with radius of not less than 1-1/2 times width of duct on centerline. Where not possible and where rectangular elbows must be used, provide airfoil turning vanes of perforated metal with glass fiber insulation.
  - 4. Provide turning vanes of perforated metal with glass fiber insulation when acoustical lining is indicated.
  - 5. Increase duct sizes gradually, not exceeding 15 degrees divergence wherever possible; maximum 30 degrees divergence upstream of equipment and 45 degrees convergence downstream.
  - 6. Provide turning vanes of perforated metal with glass fiber insulation when an acoustical lining is required.
  - 7. Where ducts are connected to exterior wall louvers and duct outlet is smaller than louver frame, provide blank-out panels sealing louver area around duct. Use same material as duct, painted black on exterior side; seal to louver frame and duct.

## 2.2. METAL DUCTS

- A. Material Requirements:
  - 1. Galvanized Steel: Hot-dipped galvanized steel sheet, ASTM A653/A653M FS Type B, with G60/Z180 coating.
- B. Fire Rated Ducts:
  - 1. Two-hour, Fire Rated Duct:
    - a. UL labeled, construct of 18-gauge, 0.0516-inch (1.31 mm) galvanized steel.
    - b. R-Value: 4.5 when tested in accordance with ASTM C177.

## 2.3. FLEXIBLE DUCTS

- A. Flexible Ducts: UL 181, Class 1, polyethylene film, mechanically fastened and rolled using galvanized steel to form spiral helix.
  - 1. Insulation: R6 insulation with polyethylene vapor barrier film.
  - 2. Pressure Rating: 10 in-wc (2.50 kPa) positive and 5 in-wc (1.25 kPa) negative.
  - 3. Maximum Velocity: 5500 fpm (27.9 m/sec).
  - 4. Temperature Range: Minus 20 degrees F to 250 degrees F (Minus 28 degrees C to 121 degrees C).

## PART 3 EXECUTION

### 3.1. INSTALLATION

- A. Install, support, and seal ducts in accordance with SMACNA (DCS).
- B. Install products following the manufacturer's instructions.

- C. Comply with safety standards NFPA 90A and NFPA 90B.
- D. Duct sizes indicated are precise inside dimensions. For lined ducts, maintain sizes inside lining.
- E. Locate ducts with sufficient space around equipment to allow normal operating and maintenance activities.

3.2. CLEANING

- A. Clean duct system by forcing air at high velocity through duct to remove accumulated dust. Clean half the system at a time to obtain sufficient air. Protect equipment that could be harmed by excessive dirt with temporary filters or bypass during cleaning.

END OF SECTION 233100

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SECTION 233300  
AIR DUCT ACCESSORIES

PART 2 PRODUCTS

END OF SECTION 233300

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SECTION 233700  
AIR OUTLETS AND INLETS

PART 2 PRODUCTS

END OF SECTION 233700

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SECTION 238126.13  
SMALL-CAPACITY SPLIT-SYSTEM AIR CONDITIONERS

PART 2 PRODUCTS

1.1. SYSTEM DESIGN

- A. Split-System Heating and Cooling Units: Self-contained, packaged, matched factory-engineered and assembled, pre-wired indoor and outdoor units; UL listed.
  - 1. Provide refrigerant lines internal to units and between indoor and outdoor units, factory cleaned, dried, pressurized and sealed, with insulated suction line.
- B. Performance Requirements: See Drawings for additional requirements.
- C. Electrical Characteristics:
  - 1. \_\_\_\_\_ kW.
  - 2. \_\_\_\_\_ volts, single phase, 60 Hz.
  - 3. \_\_\_\_\_ amperes maximum fuse size.
  - 4. Disconnect Switch: Factory mount disconnect switch on equipment under provisions of Section 260583.

1.2. OUTDOOR UNITS

- A. Outdoor Units: Self-contained, packaged, pre-wired unit consisting of cabinet, with compressor and condenser.
  - 1. Construction and Ratings: In accordance with AHRI 210/240 with testing in accordance with ASHRAE Std 23 and UL 207.
- B. Accessories: Filter drier, high-pressure switch (manual reset), low pressure switch (automatic reset), service valves and gauge ports, thermometer well (in liquid line).
  - 1. Provide thermostatic expansion valves.
- C. Operating Controls:
  - 1. Control by room thermostat to maintain room temperature setting.

END OF SECTION 238126.13

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SECTION 260505  
SELECTIVE DEMOLITION FOR ELECTRICAL

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Electrical demolition.

1.2. RELATED REQUIREMENTS

- A. Section 017000 - Execution and Closeout Requirements: Additional requirements for alterations work.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.

PART 2 PRODUCTS

2.1. MATERIALS AND EQUIPMENT

- A. Materials and equipment for patching and extending work: As specified in individual sections.

PART 3 EXECUTION

3.1. EXAMINATION

- A. Verify field measurements and circuiting arrangements are as indicated.
- B. Verify that abandoned wiring and equipment serve only abandoned facilities.
- C. Demolition drawings are based on casual field observation.
- D. Beginning of demolition means installer accepts existing conditions.

3.2. PREPARATION

- A. Disconnect electrical systems in walls, floors, and ceilings to be removed.
- B. Coordinate utility service outages with utility company.
- C. Provide temporary wiring and connections to maintain existing systems in service during construction. When work must be performed on energized equipment or circuits, use personnel experienced in such operations.
- D. Existing Electrical Service: Maintain existing system in service until new system is complete and ready for service. Disable system only to make switchovers and connections. Minimize outage duration.
  - 1. Obtain permission from Owner at least 24 hours before partially or completely disabling system.
  - 2. Make temporary connections to maintain service in areas adjacent to work area.

- E. Existing Fire Alarm System: Maintain existing system in service until new system is accepted. Disable system only to make switchovers and connections. Minimize outage duration.
  - 1. Notify Owner before partially or completely disabling system.
  - 2. Notify local fire service.
  - 3. Make notifications at least 24 hours in advance.
  - 4. Make temporary connections to maintain service in areas adjacent to work area.

### 3.3. DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK

- A. Perform work for removal and disposal of equipment and materials containing toxic substances regulated under the Federal Toxic Substances Control Act (TSCA) in accordance with applicable federal, state, and local regulations. Applicable equipment and materials include, but are not limited to:
- B. Remove, relocate, and extend existing installations to accommodate new construction.
- C. Remove abandoned wiring to source of supply.
- D. Remove exposed abandoned conduit, including abandoned conduit above accessible ceiling finishes. Cut conduit flush with walls and floors, and patch surfaces.
- E. Disconnect abandoned outlets and remove devices. Remove abandoned outlets if conduit servicing them is abandoned and removed. Provide blank cover for abandoned outlets that are not removed.
- F. Repair adjacent construction and finishes damaged during demolition and extension work.
- G. Maintain access to existing electrical installations that remain active. Modify installation or provide access panel as appropriate.

### 3.4. CLEANING AND REPAIR

- A. See Section 017419 - Construction Waste Management and Disposal for additional requirements.
- B. Clean and repair existing materials and equipment that remain or that are to be reused.
- C. Luminaires: Remove existing luminaires for cleaning. Use mild detergent to clean all exterior and interior surfaces; rinse with clean water and wipe dry. Replace lamps, ballasts and broken electrical parts.

END OF SECTION 260505

SECTION 260513  
MEDIUM-VOLTAGE CABLES

PART 2 PRODUCTS

1.1. MEDIUM-VOLTAGE CABLE

- A. Medium Voltage Cable: NEMA WC 70 rubber insulated cable.

END OF SECTION 260513

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SECTION 260519  
LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLES

PART 2 PRODUCTS

1.1. CONDUCTOR AND CABLE GENERAL REQUIREMENTS

- A. Provide products that comply with requirements of NFPA 70.
- B. Provide products listed, classified, and labeled as suitable for the purpose intended.
- C. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, etc. as required for a complete operating system.
- D. Comply with NEMA WC 70.
- E. Thermoplastic-Insulated Conductors and Cables: Listed and labeled as complying with UL 83.
- F. Thermoset-Insulated Conductors and Cables: Listed and labeled as complying with UL 44.
- G. Conductor Material:
  - 1. Copper Conductors: Soft drawn annealed, 98 percent conductivity, uncoated copper conductors complying with ASTM B3, ASTM B8, or ASTM B787/B787M unless otherwise indicated.
  - 2. Tinned Copper Conductors: Comply with ASTM B33.
- H. Conductor Color Coding:
  - 1. Color code conductors as indicated unless otherwise required by the authority having jurisdiction. Maintain consistent color coding throughout project.
  - 2. Color Coding Method: Integrally colored insulation.
  - 3. Color Code:
    - a. Equipment Ground, All Systems: Green.

1.2. WIRING CONNECTORS

- A. Description: Wiring connectors appropriate for the application, suitable for use with the conductors to be connected, and listed as complying with UL 486A-486B or UL 486C as applicable.

END OF SECTION 260519

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SECTION 260526  
GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Grounding and bonding requirements.
- B. Conductors for grounding and bonding.
- C. Connectors for grounding and bonding.

1.2. RELATED REQUIREMENTS

- A. Section 260519 - Low-Voltage Electrical Power Conductors and Cables: Additional requirements for conductors for grounding and bonding, including conductor color coding.
- B. Section 260553 - Identification for Electrical Systems: Identification products and requirements.

1.3. REFERENCE STANDARDS

- A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- B. NETA ATS - Standard For Acceptance Testing Specifications For Electrical Power Equipment And Systems; 2021.
- C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- D. UL 467 - Grounding and Bonding Equipment; Current Edition, Including All Revisions.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittals procedures.

1.5. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

PART 2 PRODUCTS

2.1. GROUNDING AND BONDING REQUIREMENTS

- A. Existing Work: Where existing grounding and bonding system components are indicated to be reused, they may be reused only where they are free from corrosion, integrity and continuity are verified, and where acceptable to the authority having jurisdiction.
- B. Do not use products for applications other than as permitted by NFPA 70 and product listing.
- C. Unless specifically indicated to be excluded, provide all required components, conductors, connectors, conduit, boxes, fittings, supports, accessories, etc. as necessary for a complete grounding and bonding system.

- D. Where conductor size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.

## 2.2. GROUNDING AND BONDING COMPONENTS

- A. General Requirements:
  - 1. Provide products listed, classified, and labeled as suitable for the purpose intended.
  - 2. Provide products listed and labeled as complying with UL 467 where applicable.
- B. Conductors for Grounding and Bonding, in Addition to Requirements of Section 260526:
  - 1. Use insulated copper conductors unless otherwise indicated.
    - a. Exceptions:
      - 1) Use bare copper conductors where installed underground in direct contact with earth.
      - 2) Use bare copper conductors where directly encased in concrete (not in raceway).
- C. Connectors for Grounding and Bonding:
  - 1. Description: Connectors appropriate for the application and suitable for the conductors and items to be connected; listed and labeled as complying with UL 467.
  - 2. Unless otherwise indicated, use exothermic welded connections for underground, concealed and other inaccessible connections.
  - 3. Unless otherwise indicated, use mechanical connectors, compression connectors, or exothermic welded connections for accessible connections.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that work likely to damage grounding and bonding system components has been completed.
- B. Verify that field measurements are as indicated.
- C. Verify that conditions are satisfactory for installation prior to starting work.

### 3.2. INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Perform work in accordance with NECA 1 (general workmanship).
- C. Make grounding and bonding connections using specified connectors.
  - 1. Remove appropriate amount of conductor insulation for making connections without cutting, nicking or damaging conductors. Do not remove conductor strands to facilitate insertion into connector.
  - 2. Remove nonconductive paint, enamel, or similar coating at threads, contact points, and contact surfaces.
  - 3. Exothermic Welds: Make connections using molds and weld material suitable for the items to be connected in accordance with manufacturer's recommendations.
  - 4. Mechanical Connectors: Secure connections according to manufacturer's recommended torque settings.
  - 5. Compression Connectors: Secure connections using manufacturer's recommended tools and dies.
- D. Identify grounding and bonding system components in accordance with Section 260553.

3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Inspect and test in accordance with NETA ATS except Section 4.
- C. Perform inspections and tests listed in NETA ATS, Section 7.13.
- D. Perform ground electrode resistance tests under normally dry conditions. Precipitation within the previous 48 hours does not constitute normally dry conditions.
- E. Investigate and correct deficiencies where measured ground resistances do not comply with specified requirements.

END OF SECTION 260526

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SECTION 260529  
HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1. Section Includes

- A. Support and attachment requirements and components for equipment, conduit, cable, boxes, and other electrical work.

1.2. Related Requirements

- A. Section 033000 - Cast-in-Place Concrete: Concrete equipment pads.
- B. Section 260533.13 - Conduit for Electrical Systems: Additional support and attachment requirements for conduits.
- C. Section 260533.16 - Boxes for Electrical Systems: Additional support and attachment requirements for boxes.
- D. Section 265100 - Interior Lighting: Additional support and attachment requirements for interior luminaires.
- E. Section 270529 - Hangers and Supports for Communications Systems.

1.3. Reference Standards

- A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2017.
- B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- C. ASTM B633 - Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel; 2023.
- D. MFMA-4 - Metal Framing Standards Publication; 2004.
- E. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- F. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.4. Administrative Requirements

- A. Coordination:
  - 1. Coordinate sizes and arrangement of supports and bases with actual equipment and components to be installed.
  - 2. Coordinate work to provide additional framing and materials required for installation.
  - 3. Coordinate compatibility of support and attachment components with mounting surfaces at installed locations.
  - 4. Coordinate arrangement of supports with ductwork, piping, equipment and other potential conflicts.
  - 5. Notify Architect of conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.

- B. Sequencing:
  - 1. Do not install products on or provide attachment to concrete surfaces until concrete has cured; see Section 033000.

#### 1.5. Submittals

- A. See Section 013000 - Administrative Requirements for submittal procedures.

### PART 2 PRODUCTS

#### 2.1. Support and Attachment Components

- A. General Requirements:
  - 1. Comply with the following. Where requirements differ, comply with most stringent.
    - a. NFPA 70.
    - b. Requirements of authorities having jurisdiction.
  - 2. Provide required hangers, supports, anchors, fasteners, fittings, accessories, and hardware as necessary for complete installation of electrical work.
  - 3. Provide products listed, classified, and labeled as suitable for purpose intended, where applicable.
  - 4. Where support and attachment component types and sizes are not indicated, select in accordance with manufacturer's application criteria as required for load to be supported with minimum safety factor of \_\_\_\_\_. Include consideration for vibration, equipment operation, and shock loads where applicable.
  - 5. Do not use products for applications other than as permitted by NFPA 70 and product listing.
  - 6. Steel Components: Use corrosion-resistant materials suitable for environment where installed.
    - a. Indoor Dry Locations: Use zinc-plated steel or approved equivalent unless otherwise indicated.
    - b. Outdoor and Damp or Wet Indoor Locations: Use galvanized steel, stainless steel, or approved equivalent unless otherwise indicated.
    - c. Zinc-Plated Steel: Electroplated in accordance with ASTM B633.
    - d. Galvanized Steel: Hot-dip galvanized after fabrication in accordance with ASTM A123/A123M or ASTM A153/A153M.
- B. Conduit and Cable Supports: Straps and clamps suitable for conduit or cable to be supported.
  - 1. Conduit Straps: One-hole or two-hole type; steel or malleable iron.
  - 2. Conduit Clamps: Bolted type unless otherwise indicated.
- C. Outlet Box Supports: Hangers and brackets suitable for boxes to be supported.
- D. Metal Channel/Strut Framing Systems:
  - 1. Description: Factory-fabricated, continuous-slot, metal channel/strut and associated fittings, accessories, and hardware required for field assembly of supports.
  - 2. Comply with MFMA-4.
- E. Hanger Rods: Threaded, zinc-plated steel unless otherwise indicated.
  - 1. Minimum Size, Unless Otherwise Indicated or Required:
    - a. Equipment Supports: 1/2-inch (13 mm) diameter.
    - b. Busway Supports: 1/2-inch (13 mm) diameter.
    - c. Single Conduit up to 1-inch (27 mm) Trade Size: 1/4-inch (6 mm) diameter.
    - d. Trapeze Support for Multiple Conduits: 3/8-inch (10 mm) diameter.
    - e. Outlet Boxes: 1/4-inch (6 mm) diameter.
    - f. Luminaires: 1/4-inch (6 mm) diameter.
- F. Nonpenetrating Rooftop Supports for Low-Slope Roofs:
  - 1. Manufacturers:

- a. Atkore International Inc; Unistrut: [www.unistrut.us/#sle](http://www.unistrut.us/#sle).
  - b. nVent; Caddy: [www.nvent.com/#sle](http://www.nvent.com/#sle).
  - c. Substitutions: See Section 016000 - Product Requirements.
2. Description: Steel pedestals with thermoplastic or rubber bases that rest on top of roofing membrane, not requiring attachment to roof structure and not penetrating roofing assembly, with support fixtures as specified.
  3. Base Sizes: As required to distribute load sufficiently to prevent indentation of roofing assembly.
  4. Attachment/Support Fixtures: As recommended by manufacturer, same type as indicated for equivalent indoor hangers and supports.
  5. Mounting Height: Provide minimum clearance of 6 inches (150 mm) under supported component to top of roofing.
- G. Anchors and Fasteners:
1. Unless otherwise indicated and where not otherwise restricted, use anchor and fastener types indicated for specified applications.

### PART 3 EXECUTION

#### 3.1. Examination

- A. Verify that field measurements are as indicated.
- B. Verify that mounting surfaces are ready to receive support and attachment components.
- C. Verify that conditions are satisfactory for installation prior to starting work.

#### 3.2. Installation

- A. Install products in accordance with manufacturer's instructions.
- B. Install hangers and supports in accordance with NECA 1.
- C. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.
- D. Unless specifically indicated or approved by Architect, do not provide support from suspended ceiling support system or ceiling grid.
- E. Unless specifically indicated or approved by Architect, do not provide support from roof deck.
- F. Do not penetrate or otherwise notch or cut structural members without approval of Structural Engineer.
- G. Equipment Support and Attachment:
  1. Use metal, fabricated supports or supports assembled from metal channel/strut to support equipment as required.
  2. Use metal channel/strut secured to studs to support equipment surface mounted on hollow stud walls when wall strength is not sufficient to resist pull-out.
  3. Use metal channel/strut to support surface-mounted equipment in wet or damp locations to provide space between equipment and mounting surface.
  4. Securely fasten floor-mounted equipment. Do not install equipment such that it relies on its own weight for support.
- H. Conduit Support and Attachment: See Section 260533.13 for additional requirements.
- I. Box Support and Attachment: See Section 260533.16 for additional requirements.
- J. Interior Luminaire Support and Attachment: See Section 265100 for additional requirements.

- K. Secure fasteners in accordance with manufacturer's recommended torque settings.
- L. Remove temporary supports.
- M. Identify independent electrical component support wires above accessible ceilings, where permitted, with color distinguishable from ceiling support wires in accordance with NFPA 70.

### 3.3. Field Quality Control

- A. See Section 014000 - Quality Requirements for additional requirements.
- B. Inspect support and attachment components for damage and defects.
- C. Repair cuts and abrasions in galvanized finishes using zinc-rich paint recommended by manufacturer. Replace components that exhibit signs of corrosion.
- D. Correct deficiencies and replace damaged or defective support and attachment components.

END OF SECTION 260529



SECTION 260533.13  
CONDUIT FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1. RELATED REQUIREMENTS

- A. Section 033000 - Cast-in-Place Concrete: Concrete encasement of conduits.
- B. Section 078400 - Firestopping.
- C. Section 260519 - Low-Voltage Electrical Power Conductors and Cables: Cable assemblies consisting of conductors protected by integral metal armor.
- D. Section 260526 - Grounding and Bonding for Electrical Systems.
- E. Section 260529 - Hangers and Supports for Electrical Systems.
- F. Section 260533.16 - Boxes for Electrical Systems.
- G. Section 260533.23 - Surface Raceways for Electrical Systems.
- H. Section 260553 - Identification for Electrical Systems: Identification products and requirements.
- I. Section 270533.13 - Conduit for Communications Systems.

1.2. REFERENCE STANDARDS

- A. ANSI C80.1 - American National Standard for Electrical Rigid Steel Conduit (ERSC); 2020.
- B. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- C. NECA 101 - Standard for Installing Steel Conduits (Rigid, IMC, EMT); 2020.
- D. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; 2014.
- E. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- F. UL 6 - Electrical Rigid Metal Conduit-Steel; Current Edition, Including All Revisions.
- G. UL 514B - Conduit, Tubing, and Cable Fittings; Current Edition, Including All Revisions.

1.3. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate minimum sizes of conduits with actual type and quantity of conductors to be installed, including adjustments for conductor sizes increased for voltage drop.
  - 2. Coordinate arrangement of conduits with structural members, ductwork, piping, equipment, and other potential conflicts.
  - 3. Verify exact conduit termination locations required for boxes, enclosures, and equipment.
  - 4. Coordinate work to provide roof penetrations that preserve integrity of roofing system and do not void roof warranty.

5. Notify Architect of conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.

B. Sequencing:

1. Do not begin installation of conductors and cables until installation of conduit between termination points is complete.

#### 1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittals procedures.
- B. Product Data: Provide manufacturer's standard catalog pages and data sheets for conduits and fittings.
- C. Shop Drawings:
  1. Indicate proposed arrangement for conduits to be installed within structural concrete slabs, where permitted.
  2. Include proposed locations of roof penetrations and proposed methods for sealing.
- D. Project Record Documents: Record actual routing for conduits installed underground, conduits embedded within concrete slabs, and conduits 2-inch (53 mm) trade size and larger.

#### 1.5. QUALITY ASSURANCE

- A. Documents at Project Site: Maintain at project site one copy of manufacturer's instructions and shop drawings.
- B. Product Listing Organization Qualifications: Organization recognized by OSHA as Nationally Recognized Testing Laboratory (NRTL) and acceptable to authorities having jurisdiction.

#### 1.6. DELIVERY, STORAGE, AND HANDLING

- A. See Section 017419 - Construction Waste Management and Disposal for packaging waste requirements.
- B. Receive, inspect, handle, and store conduit and fittings in accordance with manufacturer's instructions.

### PART 2 PRODUCTS

#### 2.1. CONDUIT APPLICATIONS

- A. Do not use conduit and associated fittings for applications other than as permitted by NFPA 70, manufacturer's instructions, and product listing.
- B. Unless otherwise indicated and where not otherwise restricted, use conduit types indicated for specified applications. Where more than one listed application applies, comply with most restrictive requirements. Where conduit type for particular application is not specified, use galvanized steel rigid metal conduit.

#### 2.2. CONDUIT - GENERAL REQUIREMENTS

- A. Comply with NFPA 70.
- B. Existing Work: Where existing conduits are indicated to be reused, they may be reused only where they comply with specified requirements, are free from corrosion, and integrity is verified by pulling mandrel through them.

1. Where permitted, existing conduits to be reused may be used as sole equipment grounding conductor only when continuity of conduit pathway, including associated boxes and fittings, is verified; see Section 260526.
  - C. Provide conduit, fittings, supports, and accessories required for complete raceway system.
  - D. Provide products listed, classified, and labeled as suitable for purpose intended.
  - E. Minimum Conduit Size, Unless Otherwise Indicated:
    1. Branch Circuits: 3/4-inch (21 mm) trade size.
    2. Branch Circuit Homeruns: 3/4-inch (21 mm) trade size.
    3. Control Circuits: 1/2-inch (16 mm) trade size.
  - F. Where conduit size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.
- 2.3. GALVANIZED STEEL RIGID METAL CONDUIT (RMC)
- A. Manufacturers:
    1. Allied Tube & Conduit, a division of Atkore International: [www.alliedeg.com/#sle](http://www.alliedeg.com/#sle).
    2. Nucor Tubular Products: [www.nucortubular.com/#sle](http://www.nucortubular.com/#sle).
    3. Rymco USA: [www.rymcousa.com/#sle](http://www.rymcousa.com/#sle).
    4. Substitutions: See Section 016000 - Product Requirements.
  - B. Description: NFPA 70, Type RMC galvanized steel rigid metal conduit complying with ANSI C80.1 and listed and labeled as complying with UL 6.
  - C. Fittings:
    1. Nonhazardous Locations: Use fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B or UL 6.
    2. Material: Use steel or malleable iron.
    3. Connectors and Couplings: Use threaded type fittings only. Threadless fittings, including set screw and compression/gland types, are not permitted.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that mounting surfaces are ready to receive conduits.
- C. Verify that conditions are satisfactory for installation prior to starting work.

### 3.2. INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Install conduit in accordance with NECA 1.
- C. Galvanized Steel Rigid Metal Conduit (RMC): Install in accordance with NECA 101.
- D. Conduit Support:
  1. Secure and support conduits in accordance with NFPA 70 using suitable supports and methods approved by authorities having jurisdiction; see Section 260529.
  2. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.

- E. Connections and Terminations:
1. Use approved zinc-rich paint or conduit joint compound on field-cut threads of galvanized steel conduits prior to making connections.
  2. Where two threaded conduits must be joined and neither can be rotated, use three-piece couplings or split couplings. Do not use running threads.
  3. Use suitable adapters where required to transition from one type of conduit to another.
  4. Terminate threaded conduits in boxes and enclosures using threaded hubs or double lock nuts for dry locations and raintight hubs for wet locations.
  5. Provide insulating bushings, insulated throats, or listed metal fittings with smooth, rounded edges at conduit terminations to protect conductors.
  6. Secure joints and connections to provide mechanical strength and electrical continuity.
- F. Penetrations:
1. Do not penetrate or otherwise notch or cut structural members, including footings and grade beams, without approval of Structural Engineer.
  2. Make penetrations perpendicular to surfaces unless otherwise indicated.
  3. Provide sleeves for penetrations as indicated or as required to facilitate installation. Set sleeves flush with exposed surfaces unless otherwise indicated or required.
  4. Conceal bends for conduit risers emerging above ground.
  5. Where conduits penetrate waterproof membrane, seal as required to maintain integrity of membrane.
  6. Make penetrations for roof-mounted equipment within associated equipment openings and curbs where possible to minimize roofing system penetrations. Where penetrations are necessary, seal as indicated or as required to preserve integrity of roofing system and maintain roof warranty.
  7. Install firestopping to preserve fire resistance rating of partitions and other elements; see Section 078400.
- G. Conduit Movement Provisions: Where conduits are subject to movement, provide expansion and expansion/deflection fittings to prevent damage to enclosed conductors or connected equipment. This includes, but is not limited to:
1. Where conduits cross structural joints intended for expansion, contraction, or deflection.
  2. Where conduits are subject to earth movement by settlement or frost.
- H. Conduit Sealing:
1. Use foam conduit sealant to prevent entry of moisture and gases. This includes, but is not limited to:
    - a. Where conduits enter building from outside.
    - b. Where service conduits enter building from underground distribution system.
    - c. Where conduits enter building from underground.
    - d. Where conduits may transport moisture to contact live parts.
  2. Where conduits cross barriers between areas of potential substantial temperature differential, use foam conduit sealant at accessible point near penetration to prevent condensation. This includes, but is not limited to:
    - a. Where conduits pass from outdoors into conditioned interior spaces.
    - b. Where conduits pass from unconditioned interior spaces into conditioned interior spaces.
- I. Provide grounding and bonding; see Section 260526.

### 3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements for additional requirements.
- B. Repair cuts and abrasions in galvanized finishes using zinc-rich paint recommended by manufacturer. Replace components that exhibit signs of corrosion.
- C. Correct deficiencies and replace damaged or defective conduits.

3.4. CLEANING

- A. Clean interior of conduits to remove moisture and foreign matter.

3.5. PROTECTION

- A. Immediately after installation of conduit, use suitable manufactured plugs to provide protection from entry of moisture and foreign material and do not remove until ready for installation of conductors.

END OF SECTION 260533.13

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SECTION 260533.16  
BOXES FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Outlet and device boxes up to 100 cubic inches (1,650 cu cm), including those used as junction and pull boxes.
- B. Cabinets and enclosures, including junction and pull boxes larger than 100 cubic inches (1,650 cu cm).
- C. Boxes and enclosures for integrated power, data, and audio/video.

1.2. RELATED REQUIREMENTS

- A. Section 033000 - Cast-in-Place Concrete.
- B. Section 078400 - Firestopping.
- C. Section 083100 - Access Doors and Panels: Panels for maintaining access to concealed boxes.
- D. Section 260526 - Grounding and Bonding for Electrical Systems.
- E. Section 260529 - Hangers and Supports for Electrical Systems.
- F. Section 260533.13 - Conduit for Electrical Systems:
  - 1. Conduit bodies and other fittings.
- G. Section 260553 - Identification for Electrical Systems: Identification products and requirements.
- H. Section 262726 - Wiring Devices:
  - 1. Wall plates.

1.3. REFERENCE STANDARDS

- A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- B. NECA 130 - Standard for Installing and Maintaining Wiring Devices; 2016.
- C. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2020.
- D. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; 2014.
- E. NEMA OS 1 - Sheet-Steel Outlet Boxes, Device Boxes, Covers, and Box Supports; 2013 (Reaffirmed 2020).
- F. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- G. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

- H. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.
- I. UL 508A - Industrial Control Panels; Current Edition, Including All Revisions.
- J. UL 514A - Metallic Outlet Boxes; Current Edition, Including All Revisions.

#### 1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate the work with other trades to avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and working clearances for electrical equipment required by NFPA 70.
  - 2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.
  - 3. Coordinate minimum sizes of boxes with the actual installed arrangement of conductors, clamps, support fittings, and devices, calculated according to NFPA 70.
  - 4. Coordinate minimum sizes of pull boxes with the actual installed arrangement of connected conduits, calculated according to NFPA 70.
  - 5. Coordinate the placement of boxes with millwork, furniture, devices, equipment, etc. installed under other sections or by others.
  - 6. Coordinate the work with other trades to preserve insulation integrity.
  - 7. Coordinate the work with other trades to provide walls suitable for installation of flush-mounted boxes where indicated.
  - 8. Notify Architect of any conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.

#### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide manufacturer's standard catalog pages and data sheets for cabinets and enclosures, boxes for hazardous (classified) locations, floor boxes, and underground boxes/enclosures.
- C. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

#### 1.6. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

### PART 2 PRODUCTS

#### 2.1. BOXES

- A. General Requirements:
  - 1. Do not use boxes and associated accessories for applications other than as permitted by NFPA 70 and product listing.
  - 2. Provide all boxes, fittings, supports, and accessories required for a complete raceway system and to accommodate devices and equipment to be installed.
  - 3. Provide products listed, classified, and labeled as suitable for the purpose intended.
  - 4. Where box size is not indicated, size to comply with NFPA 70 but not less than applicable minimum size requirements specified.



5. Provide grounding terminals within boxes where equipment grounding conductors terminate.
- B. Outlet and Device Boxes Up to 100 cubic inches (1,650 cu cm), Including Those Used as Junction and Pull Boxes:
1. Use sheet-steel boxes for dry locations unless otherwise indicated or required.
  2. Use cast iron boxes or cast aluminum boxes for damp or wet locations unless otherwise indicated or required; furnish with compatible weatherproof gasketed covers.
  3. Use suitable concrete type boxes where flush-mounted in concrete.
  4. Use suitable masonry type boxes where flush-mounted in masonry walls.
  5. Use raised covers suitable for the type of wall construction and device configuration where required.
  6. Use shallow boxes where required by the type of wall construction.
  7. Do not use "through-wall" boxes designed for access from both sides of wall.
  8. Sheet-Steel Boxes: Comply with NEMA OS 1, and list and label as complying with UL 514A.
  9. Cast Metal Boxes: Comply with NEMA FB 1, and list and label as complying with UL 514A; furnish with threaded hubs.
  10. Boxes for Supporting Luminaires and Ceiling Fans: Listed as suitable for the type and weight of load to be supported; furnished with fixture stud to accommodate mounting of luminaire where required.
  11. Boxes for Ganged Devices: Use multigang boxes of single-piece construction. Do not use field-connected gangable boxes unless specifically indicated or permitted.
  12. Wall Plates: Comply with Section 262726.
- C. Cabinets and Enclosures, Including Junction and Pull Boxes Larger Than 100 cubic inches (1,650 cu cm):
1. Comply with NEMA 250, and list and label as complying with UL 50 and UL 50E, or UL 508A.
  2. NEMA 250 Environment Type, Unless Otherwise Indicated:
  3. Junction and Pull Boxes Larger Than 100 cubic inches (1,650 cu cm):
    - a. Provide screw-cover or hinged-cover enclosures unless otherwise indicated.
- D. Boxes and Enclosures for Integrated Power, Data, and Audio/Video: Size and configuration as indicated or as required with partitions to separate services; field-connected gangable boxes may be used.

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that mounting surfaces are ready to receive boxes.
- C. Verify that conditions are satisfactory for installation prior to starting work.

#### 3.2. INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Install boxes in accordance with NECA 1 (general workmanship) and, where applicable, NECA 130, including mounting heights specified in those standards where mounting heights are not indicated.
- C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.
- D. Provide separate boxes for emergency power and normal power systems.
- E. Unless otherwise indicated, provide separate boxes for line voltage and low voltage systems.

- F. Box Supports:
  - 1. Secure and support boxes in accordance with NFPA 70 and Section 260529 using suitable supports and methods approved by the authority having jurisdiction.
  - 2. Provide independent support from building structure except for cast metal boxes (other than boxes used for fixture support) supported by threaded conduit connections in accordance with NFPA 70. Do not provide support from piping, ductwork, or other systems.
- G. Install boxes plumb and level.
- H. Flush-Mounted Boxes:
  - 1. Install boxes in noncombustible materials such as concrete, tile, gypsum, plaster, etc. so that front edge of box or associated raised cover is not set back from finished surface more than 1/4 inch (6 mm) or does not project beyond finished surface.
  - 2. Install boxes in combustible materials such as wood so that front edge of box or associated raised cover is flush with finished surface.
  - 3. Repair rough openings around boxes in noncombustible materials such as concrete, tile, gypsum, plaster, etc. so that there are no gaps or open spaces greater than 1/8 inch (3 mm) at the edge of the box.
- I. Install boxes as required to preserve insulation integrity.
- J. Install permanent barrier between ganged wiring devices when voltage between adjacent devices exceeds 300 V.
- K. Install firestopping to preserve fire resistance rating of partitions and other elements, using materials and methods specified in Section 078400.
- L. Close unused box openings.
- M. Install blank wall plates on junction boxes and on outlet boxes with no devices or equipment installed or designated for future use.
- N. Provide grounding and bonding in accordance with Section 260526.
- O. Identify boxes in accordance with Section 260553.

### 3.3. CLEANING

- A. Clean interior of boxes to remove dirt, debris, plaster and other foreign material.

### 3.4. PROTECTION

- A. Immediately after installation, protect boxes from entry of moisture and foreign material until ready for installation of conductors.

END OF SECTION 260533.16

SECTION 260533.23  
SURFACE RACEWAYS FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1. RELATED REQUIREMENTS

- A. Section 260526 - Grounding and Bonding for Electrical Systems.
- B. Section 260529 - Hangers and Supports for Electrical Systems.
- C. Section 260533.13 - Conduit for Electrical Systems.
- D. Section 260533.16 - Boxes for Electrical Systems.

1.2. REFERENCE STANDARDS

- A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- B. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.3. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate the placement of raceways with millwork, furniture, equipment, etc. installed under other sections or by others.
  - 2. Coordinate rough-in locations of outlet boxes provided under Section 260533.16 and conduit provided under Section 260533.13 as required for installation of raceways provided under this section.
  - 3. Verify minimum sizes of raceways with the actual conductors and components to be installed.
  - 4. Notify Architect of any conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.
- B. Sequencing:
  - 1. Do not install raceways until final surface finishes and painting are complete.
  - 2. Do not begin installation of conductors and cables until installation of raceways is complete between outlet, junction and splicing points.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide manufacturer's standard catalog pages and data sheets including dimensions, knockout sizes and locations, materials, fabrication details, finishes, service condition requirements, and accessories.
  - 1. Surface Raceway Systems: Include information on fill capacities for conductors and cables.
- C. Shop Drawings:
  - 1. Pre-wired Surface Raceway Systems: Provide plan and elevation views including dimensioned locations of wiring devices and circuiting arrangements.

### 1.5. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

## PART 2 PRODUCTS

### 2.1. RACEWAY REQUIREMENTS

- A. Provide all components, fittings, supports, and accessories required for a complete raceway system.
- B. Provide products listed, classified, and labeled as suitable for the purpose intended.
- C. Do not use raceways for applications other than as permitted by NFPA 70 and product listing.

### 2.2. SURFACE RACEWAY SYSTEMS

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that outlet boxes and conduit terminations are installed in proper locations and are properly sized in accordance with NFPA 70 to accommodate raceways.
- C. Verify that mounting surfaces are ready to receive raceways and that final surface finishes are complete, including painting.
- D. Verify that conditions are satisfactory for installation prior to starting work.

### 3.2. INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Perform work in accordance with NECA 1 (general workmanship).
- C. Install raceways plumb and level.
- D. Secure and support raceways in accordance with Section 260529 at intervals complying with NFPA 70 and manufacturer's requirements.
- E. Close unused raceway openings.
- F. Provide grounding and bonding in accordance with Section 260526.

### 3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Inspect raceways for damage and defects.
- C. Surface Raceway Systems with Integrated Devices: Test each wiring device to verify operation and proper polarity.
- D. Correct wiring deficiencies and replace damaged or defective raceways.

3.4. CLEANING

- A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

3.5. PROTECTION

- A. Protect installed raceways from subsequent construction operations.

END OF SECTION 260533.23

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SECTION 260553  
IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Electrical identification requirements.
- B. Identification nameplates and labels.
- C. Wire and cable markers.
- D. Voltage markers.
- E. Warning signs and labels.

1.2. RELATED REQUIREMENTS

- A. Section 099113 - Exterior Painting.
- B. Section 099123 - Interior Painting.
- C. Section 260519 - Low-Voltage Electrical Power Conductors and Cables: Color coding for power conductors and cables 600 V and less; vinyl color coding electrical tape.
- D. Section 260573 - Power System Studies: Arc flash hazard warning labels.
- E. Section 262726 - Wiring Devices - Lutron: Device and wallplate finishes; factory pre-marked wallplates.
- F. Section 271000 - Structured Cabling: Identification for communications cabling and devices.

1.3. REFERENCE STANDARDS

- A. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- B. UL 969 - Marking and Labeling Systems; Current Edition, Including All Revisions.

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Verify final designations for equipment, systems, and components to be identified prior to fabrication of identification products.
- B. Sequencing:
  - 1. Do not conceal items to be identified, in locations such as above suspended ceilings, until identification products have been installed.
  - 2. Do not install identification products until final surface finishes and painting are complete.

1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittals procedures.

## 1.6. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

## PART 2 PRODUCTS

### 2.1. IDENTIFICATION REQUIREMENTS

- A. Existing Work: Unless specifically excluded, identify existing elements to remain that are not already identified in accordance with specified requirements.
- B. Identification for Equipment:
  - 1. Use identification nameplate to identify each piece of electrical distribution and control equipment and associated sections, compartments, and components.
    - a. Enclosed switches, circuit breakers, and motor controllers:
  - 2. Available Fault Current Documentation: Use identification label to identify the available fault current and date calculations were performed at locations requiring documentation by NFPA 70 including but not limited to the following.
    - a. Service equipment.
    - b. Industrial control panels.
    - c. Motor control centers.
    - d. Elevator control panels.
    - e. Industrial machinery.
- C. Identification for Conductors and Cables:
  - 1. Color Coding for Power Conductors 600 V and Less: Comply with Section 260519.
  - 2. Use identification nameplate or identification label to identify color code for ungrounded and grounded power conductors inside door or enclosure at each piece of feeder or branch-circuit distribution equipment when premises has feeders or branch circuits served by more than one nominal voltage system.
  - 3. Use wire and cable markers to identify circuit number or other designation indicated for power, control, and instrumentation conductors and cables at the following locations:
    - a. At each source and load connection.
    - b. Within boxes when more than one circuit is present.
    - c. Within equipment enclosures when conductors and cables enter or leave the enclosure.
  - 4. Use wire and cable markers to identify connected grounding electrode system components for grounding electrode conductors.
- D. Identification for Raceways:
  - 1. Use voltage markers to identify highest voltage present for accessible conduits at maximum intervals of 20 feet (6.1 m).
  - 2. Use voltage markers, color-coded bands, or factory-painted conduits to identify systems other than normal power system for accessible conduits.
    - a. Maximum Intervals: 20 feet (6.1 m).
    - b. Color-Coded Bands: Use field-painting or vinyl color coding electrical tape to mark bands 3 inches (76 mm) wide.
      - 1) Field-Painting: Comply with Section 099123 and 099113.
      - 2) Vinyl Color Coding Electrical Tape: Comply with Section 260519.
    - c. Color Code:
- E. Identification for Boxes:
  - 1. Use voltage markers to identify highest voltage present.
  - 2. Use voltage markers or color coded boxes to identify systems other than normal power system.



- a. Color-Coded Boxes: Field-painted in accordance with Section 099123 and 099113 per the same color code used for raceways.
- F. Identification for Devices:
1. Identification for Communications Devices: Comply with Section 271000.
  2. Wiring Device and Wallplate Finishes: Comply with Section 262726.
  3. Factory Pre-Marked Wallplates: Comply with Section 262726.
  4. Use identification label to identify fire alarm system devices.
    - a. For devices concealed above suspended ceilings, provide additional identification on ceiling tile below device location.
  5. Use identification label or engraved wallplate to identify serving branch circuit for all receptacles.
    - a. For receptacles in public areas or in areas as directed by Architect, provide identification on inside surface of wallplate.
- G. Identification for Luminaires:
1. Use permanent red dot on luminaire frame to identify luminaires connected to emergency power system.

## 2.2. IDENTIFICATION NAMEPLATES AND LABELS

- A. Identification Nameplates:
1. Materials:
  2. Mounting Holes for Mechanical Fasteners: Two, centered on sides for sizes up to 1 inch (25 mm) high; Four, located at corners for larger sizes.
- B. Identification Labels:
1. Materials: Use self-adhesive laminated plastic labels; UV, chemical, water, heat, and abrasion resistant.
  2. Text: Use factory pre-printed or machine-printed text. Do not use handwritten text unless otherwise indicated.

## 2.3. WIRE AND CABLE MARKERS

- A. Markers for Conductors and Cables: Use wrap-around self-adhesive vinyl cloth, wrap-around self-adhesive vinyl self-laminating, heat-shrink sleeve, plastic sleeve, plastic clip-on, or vinyl split sleeve type markers suitable for the conductor or cable to be identified.
- B. Markers for Conductor and Cable Bundles: Use plastic marker tags secured by nylon cable ties.
- C. Legend: Power source and circuit number or other designation indicated.
- D. Text: Use factory pre-printed or machine-printed text, all capitalized unless otherwise indicated.
- E. Minimum Text Height: 1/8 inch (3 mm).
- F. Color: Black text on white background unless otherwise indicated.

## 2.4. VOLTAGE MARKERS

- A. Markers for Conduits: Use factory pre-printed self-adhesive vinyl, self-adhesive vinyl cloth, or vinyl snap-around type markers.
- B. Markers for Boxes and Equipment Enclosures: Use factory pre-printed self-adhesive vinyl or self-adhesive vinyl cloth type markers.
- C. Minimum Size:
1. Markers for Conduits: As recommended by manufacturer for conduit size to be identified.

2. Markers for Pull Boxes: 1 1/8 by 4 1/2 inches (29 by 110 mm).
  3. Markers for Junction Boxes: 1/2 by 2 1/4 inches (13 by 57 mm).
- D. Legend:
1. Markers for Voltage Identification: Highest voltage present.
  2. Markers for System Identification:
- E. Color: Black text on orange background unless otherwise indicated.

## 2.5. WARNING SIGNS AND LABELS

- A. Comply with ANSI Z535.2 or ANSI Z535.4 as applicable.
- B. Warning Signs:
1. Materials:
  2. Minimum Size: 7 by 10 inches (178 by 254 mm) unless otherwise indicated.
- C. Warning Labels:
1. Materials: Use factory pre-printed or machine-printed self-adhesive polyester or self-adhesive vinyl labels; UV, chemical, water, heat, and abrasion resistant; produced using materials recognized to UL 969.
  2. Machine-Printed Labels: Use thermal transfer process printing machines and accessories recommended by label manufacturer.
  3. Minimum Size: 2 by 4 inches (51 mm by 102 mm) unless otherwise indicated.

## PART 3 EXECUTION

### 3.1. PREPARATION

- A. Clean surfaces to receive adhesive products according to manufacturer's instructions.

### 3.2. INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Install identification products to be plainly visible for examination, adjustment, servicing, and maintenance. Unless otherwise indicated, locate products as follows:
1. Surface-Mounted Equipment: Enclosure front.
  2. Flush-Mounted Equipment: Inside of equipment door.
  3. Free-Standing Equipment: Enclosure front; also enclosure rear for equipment with rear access.
  4. Elevated Equipment: Legible from the floor or working platform.
  5. Interior Components: Legible from the point of access.
  6. Conduits: Legible from the floor.
  7. Boxes: Outside face of cover.
  8. Conductors and Cables: Legible from the point of access.
  9. Devices: Outside face of cover.
- C. Install identification products centered, level, and parallel with lines of item being identified.
- D. Secure nameplates to exterior surfaces of enclosures using stainless steel screws and to interior surfaces using self-adhesive backing or epoxy cement.
- E. Install self-adhesive labels and markers to achieve maximum adhesion, with no bubbles or wrinkles and edges properly sealed.

3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Replace self-adhesive labels and markers that exhibit bubbles, wrinkles, curling or other signs of improper adhesion.

END OF SECTION 260553

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SECTION 260573  
POWER SYSTEM STUDIES

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Short-circuit study.
- B. Protective device coordination study.
- C. Arc flash and shock risk assessment.
- D. Criteria for the selection and adjustment of equipment and associated protective devices not specified in this section, as determined by studies to be performed.

1.2. RELATED REQUIREMENTS

- A. Section 260553 - Identification for Electrical Systems: Additional requirements for arc flash hazard warning labels.
- B. Section 262816.13 - Enclosed Circuit Breakers.
- C. Section 262816.16 - Enclosed Switches.

1.3. REFERENCE STANDARDS

- A. IEEE 141 - IEEE Recommended Practice for Electric Power Distribution for Industrial Plants; 1993 (Reaffirmed 1999).
- B. IEEE 242 - IEEE Recommended Practice for Protection and Coordination of Industrial and Commercial Power Systems; 2001, with Errata (2003).
- C. IEEE 399 - IEEE Recommended Practice for Industrial and Commercial Power Systems Analysis; 1997.
- D. IEEE 551 - IEEE Recommended Practice for Calculating Short-Circuit Currents in Industrial and Commercial Power Systems; 2006.
- E. IEEE 1584 - IEEE Guide for Performing Arc-Flash Hazard Calculations; 2018, with Errata (2019).
- F. NEMA MG 1 - Motors and Generators; 2021.
- G. NETA ATS - Standard For Acceptance Testing Specifications For Electrical Power Equipment And Systems; 2021.
- H. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- I. NFPA 70E - Standard for Electrical Safety in the Workplace; 2024.

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:

1. Existing Installations: Coordinate with equipment manufacturer(s) to obtain data necessary for completion of studies.
2. Coordinate the work to provide equipment and associated protective devices complying with criteria for selection and adjustment, as determined by studies to be performed.
3. Notify Architect of any conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.

B. Sequencing:

1. Submit study reports prior to or concurrent with product submittals.
2. Do not order equipment until matching study reports and product submittals have both been evaluated by Architect.

### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Study reports, stamped or sealed and signed by study preparer.

### 1.6. POWER SYSTEM STUDIES

A. Scope of Studies:

1. Except where study descriptions below indicate exclusions, analyze system at each bus from primary protective devices of utility source down to each piece of equipment involved, including parts of system affecting calculations being performed (e.g. fault current contribution from motors).
2. Include in analysis alternate sources and operating modes (including known future configurations) to determine worst case conditions.

B. General Study Requirements:

1. Comply with NFPA 70.
2. Perform studies utilizing computer software complying with specified requirements; manual calculations are not permitted.

C. Data Collection:

1. Compile information on project-specific characteristics of actual installed equipment, protective devices, feeders, etc. as necessary to develop single-line diagram of electrical distribution system and associated input data for use in system modeling.
  - a. Utility Source Data: Include primary voltage, maximum and minimum three-phase and line-to-ground fault currents, impedance, X/R ratio, and primary protective device information.
    - 1) Obtain up-to-date information from Utility Company.
  - b. Generators: Include manufacturer/model, kW and voltage ratings, and impedance.
  - c. Motors: Include manufacturer/model, type (e.g. induction, synchronous), horsepower rating, voltage rating, full load amps, and locked rotor current or NEMA MG 1 code letter designation.
  - d. Transformers: Include primary and secondary voltage ratings, kVA rating, winding configuration, percent impedance, and X/R ratio.
  - e. Protective Devices:
    - 1) Circuit Breakers: Include manufacturer/model, type (e.g. thermal magnetic, electronic trip), frame size, trip rating, voltage rating, interrupting rating, available field-adjustable trip response settings, and features (e.g. zone selective interlocking).
    - 2) Fuses: Include manufacturer/model, type/class (e.g. Class J), size/rating, and speed (e.g. time delay, fast acting).
  - f. Protective Relays: Include manufacturer/model, type, settings, current/potential transformer ratio, and associated protective device.

- g. Conductors: Include feeder size, material (e.g. copper, aluminum), insulation type, voltage rating, number per phase, raceway type, and actual length.
- D. Short-Circuit Study:
- 1. Comply with IEEE 551 and applicable portions of IEEE 141, IEEE 242, and IEEE 399.
  - 2. For purposes of determining equipment short circuit current ratings, consider conditions that may result in maximum available fault current, including but not limited to:
    - a. Maximum utility fault currents.
    - b. Maximum motor contribution.
    - c. Known operating modes (e.g. utility as source, generator as source, utility/generator in parallel, bus tie breaker open/close positions).
  - 3. For each bus location, calculate the maximum available three-phase bolted symmetrical and asymmetrical fault currents. For grounded systems, also calculate the maximum available line-to-ground bolted fault currents.
- E. Protective Device Coordination Study:
- 1. Comply with applicable portions of IEEE 242 and IEEE 399.
  - 2. Analyze alternate scenarios considering known operating modes (e.g. utility as source, generator as source, utility/generator in parallel, bus tie breaker open/close positions).
  - 3. Analyze protective devices and associated settings for suitable margins between time-current curves to provide adequate protection for equipment and conductors while achieving full selective coordination.
- F. Arc Flash and Shock Risk Assessment:
- 1. Comply with NFPA 70E.
  - 2. Perform incident energy and arc flash boundary calculations in accordance with IEEE 1584 (as referenced in NFPA 70E Annex D), where applicable.
  - 3. Analyze alternate scenarios considering conditions that may result in maximum incident energy, including but not limited to:
    - a. Maximum and minimum utility fault currents.
    - b. Maximum and minimum motor contribution.
    - c. Known operating modes (e.g. utility as source, generator as source, utility/generator in parallel, bus tie breaker open/close positions).
- G. Study Reports:
- 1. General Requirements:
    - a. Identify date of study and study preparer.
    - b. Identify study methodology and software product(s) used.
    - c. Identify scope of studies, assumptions made, implications of possible alternate scenarios, and any exclusions from studies.
    - d. Identify base used for per unit values.
    - e. Include single-line diagram and associated input data used for studies; identify buses on single-line diagram as referenced in reports, and indicate bus voltage.
    - f. Include conclusions and recommendations.
  - 2. Short-Circuit Study:
    - a. For each scenario, identify at each bus location:
      - 1) Calculated maximum available symmetrical and asymmetrical fault currents (both three-phase and line-to-ground where applicable).
      - 2) Fault point X/R ratio.
      - 3) Associated equipment short circuit current ratings.
    - b. Identify locations where the available fault current exceeds the equipment short circuit current rating, along with recommendations.
  - 3. Protective Device Coordination Study:
    - a. For each scenario, include time-current coordination curves plotted on log-log scale graphs.
    - b. For each graph include (where applicable):
      - 1) Partial single-line diagram identifying the portion of the system illustrated.

- 2) Protective Devices: Time-current curves with applicable tolerance bands for each protective device in series back to the source, plotted up to the maximum available fault current at the associated bus.
- 3) Conductors: Damage curves.
- 4) Transformers: Inrush points and damage curves.
- 5) Generators: Full load current, overload curves, decrement curves, and short circuit withstand points.
- 6) Motors: Full load current, starting curves, and damage curves.
- 7) Capacitors: Full load current and damage curves.
- c. For each protective device, identify fixed and adjustable characteristics with available ranges and recommended settings.
  - 1) Circuit Breakers: Include long time pickup and delay, short time pickup and delay, and instantaneous pickup.
  - 2) Include ground fault pickup and delay.
  - 3) Include fuse ratings.
  - 4) Protective Relays: Include current/potential transformer ratios, tap, time dial, and instantaneous pickup.
- d. Identify cases where either full selective coordination or adequate protection is not achieved, along with recommendations.
4. Arc Flash and Shock Risk Assessment:
  - a. For the worst case for each scenario, identify at each bus location:
    - 1) Calculated incident energy and associated working distance.
    - 2) Calculated arc flash boundary.
    - 3) Bolted fault current.
    - 4) Arcing fault current.
    - 5) Clearing time.
    - 6) Arc gap distance.
  - b. For purposes of producing arc flash hazard warning labels, summarize the maximum incident energy and associated data reflecting the worst case condition of all scenarios at each bus location.

### 1.7. QUALITY ASSURANCE

- A. Study Preparer Qualifications: Professional electrical engineer licensed in the State in which the Project is located and with minimum five years experience in preparation of studies of similar type and complexity using specified computer software.
- B. Computer Software for Study Preparation: Use the latest edition of commercially available software utilizing specified methodologies.

## PART 3 EXECUTION

### 2.1. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Inspect and test in accordance with NETA ATS, except Section 4.
- C. Adjust equipment and protective devices for compliance with studies and recommended settings.
- D. Notify Architect of any conflicts with or deviations from studies. Obtain direction before proceeding.

### 2.2. CLOSEOUT ACTIVITIES

- A. See Section 017800 - Closeout Submittals, for closeout submittals.



B. See Section 017900 - Demonstration and Training, for additional requirements.

END OF SECTION 260573

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## SECTION 260583 WIRING CONNECTIONS

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Electrical connections to equipment.

#### 1.2. RELATED REQUIREMENTS

- A. Section 260519 - Low-Voltage Electrical Power Conductors and Cables.
- B. Section 260533.13 - Conduit for Electrical Systems.
- C. Section 260533.16 - Boxes for Electrical Systems.
- D. Section 262726 - Wiring Devices.
- E. Section 262816.16 - Enclosed Switches.

#### 1.3. REFERENCE STANDARDS

- A. NEMA WD 1 - General Color Requirements for Wiring Devices; 1999 (Reaffirmed 2020).
- B. NEMA WD 6 - Wiring Devices - Dimensional Specifications; 2021.
- C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

#### 1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.

#### 1.5. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

### PART 2 PRODUCTS

#### 2.1. MATERIALS

- A. Cords and Caps: NEMA WD 6; match receptacle configuration at outlet provided for equipment.
  - 1. Colors: Comply with NEMA WD 1.
  - 2. Cord Construction: NFPA 70, Type SO, multiconductor flexible cord with identified equipment grounding conductor, suitable for use in damp locations.
  - 3. Size: Suitable for connected load of equipment, length of cord, and rating of branch circuit overcurrent protection.
- B. Disconnect Switches: As specified in Section 262816.16 and in individual equipment sections.
- C. Wiring Devices: As specified in Section 262726.

- D. Flexible Conduit: As specified in Section 260533.13.
- E. Wire and Cable: As specified in Section 260519.
- F. Boxes: As specified in Section 260533.16.

## 2.2. EQUIPMENT CONNECTIONS

### PART 3 EXECUTION

#### 3.1. ELECTRICAL CONNECTIONS

- A. Make electrical connections in accordance with equipment manufacturer's instructions.
- B. Make conduit connections to equipment using flexible conduit. Use liquidtight flexible conduit with watertight connectors in damp or wet locations.
- C. Connect heat producing equipment using wire and cable with insulation suitable for temperatures encountered.
- D. Provide receptacle outlet to accommodate connection with attachment plug.
- E. Provide cord and cap where field-supplied attachment plug is required.
- F. Install suitable strain-relief clamps and fittings for cord connections at outlet boxes and equipment connection boxes.
- G. Install disconnect switches, controllers, control stations, and control devices to complete equipment wiring requirements.
- H. Install terminal block jumpers to complete equipment wiring requirements.
- I. Install interconnecting conduit and wiring between devices and equipment to complete equipment wiring requirements.

END OF SECTION 260583

SECTION 260923  
LIGHTING CONTROL DEVICES

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Occupancy sensors.

1.2. REFERENCE STANDARDS

- A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- B. NECA 130 - Standard for Installing and Maintaining Wiring Devices; 2016.
- C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.3. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate the placement of lighting control devices with millwork, furniture, equipment, etc. installed under other sections or by others.
  - 2. Coordinate the placement of wall switch occupancy sensors with actual installed door swings.
  - 3. Coordinate the placement of occupancy sensors with millwork, furniture, equipment or other potential obstructions to motion detection coverage installed under other sections or by others.
- B. Sequencing:
  - 1. Do not install lighting control devices until final surface finishes and painting are complete.

1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Include ratings, configurations, standard wiring diagrams, dimensions, colors, service condition requirements, and installed features.
- C. Samples:
  - 1. Occupancy Sensors: One for each type and color specified.
- D. Field Quality Control Reports.
- E. Manufacturer's Installation Instructions: Include application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.
- F. Operation and Maintenance Data: Include detailed information on device programming and setup.

1.5. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

## 1.6. DELIVERY, STORAGE, AND PROTECTION

- A. Store products in a clean, dry space in original manufacturer's packaging in accordance with manufacturer's written instructions until ready for installation.

## 1.7. WARRANTY

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.
- B. Provide five year manufacturer warranty for all occupancy sensors.

## PART 2 PRODUCTS

### 2.1. LIGHTING CONTROL DEVICES - GENERAL REQUIREMENTS

- A. Provide products listed, classified, and labeled as suitable for the purpose intended.
- B. Unless specifically indicated to be excluded, provide all required conduit, wiring, connectors, hardware, components, accessories, etc. as required for a complete operating system.

### 2.2. OCCUPANCY SENSORS

- A. Manufacturers:
  - 1. Source Limitations: Furnish products produced by a single manufacturer and obtained from a single supplier.
- B. All Occupancy Sensors:
  - 1. Description: Factory-assembled commercial specification grade devices for indoor use capable of sensing both major motion, such as walking, and minor motion, such as small desktop level movements, according to published coverage areas, for automatic control of load indicated.
  - 2. Sensor Technology:
    - a. Passive Infrared (PIR) Occupancy Sensors: Designed to detect occupancy by sensing movement of thermal energy between zones.
  - 3. Provide LED to visually indicate motion detection with separate color LEDs for each sensor type in dual technology units.
- C. Wall Switch Occupancy Sensors:
  - 1. All Wall Switch Occupancy Sensors:
    - a. Description: Occupancy sensors designed for installation in standard wall box at standard wall switch mounting height with a field of view of 180 degrees, integrated manual control capability, and no leakage current to load in off mode.
    - b. Operation: Field selectable to operate either as occupancy sensor (automatic on/off) or as vacancy sensor (manual-on/automatic off).
    - c. Manual-Off Override Control: When used to turn off load while in automatic-on mode, unit to revert back to automatic mode after no occupant presence is detected during the delayed-off time interval.
  - 2. Passive Infrared (PIR) Wall Switch Occupancy Sensors: Capable of detecting motion within an area of 900 square feet (83.6 sq m).
- D. Ceiling Mounted Occupancy Sensors:
  - 1. All Ceiling Mounted Occupancy Sensors:
    - a. Description: Low profile occupancy sensors designed for ceiling installation.
    - b. Unless otherwise indicated or required to control the load indicated on drawings, provide low voltage units, for use with separate compatible accessory power packs.

- c. Provide field selectable setting for disabling LED motion detector visual indicator.
  - d. Occupancy sensor to be field selectable as either manual-on/automatic-off or automatic on/off.
  - e. Finish: White unless otherwise indicated.
2. Passive Infrared (PIR) Ceiling Mounted Occupancy Sensors:
- a. Standard Range Sensors: Capable of detecting motion within an area of 450 square feet (41.8 square meters) at a mounting height of 9 feet (2.7 m), with a field of view of 360 degrees.

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate devices and conductors in accordance with NFPA 70.
- C. Verify that openings for outlet boxes are neatly cut and will be completely covered by devices or wall plates.
- D. Verify that final surface finishes are complete, including painting.
- E. Verify that branch circuit wiring installation is completed, tested, and ready for connection to lighting control devices.
- F. Verify that the service voltage and ratings of lighting control devices are appropriate for the service voltage and load requirements at the location to be installed.
- G. Verify that conditions are satisfactory for installation prior to starting work.

#### 3.2. PREPARATION

- A. Provide extension rings to bring outlet boxes flush with finished surface.
- B. Clean dirt, debris, plaster, and other foreign materials from outlet boxes.

#### 3.3. INSTALLATION

- A. Install lighting control devices in accordance with NECA 1 (general workmanship) and, where applicable, NECA 130, including mounting heights specified in those standards unless otherwise indicated.
- B. Install lighting control devices in accordance with manufacturer's instructions.
- C. Occupancy Sensor Locations:
  - 1. Location Adjustments: Locations indicated are diagrammatic and only intended to indicate which rooms or areas require devices. Provide quantity and locations as required for complete coverage of respective room or area based on manufacturer's recommendations for installed devices.

#### 3.4. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Inspect each lighting control device for damage and defects.

## 3.5. ADJUSTING

- A. Adjust devices and wall plates to be flush and level.
- B. Where indicated or as directed by Architect, install factory masking material or adjust integral blinders on passive infrared (PIR) and dual technology occupancy sensor lenses to block undesired motion detection.

## 3.6. CLEANING

- A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

## 3.7. COMMISSIONING

- A. See Section 019113 - General Commissioning Requirements for commissioning requirements.

## 3.8. CLOSEOUT ACTIVITIES

- A. See Section 017800 - Closeout Submittals, for closeout submittals.
- B. See Section 017900 - Demonstration and Training, for additional requirements.

END OF SECTION 260923



SECTION 260936  
MODULAR DIMMING CONTROLS - LUTRON QS

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Standalone lighting control systems and associated components:
  - 1. LED drivers.
  - 2. Digital dimming ballast and switching modules (Lutron EcoSystem).
  - 3. Low-voltage control interfaces.

1.2. RELATED REQUIREMENTS

- A. Section 260553 - Identification for Electrical Systems: Identification products and requirements.
- B. Section 265100 - Interior Lighting: Luminaires and associated components, for interface with lighting control system.

1.3. REFERENCE STANDARDS

- A. ANSI/ESD S20.20 - For the Development of an Electrostatic Discharge Control Program for – Protection of Electrical and Electronic Parts, Assemblies and Equipment (Excluding Electrically Initiated Explosive Devices); 2021.
- B. ASTM D4674 - Standard Practice for Accelerated Testing for Color Stability of Plastics Exposed to Indoor Office Environments; 2019.
- C. CAL TITLE 24 P6 - California Code of Regulations, Title 24, Part 6 (California Energy Code); 2022.
- D. IEC 60929 - AC and/or DC-Supplied Electronic Control Gear for Tubular Fluorescent Lamps - Performance Requirements; 2011, with Amendment (2015).
- E. IEC 61000-4-2 - Electromagnetic Compatibility (EMC) - Part 4-2: Testing and Measurement Techniques - Electrostatic Discharge Immunity Test; 2008.
- F. IEC 61000-4-5 - Electromagnetic Compatibility (EMC) - Part 4-5: Testing and Measurement Techniques - Surge Immunity Test; 2014, with Amendment (2017).
- G. IEEE C62.41.2 - IEEE Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and less) AC Power Circuits; 2002 (Corrigendum 2012).
- H. ISO 9001 - Quality Management Systems — Requirements; 2015.
- I. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- J. NECA 130 - Standard for Installing and Maintaining Wiring Devices; 2016.
- K. NEMA 410 - Performance Testing for Lighting Controls and Switching Devices with Electronic Drivers and Discharge Ballasts; 2023.
- L. NEMA WD 1 - General Color Requirements for Wiring Devices; 1999 (Reaffirmed 2020).
- M. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

- N. UL 1472 - Solid-State Dimming Controls; Current Edition, Including All Revisions.
- O. UL 1598C - Light-Emitting Diode (LED) Retrofit Luminaire Conversion Kits; Current Edition, Including All Revisions.
- P. UL 8750 - Light Emitting Diode (LED) Equipment for Use in Lighting Products; Current Edition, Including All Revisions.

#### 1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate the placement of sensors and wall controls with millwork, furniture, equipment, etc. installed under other sections or by others.
  - 2. Coordinate the placement of wall controls with actual installed door swings.
  - 3. Coordinate the work to provide luminaires and lamps compatible with the lighting controls to be installed.
  - 4. Notify Architect of any conflicts or deviations from the contract documents to obtain direction prior to proceeding with work.
- B. Pre-Wire Meeting: Conduct on-site meeting with lighting control system manufacturer prior to commencing work as part of manufacturer's standard startup services. Manufacturer to review with installer:
  - 1. Low voltage wiring requirements.
  - 2. Separation of power and low voltage/data wiring.
  - 3. Wire labeling.
  - 4. Where Lighting Control Manufacturer Sensor Layout and Tuning service is specified in Part 2 under "LIGHTING CONTROL SYSTEM - GENERAL REQUIREMENTS", sensor locations to be reviewed in accordance with layout provided by Lighting Control Manufacturer. Lighting Control Manufacturer may direct Contractor regarding sensor relocation should conditions require a deviation from locations indicated.
  - 5. Control locations.
  - 6. Load circuit wiring.
  - 7. Connections to other equipment.
  - 8. Installer responsibilities.
- C. Sequencing:
  - 1. Do not install sensors and wall controls until final surface finishes and painting are complete.

#### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Design Documents: Where Lighting Control Manufacturer Sensor Layout and Tuning service is specified in Part 2 under "LIGHTING CONTROL SYSTEM - GENERAL REQUIREMENTS", Lighting Control Manufacturer to provide plans indicating occupancy/vacancy and/or daylight sensor locations.
- C. Product Data: Include ratings, configurations, standard wiring diagrams, dimensions, colors, service condition requirements, and installed features.
  - 1. Occupancy/Vacancy Sensors: Include detailed basic motion detection coverage range diagrams.
- D. Shop Drawings:
  - 1. Provide schematic system riser diagram indicating component interconnections. Include requirements for interface with other systems.
- E. Samples:

1. Wall Controls:
    - a. Show available color and finish selections.
    - b. Provide one sample(s) for each product proposed for substitution upon request.
  2. Sensors: Provide one sample(s) for each product proposed for substitution upon request.
- F. Manufacturer's Installation Instructions: Include application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.
- G. Title 24 Acceptance Testing Documentation: Submit Certification of Acceptance and associated documentation for lighting control acceptance testing performed in accordance with CAL TITLE 24 P6, as specified in Part 3 under "COMMISSIONING".

#### 1.6. QUALITY ASSURANCE

- A. Conform to requirements of NFPA 70.
- B. Maintain at the project site a copy of each referenced document that prescribes execution requirements.
- C. Manufacturer Qualifications:
  1. Company with not less than ten years of experience manufacturing lighting control systems of similar complexity to specified system.
  2. Registered to ISO 9001, including in-house engineering for product design activities.
  3. Qualified to supply specified products and to honor claims against product presented in accordance with warranty.
- D. Title 24 Acceptance Testing Technician Qualifications: Certified by a California approved Acceptance Test Technician Certification Provider (ATTCP) as an Acceptance Test Technicians (ATTs) in accordance with CAL TITLE 24 P6.

#### 1.7. DELIVERY, STORAGE, AND HANDLING

- A. Store products in a clean, dry space in original manufacturer's packaging in accordance with manufacturer's written instructions until ready for installation.

#### 1.8. FIELD CONDITIONS

- A. Maintain field conditions within manufacturer's required service conditions during and after installation.
1. System Requirements - Lutron, Unless Otherwise Indicated:
    - a. Ambient Temperature:
      - 1) Lighting Control System Components: Between 32 and 104 degrees F (0 and 40 degrees C).
    - b. Relative Humidity: Less than 90 percent, non-condensing.

#### 1.9. WARRANTY

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.
- B. Manufacturer's Standard Warranty, Without Manufacturer Start-Up:
  1. Manufacturer Lighting Control System Components, Except Wireless Sensors, Drivers and Load Control Modules: One year 100 percent parts coverage, no manufacturer labor coverage.
  2. Wireless Sensors: Five years 100 percent parts coverage, no manufacturer labor coverage.
  3. Drivers and Load Control Modules: Three years 100 percent parts coverage, no manufacturer labor coverage.

## PART 2 PRODUCTS

## 2.1. MANUFACTURERS

- A. Basis of Design Manufacturer: Lutron Electronics Company, Inc; [www.lutron.com/#sle](http://www.lutron.com/#sle).

## 2.2. LIGHTING CONTROL SYSTEM - GENERAL REQUIREMENTS

- A. Sensor Layout and Tuning: Include as part of the base bid additional costs for Lighting Control Manufacturer's Sensor Layout and Tuning service; Lutron LSC-SENS-LT:
1. Lighting Control Manufacturer to take full responsibility for wired or wireless sensor layout and performance for sensors provided by Lighting Control Manufacturer.
  2. Lighting Control Manufacturer to analyze the reflected ceiling plans, via supplied electronic AutoCAD format, and design a detailed sensor layout that provides adequate occupancy sensor coverage and ensures occupancy and daylight sensor performance per agreed upon sequence of operations. Contractor to utilize the layouts for sensor placement.
  3. During startup, Lighting Control Manufacturer to direct Contractor regarding sensor relocation, as required, should conditions require a deviation from locations specified in the drawings.
  4. Lighting Control Manufacturer to provide up to two additional post-startup on-site service visits, within one calendar year from Date of Substantial Completion to fine-tune sensor calibration per the agreed upon sequence of operations.
- B. Provide products listed, classified, and labeled by Underwriter's Laboratories Inc. (UL) as suitable for the purpose indicated.
- C. Unless specifically indicated to be excluded, provide all required equipment, conduit, boxes, wiring, connectors, hardware, supports, accessories, software, system programming, etc. as necessary for a complete operating system that provides the control intent indicated.
- D. Design lighting control equipment for 10 year operational life while operating continually at any temperature in an ambient temperature range of 32 degrees F (0 degrees C) to 104 degrees F (40 degrees C) and 90 percent non-condensing relative humidity.
- E. Electrostatic Discharge Tolerance: Design and test equipment to withstand electrostatic discharges without impairment when tested according to IEC 61000-4-2.
- F. Dimming and Switching (Relay) Equipment:
1. Designed so that electrolytic capacitors operate at least 36 degrees F (2 degrees C) below the capacitor's maximum temperature rating when the device is under fully loaded conditions at maximum rated temperature.
  2. Inrush Tolerance:
    - a. Utilize load-handling thyristors (SCRs and triacs), field effect transistors (FETs) and isolated gate bipolar transistors (IGBTs) with maximum current rating at least two times the rated operating current of the dimmer/relay.
    - b. Capable of withstanding repetitive inrush current of 50 times the operating current without impacting lifetime of the dimmer/relay.
  3. Surge Tolerance:
    - a. Panels: Designed and tested to withstand surges of 6,000 V, 3,000 amps according to IEEE C62.41.2 and IEC 61000-4-5 without impairment to performance.
    - b. Other Power Handling Devices: Designed and tested to withstand surges of 6,000 V, 200 amps according to IEEE C62.41.2 without impairment to performance.
  4. Power Failure Recovery: When power is interrupted and subsequently restored, within 3 seconds lights to automatically return to same levels (dimmed setting, full on, or full off) as prior to power interruption.
  5. Dimming Requirements:

- a. Line Noise Tolerance: Provide real-time cycle-by-cycle compensation for incoming line voltage variations including changes in RMS voltage (plus or minus 2 percent change in RMS voltage per cycle), frequency shifts (plus or minus 2 Hz change in frequency per second), dynamic harmonics, and line noise.
    - 1) Systems not providing integral cycle-by-cycle compensation to include external power conditioning equipment as part of dimming system.
  - b. Incorporate electronic "soft-start" default at initial turn-on that smoothly ramps lights up to the appropriate levels within 0.5 seconds.
  - c. Utilize air gap off to disconnect the load from line supply.
  - d. Control all light sources in smooth and continuous manner. Dimmers with visible steps are not acceptable.
  - e. Load Types:
    - 1) Assign a load type to each dimmer that will provide a proper dimming curve for the specific light source to be controlled.
    - 2) Provide capability of being field-configured to have load types assigned per circuit.
  - f. Minimum and Maximum Light Levels: User adjustable on a circuit-by-circuit basis.
  - g. Line Voltage Dimmers:
    - 1) Dimmers for Magnetic Low Voltage (MLV) Transformers:
      - a) Provide circuitry designed to control and provide a symmetrical AC waveform to input of magnetic low voltage transformers per UL 1472.
      - b) Dimmers using unipolar load current devices (such as FETs or SCRs) to include DC current protection in the event of a single device failure.
    - 2) Dimmers for Electronic Low Voltage (ELV) Transformers: Operate transformers via reverse phase control. Alternately, forward phase control dimming may be used if dimming equipment manufacturer has recommended specific ELV transformers being provided.
    - 3) Dimmers for Neon and Cold Cathode Transformers:
      - a) Magnetic Transformers: Listed for use with normal (low) power factor magnetic transformers.
      - b) Electronic Transformers: Must be supported by the ballast equipment manufacturer for control of specific ballasts being provided.
  - h. Low Voltage Dimming Modules:
    - 1) Coordination Between Low Voltage Dimming Module and Line Voltage Relay: Capable of being electronically linked to a single zone.
    - 2) Single low voltage dimming module; capable of controlling the following light sources:
      - a) 0-10 V analog voltage signal.
        - 1 Provide Class 2 isolated 0-10 V output signal conforming to IEC 60929.
        - 2 Sink current according to IEC 60929.
        - 3 Source current.
      - b) 10-0 V reverse analog voltage signal.
      - c) DSI digital communication.
      - d) DALI broadcast communication per IEC 60929:
        - 1 Logarithmic intensity values complying with IEC 60929.
        - 2 Linear intensity values for use with LED color intensity control.
      - e) PWM per IEC 60929.
6. Switching Requirements:
- a. Rated Life of Relays: Typical of 1,000,000 cycles at fully rated 16 A for all lighting loads.
  - b. Switch load in a manner that prevents arcing at mechanical contacts when power is applied to and removed from load circuits.
  - c. Provide output fully rated for continuous duty for inductive, capacitive, and resistive loads.
- G. Device Finishes:
- 1. Standard Colors: Comply with NEMA WD 1 where applicable.
  - 2. Color Variation in Same Product Family: Maximum delta E of 1, CIE L\*a\*b color units.

3. Visible Parts: Exhibit ultraviolet color stability when tested with multiple actinic light sources as defined in ASTM D4674. Provide proof of testing upon request.

### 2.3. LED DRIVERS

#### A. General Requirements:

1. Operate for at least 50,000 hours at maximum case temperature and 90 percent non-condensing relative humidity.
2. Provide thermal fold-back protection by automatically reducing power output (dimming) to protect LED driver and LED light engine/fixture from damage due to over-temperature conditions that approach or exceed the LED driver's maximum operating temperature at calibration point.
3. Provide integral recording of operating hours and maximum operating temperature to aid in troubleshooting and warranty claims.
4. Designed and tested to withstand electrostatic discharges incurred during manufacturing, installation, or field troubleshooting without impairment of performance when tested according to IEC 61000-4-2.
5. Manufactured in a facility that employs ESD reduction practices in compliance with ANSI/ESD S20.20.
6. UL 8750 recognized or listed as applicable.
7. UL Type TL rated or UL Class P listed where possible to allow for easier fixture evaluation and listing of different driver series.
8. Suitable for field replacement as applicable; listed in accordance with UL 1598C or UL 8750, Class P as indicated.
9. Designed and tested to withstand Category A surges of 4,000 V according to IEEE C62.41.2 without impairment of performance.
10. Class A sound rating; inaudible in a 27 dBA ambient.
11. Demonstrate no visible change in light output with a variation of plus or minus 10 percent change in line-voltage input.
12. LED drivers of the same family/series to track evenly across multiple fixtures at all light levels.
13. Offer programmable output currents in 10 mA increments within designed driver operating ranges for custom fixture length and lumen output configurations, while meeting a low-end dimming range of 100 to 0.1 percent, 100 to 1 percent or 100 to 5 percent as applicable.
14. Meet NEMA 410 inrush requirements for mitigating inrush currents with solid state lighting sources.
15. Employ integral fault protection up to 277 V to prevent LED driver damage or failure in the event of incorrect application of line-voltage to communication link inputs.
16. LED driver may be remote located up to 100 feet (30 m) from LED light engine depending on power outputs required and wire gauge utilized by installer.

### 2.4. DIGITAL DIMMING BALLAST AND SWITCHING MODULES (LUTRON ECOSYSTEM)

- #### A. Provide digital dimming ballast and switching modules as indicated or as required to control the loads as indicated.

#### B. General Requirements:

1. Provide continuous 3-wire signal dimming to compatible 3-wire electronic dimming ballasts.
2. Utilize air gap off to disconnect the load from line supply.
3. Connect without interface to:
  - a. Occupancy sensor.
  - b. Daylight sensor.
  - c. Personal control input (wall station or infrared receiver).
4. Generate digital communication commands to distribute ballast and sensor data on the digital bus.
5. If power is interrupted and subsequently restored, lights automatically return to the setting prior to power interruption.
6. Each ballast module responds independently to:

- a. Up to 32 occupancy sensors.
- b. Up to 64 personal control inputs.
- c. Two daylight sensors.
7. Unique internal reference number visible displayed on module cover.
8. Averages two independent daylight harvesting inputs internally.
9. Responds to digital load shed command.
  - a. Sets high end trim.
  - b. Automatically scales light output proportional to load shed command. (Example: If light output is at 30 percent and a load shed command of 10 percent is received, the ballast to automatically set the maximum light output at 90 percent and lower current light output by 3 percent to 27 percent).
10. Provide integral fault protection to prevent ballast module failure in the event of a miswire.

C. Product(s):

## 2.5. LOW-VOLTAGE CONTROL INTERFACES

- A. Provide low-voltage control interfaces as indicated or as required to control the loads as indicated.
- B. UL listed.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field measurements are as shown on the drawings.
- B. Verify that ratings and configurations of system components are consistent with the indicated requirements.
- C. Verify that mounting surfaces are ready to receive system components.
- D. Verify that conditions are satisfactory for installation prior to starting work.

### 3.2. INSTALLATION

- A. Perform work in a neat and workmanlike manner in accordance with NECA 1 and, where applicable, NECA 130, except for mounting heights specified in those standards.
- B. Install products in accordance with manufacturer's instructions.
- C. Define each dimmer/relay load type, assign each load to a zone, and set control functions.
- D. Lamp Burn-In: Operate lamps at full output for prescribed period per manufacturer's recommendations prior to use with any dimming controls. Replace lamps that fail prematurely due to improper lamp burn-in.
- E. Identify system components in accordance with Section 260553.

### 3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Manufacturer's Startup services will not be required.

## 3.4. ADJUSTING

- A. Sensor Fine-Tuning: Where Lighting Control Manufacturer Sensor Layout and Tuning service is specified in Part 2 under "LIGHTING CONTROL SYSTEM - GENERAL REQUIREMENTS", Lighting Control Manufacturer to provide up to two additional post-startup on-site service visits for fine-tuning of sensor calibration. Where Lighting Control Manufacturer Sensor Layout and Tuning service is not specified, Contractor to provide fine-tuning of sensor calibration.

## 3.5. CLEANING

- A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

## 3.6. COMMISSIONING

- A. See Section 019113 - General Commissioning Requirements for commissioning requirements.
- B. Title 24 Acceptance Testing Service; Lutron LSC-SPV-DOC-T24: Include as part of the base bid additional costs for Lighting Control Manufacturer to perform lighting control acceptance testing in accordance with CAL TITLE 24 P6. Submit required documentation.

## 3.7. CLOSEOUT ACTIVITIES

- A. See Section 017800 - Closeout Submittals, for closeout submittals.
- B. See Section 017900 - Demonstration and Training, for additional requirements.

## 3.8. MAINTENANCE

- A. See Section 017000 - Execution and Closeout Requirements, for additional requirements relating to maintenance service.

END OF SECTION 260936



## SECTION 262726 WIRING DEVICES

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Wall switches.
- B. Wall dimmers.
- C. Receptacles.
- D. Wall plates and covers.

#### 1.2. RELATED REQUIREMENTS

- A. Section 260533.16 - Boxes for Electrical Systems.

#### 1.3. REFERENCE STANDARDS

- A. FS W-C-596 - Connector, Electrical, Power, General Specification for; 2014h (Validated 2022).
- B. FS W-S-896 - Switches, Toggle (Toggle and Lock), Flush Mounted (General Specification); 2017g, with Amendment.
- C. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- D. NECA 130 - Standard for Installing and Maintaining Wiring Devices; 2016.
- E. NEMA WD 1 - General Color Requirements for Wiring Devices; 1999 (Reaffirmed 2020).
- F. NEMA WD 6 - Wiring Devices - Dimensional Specifications; 2021.
- G. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- H. UL 20 - General-Use Snap Switches; Current Edition, Including All Revisions.
- I. UL 498 - Attachment Plugs and Receptacles; Current Edition, Including All Revisions.
- J. UL 514D - Cover Plates for Flush-Mounted Wiring Devices; Current Edition, Including All Revisions.
- K. UL 943 - Ground-Fault Circuit-Interrupters; Current Edition, Including All Revisions.
- L. UL 1472 - Solid-State Dimming Controls; Current Edition, Including All Revisions.

#### 1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate the placement of outlet boxes with millwork, furniture, equipment, etc. installed under other sections or by others.
  - 2. Coordinate wiring device ratings and configurations with the electrical requirements of actual equipment to be installed.

3. Coordinate the installation and preparation of uneven surfaces, such as split face block, to provide suitable surface for installation of wiring devices.
4. Notify Architect of any conflicts or deviations from Contract Documents to obtain direction prior to proceeding with work.

#### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide manufacturer's catalog information showing dimensions, colors, and configurations.

#### 1.6. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.
- B. Products: Listed, classified, and labeled as suitable for the purpose intended.

### PART 2 PRODUCTS

#### 2.1. Wiring Devices - General Requirements

- A. Provide wiring devices suitable for intended use with ratings adequate for load served.
- B. Wiring Device Applications:
  1. Receptacles Installed Outdoors or in Damp or Wet Locations: Use weather-resistant GFCI receptacles with weatherproof covers.
  2. Receptacles Installed in Classrooms: Use tamper-resistant receptacles.
  3. Provide GFCI protection for:
    - a. Receptacles installed within 6 feet (1.8 m) of sinks.
    - b. Receptacles serving electric drinking fountains.
  4. Receptacles Serving Computers: Use isolated ground receptacles.
- C. Wiring Device Finishes:
  1. Provide wiring device finishes as described below, unless otherwise indicated.
  2. Wiring Devices, Unless Otherwise Indicated: Black with black stainless steel wall plate.

#### 2.2. WALL SWITCHES

- A. Manufacturers:
  1. Hubbell Incorporated; \_\_\_\_\_: [www.hubbell.com/#sle](http://www.hubbell.com/#sle).
  2. Substitutions: See Section 016000 - Product Requirements.
- B. Wall Switches - General Requirements: AC only, quiet operating, general-use snap switches with silver alloy contacts, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 20 and where applicable, FS W-S-896; types as indicated on the drawings.
  1. Wiring Provisions: Terminal screws for side wiring and screw actuated binding clamp for back wiring with separate ground terminal screw.

#### 2.3. WALL DIMMERS

- A. Manufacturers:
  1. Leviton Manufacturing Company, Inc; \_\_\_\_\_: [www.leviton.com/#sle](http://www.leviton.com/#sle).
  2. Lutron Electronics Company, Inc; Maestro Series: [www.lutron.com/#sle](http://www.lutron.com/#sle).
  3. Substitutions: See Section 016000 - Product Requirements.

- B. Wall Dimmers - General Requirements: Solid-state with continuous full-range even control following square law dimming curve, integral radio frequency interference filtering, power failure preset memory, air gap switch accessible without removing wall plate, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 1472; types and ratings suitable for load controlled as indicated on the drawings.

#### 2.4. RECEPTACLES

- A. Manufacturers:
1. Hubbell Incorporated; \_\_\_\_\_: [www.hubbell.com/#sle](http://www.hubbell.com/#sle).
  2. Leviton Manufacturing Company, Inc; \_\_\_\_\_: [www.leviton.com/#sle](http://www.leviton.com/#sle).
  3. Substitutions: See Section 016000 - Product Requirements.
- B. Receptacles - General Requirements: Self-grounding, complying with NEMA WD 1 and NEMA WD 6, and listed as complying with UL 498, and where applicable, FS W-C-596; types as indicated on the drawings.
1. Wiring Provisions: Terminal screws for side wiring or screw actuated binding clamp for back wiring with separate ground terminal screw.
  2. NEMA configurations specified are according to NEMA WD 6.
- C. Convenience Receptacles:
1. Standard Convenience Receptacles: Industrial specification grade, 20A, 125V, NEMA 5-20R; single or duplex as indicated on the drawings.
  2. Tamper Resistant Convenience Receptacles: Industrial specification grade, 20A, 125V, NEMA 5-20R, listed and labeled as tamper resistant type; single or duplex as indicated on the drawings.
- D. GFCI Receptacles:
1. GFCI Receptacles - General Requirements: Self-testing, with feed-through protection and light to indicate ground fault tripped condition and loss of protection; listed as complying with UL 943, class A.
  2. Standard GFCI Receptacles: Industrial specification grade, duplex, 20A, 125V, NEMA 5-20R, rectangular decorator style.
  3. Tamper Resistant GFCI Receptacles: Industrial specification grade, duplex, 20A, 125V, NEMA 5-20R, rectangular decorator style, listed and labeled as tamper resistant type.

#### 2.5. Wall Plates and Covers

- A. Manufacturers:
1. Hubbell Incorporated; \_\_\_\_\_: [www.hubbell-wiring.com/#sle](http://www.hubbell-wiring.com/#sle).
  2. Intermatic, Inc; \_\_\_\_\_: [www.intermatic.com/#sle](http://www.intermatic.com/#sle).
  3. Lutron Electronics Company, Inc; \_\_\_\_\_: [www.lutron.com/#sle](http://www.lutron.com/#sle).
  4. Substitutions: See Section 016000 - Product Requirements.
  5. Source Limitations: Where wall controls are furnished as part of lighting control system, provide accessory matching receptacles and wallplates by the same manufacturer in locations indicated.
- B. Wall Plates: Comply with UL 514D.
1. Configuration: One piece cover as required for quantity and types of corresponding wiring devices.
  2. Size: Standard; \_\_\_\_\_.
  3. Screws: Metal with slotted heads finished to match wall plate finish.

## PART 3 EXECUTION

## 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate devices and conductors in accordance with NFPA 70.
- C. Verify that wall openings are neatly cut and will be completely covered by wall plates.
- D. Verify that final surface finishes are complete, including painting.
- E. Verify that branch circuit wiring installation is completed, tested, and ready for connection to wiring devices.
- F. Verify that conditions are satisfactory for installation prior to starting work.

## 3.2. INSTALLATION

- A. Perform work in accordance with NECA 1 (general workmanship) and, where applicable, NECA 130, including mounting heights specified in those standards unless otherwise indicated.
- B. Coordinate locations of outlet boxes provided under Section 260533.16 as required for installation of wiring devices provided under this section.
  - 1. Mounting Heights: Unless otherwise indicated, as follows:
    - a. Wall Switches: 48 inches (1200 mm) above finished floor.
    - b. Wall Dimmers: 48 inches (1200 mm) above finished floor.
    - c. Receptacles: 18 inches (450 mm) above finished floor or 6 inches (150 mm) above counter.
- C. Install wiring devices in accordance with manufacturer's instructions.
- D. Install permanent barrier between ganged wiring devices when voltage between adjacent devices exceeds 300 V.
- E. Where required, connect wiring devices using pigtails not less than 6 inches (150 mm) long. Do not connect more than one conductor to wiring device terminals.
- F. Connect wiring devices by wrapping conductor clockwise 3/4 turn around screw terminal and tightening to proper torque specified by the manufacturer. Where present, do not use push-in pressure terminals that do not rely on screw-actuated binding.
- G. Unless otherwise indicated, connect wiring device grounding terminal to branch circuit equipment grounding conductor and to outlet box with bonding jumper.
- H. Install wiring devices plumb and level with mounting yoke held rigidly in place.
- I. Install wall switches with OFF position down.
- J. Install wall dimmers to achieve full rating specified and indicated after derating for ganging as instructed by manufacturer.
- K. Do not share neutral conductor on branch circuits utilizing wall dimmers.
- L. Install vertically mounted receptacles with grounding pole on top and horizontally mounted receptacles with grounding pole on left.

- M. Install wall plates to fit completely flush to wall with no gaps and rough opening completely covered without strain on wall plate. Repair or reinstall improperly installed outlet boxes or improperly sized rough openings. Do not use oversized wall plates in lieu of meeting this requirement.
- N. Install blank wall plates on junction boxes and on outlet boxes with no wiring devices installed or designated for future use.

### 3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Inspect each wiring device for damage and defects.
- C. Operate each wall switch, wall dimmer, and fan speed controller with circuit energized to verify proper operation.
- D. Test each receptacle to verify operation and proper polarity.
- E. Test each GFCI receptacle for proper tripping operation according to manufacturer's instructions.
- F. Correct wiring deficiencies and replace damaged or defective wiring devices.

### 3.4. ADJUSTING

- A. Adjust devices and wall plates to be flush and level.
- B. Adjust presets for wall dimmers according to manufacturer's instructions as directed by Architect.

### 3.5. CLEANING

- A. Clean exposed surfaces to remove dirt, paint, or other foreign material and restore to match original factory finish.

END OF SECTION 262726

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SECTION 262816.16  
ENCLOSED SWITCHES

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Enclosed safety switches.

1.2. RELATED REQUIREMENTS

- A. Section 260526 - Grounding and Bonding for Electrical Systems.
- B. Section 260529 - Hangers and Supports for Electrical Systems.

1.3. REFERENCE STANDARDS

- A. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- B. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2020.
- C. NEMA KS 1 - Heavy Duty Enclosed and Dead-Front Switches (600 Volts Maximum); 2013.
- D. NETA ATS - Standard For Acceptance Testing Specifications For Electrical Power Equipment And Systems; 2021.
- E. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- F. UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.
- G. UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.
- H. UL 98 - Enclosed and Dead-Front Switches; Current Edition, Including All Revisions.

1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate the work with other trades. Avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and within working clearances for electrical equipment required by NFPA 70.
  - 2. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.
  - 3. Verify with manufacturer that conductor terminations are suitable for use with the conductors to be installed.
  - 4. Notify Architect of any conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.

1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.

## 1.6. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

## 1.7. DELIVERY, STORAGE, AND HANDLING

- A. Store in a clean, dry space. Maintain factory wrapping or provide an additional heavy canvas or heavy plastic cover to protect units from dirt, water, construction debris, and traffic.
- B. Handle carefully in accordance with manufacturer's written instructions to avoid damage to enclosed switch internal components, enclosure, and finish.

## 1.8. FIELD CONDITIONS

- A. Maintain ambient temperature between -22 degrees F (-30 degrees C) and 104 degrees F (40 degrees C) during and after installation of enclosed switches.

## PART 2 PRODUCTS

## 2.1. MANUFACTURERS

- A. ABB: [www.electrification.us.abb.com/#sle](http://www.electrification.us.abb.com/#sle).
- B. Eaton Corporation: [www.eaton.com/#sle](http://www.eaton.com/#sle).
- C. Schneider Electric: [www.se.com/#sle](http://www.se.com/#sle).
- D. Siemens Industry, Inc: [www.new.siemens.com/#sle](http://www.new.siemens.com/#sle).
- E. Substitutions: See Section 016000 - Product Requirements.
- F. Source Limitations: Provide enclosed switches and associated components produced by same manufacturer as other electrical distribution equipment used for project and obtained from single supplier.

## 2.2. ENCLOSED SAFETY SWITCHES

- A. Description: Quick-make, quick-break enclosed safety switches listed and labeled as complying with UL 98; heavy duty; ratings, configurations, and features as indicated on the drawings.
- B. Provide products listed, classified, and labeled as suitable for the purpose intended.
- C. Unless otherwise indicated, provide products suitable for continuous operation under the following service conditions:
  - 1. Altitude: Less than 6,600 feet (2,000 m).
  - 2. Ambient Temperature: Between -22 degrees F (-30 degrees C) and 104 degrees F (40 degrees C).
- D. Horsepower Rating: Suitable for connected load.
- E. Voltage Rating: Suitable for circuit voltage.
- F. Short Circuit Current Rating:
  - 1. Provide enclosed safety switches, when protected by the fuses or supply side overcurrent protective devices to be installed, with listed short circuit current rating not less than the available fault current at the installed location as indicated on the drawings.



- G. Provide with switch blade contact position that is visible when the cover is open.
- H. Conductor Terminations: Suitable for use with the conductors to be installed.
- I. Provide solidly bonded equipment ground bus in each enclosed safety switch, with a suitable lug for terminating each equipment grounding conductor.
- J. Enclosures: Comply with NEMA 250, and list and label as complying with UL 50 and UL 50E.
  - 1. Environment Type per NEMA 250: Unless otherwise indicated, as specified for the following installation locations:
- K. Provide safety interlock to prevent opening the cover with the switch in the ON position with capability of overriding interlock for testing purposes.
- L. Heavy Duty Switches:
  - 1. Comply with NEMA KS 1.
  - 2. Conductor Terminations:
    - a. Lug Material: Aluminum, suitable for terminating aluminum or copper conductors.
  - 3. Provide externally operable handle with means for locking in the OFF position, capable of accepting three padlocks.

### PART 3 EXECUTION

#### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that the ratings of the enclosed switches are consistent with the indicated requirements.
- C. Verify that mounting surfaces are ready to receive enclosed safety switches.
- D. Verify that conditions are satisfactory for installation prior to starting work.

#### 3.2. INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Perform work in accordance with NECA 1 (general workmanship).
- C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.
- D. Provide required support and attachment in accordance with Section 260529.
- E. Install enclosed switches plumb.
- F. Except where indicated to be mounted adjacent to the equipment they supply, mount enclosed switches such that the highest position of the operating handle does not exceed 79 inches (2000 mm) above the floor or working platform.
- G. Provide grounding and bonding in accordance with Section 260526.

#### 3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Inspect and test in accordance with NETA ATS, except Section 4.

- C. Perform inspections and tests listed in NETA ATS, Section 7.5.1.1.
- D. Correct deficiencies and replace damaged or defective enclosed safety switches or associated components.

3.4. ADJUSTING

- A. Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

3.5. CLEANING

- A. Clean dirt and debris from switch enclosures and components according to manufacturer's instructions.
- B. Repair scratched or marred exterior surfaces to match original factory finish.

END OF SECTION 262816.16

## SECTION 262913 ENCLOSED CONTROLLERS

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Enclosed NEMA controllers for low-voltage (600 V and less) applications:
- B. Overcurrent protective devices for motor controllers, including overload relays.

#### 1.2. RELATED REQUIREMENTS

- A. Section 260526 - Grounding and Bonding for Electrical Systems.
- B. Section 260529 - Hangers and Supports for Electrical Systems.

#### 1.3. REFERENCE STANDARDS

- A. IEEE C57.13 - IEEE Standard Requirements for Instrument Transformers; 2016.
- B. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- C. NEMA 250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2020.
- D. NEMA ICS 2 - Industrial Control and Systems Controllers, Contactors and Overload Relays Rated 600 Volts; 2008 (Reaffirmed 2020).
- E. NEMA ICS 6 - Industrial Control and Systems: Enclosures; 1993 (Reaffirmed 2016).
- F. NETA ATS - Standard For Acceptance Testing Specifications For Electrical Power Equipment And Systems; 2021.
- G. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- H. UL 60947-1 - Low-Voltage Switchgear and Controlgear - Part 1: General Rules; Current Edition, Including All Revisions.
- I. UL 60947-4-1 - Low-Voltage Switchgear and Controlgear - Part 4-1: Contactors and Motor-starters - Electromechanical Contactors and Motor-starters; Current Edition, Including All Revisions.

#### 1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate the work with other trades to avoid placement of ductwork, piping, equipment, or other potential obstructions within the dedicated equipment spaces and working clearances required by NFPA 70.
  - 2. Coordinate the work to provide motor controllers and associated overload relays suitable for use with the actual motors to be installed.
  - 3. Coordinate the work to provide controllers and associated wiring suitable for interface with control devices to be installed.
  - 4. Coordinate arrangement of electrical equipment with the dimensions and clearance requirements of the actual equipment to be installed.

5. Verify with manufacturer that conductor terminations are suitable for use with the conductors to be installed.
6. Notify Architect of any conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.

#### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.

#### 1.6. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

### PART 2 PRODUCTS

#### 2.1. MANUFACTURERS

- A. ABB: [www.electrification.us.abb.com/#sle](http://www.electrification.us.abb.com/#sle).
- B. Eaton Corporation: [www.eaton.com/#sle](http://www.eaton.com/#sle).

#### 2.2. ENCLOSED CONTROLLERS

- A. Provide enclosed controller assemblies consisting of all required components, control power transformers, instrumentation and control wiring, accessories, etc. as necessary for a complete operating system.
- B. Provide products listed, classified, and labeled as suitable for the purpose intended.
- C. Description: Enclosed controllers complying with NEMA ICS 2, and listed and labeled as complying with UL 60947-1 and UL 60947-4-1; ratings, configurations and features as indicated on the drawings.
- D. Service Conditions:
  1. Provide controllers and associated components suitable for operation under the following service conditions without derating:
    - a. Altitude:
      - 1) Class 1 Km Equipment (devices utilizing power semiconductors, e.g. variable frequency controllers): Less than 3,300 feet (1,000 m).
      - 2) Class 2 Km Equipment (electromagnetic and manual devices): Less than 6,600 feet (2,000 m).
    - b. Ambient Temperature: Between 32 degrees F (0 degrees C) and 104 degrees F (40 degrees C).
  2. Provide controllers and associated components suitable for operation at indicated ratings under the service conditions at the installed location.
- E. Short Circuit Current Rating:
  1. Provide controllers with listed short circuit current rating not less than the available fault current at the installed location as indicated on the drawings.
- F. Conductor Terminations: Suitable for use with the conductors to be installed.
- G. Enclosures:
  1. Comply with NEMA ICS 6.
  2. Environment Type per NEMA 250: Unless otherwise indicated, as specified for the following installation locations:

3. Finish: Manufacturer's standard unless otherwise indicated.

H. Instrument Transformers:

1. Comply with IEEE C57.13.
2. Select suitable ratio, burden, and accuracy as required for connected devices.
3. Current Transformers: Connect secondaries to shorting terminal blocks.
4. Potential Transformers: Include primary and secondary fuses with disconnecting means.

### 2.3. OVERCURRENT PROTECTIVE DEVICES

A. Overload Relays:

1. Provide overload relays and, where applicable, associated current elements/heaters, selected according to actual installed motor nameplate data, in accordance with manufacturer's recommendations and NFPA 70; include consideration for motor service factor and ambient temperature correction, where applicable.
2. Inverse-Time Trip Class Rating: Class 20 unless otherwise indicated or required.
3. Trip-free operation.
4. Visible trip indication.
5. Resettable.
  - a. Employ manual reset unless otherwise indicated.
  - b. Do not employ automatic reset with two-wire control.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that ratings of enclosed controllers are consistent with the indicated requirements.
- C. Verify that mounting surfaces are ready to receive enclosed controllers.
- D. Verify that conditions are satisfactory for installation prior to starting work.

### 3.2. INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Install controllers in accordance with NECA 1 (general workmanship).
- C. Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.
- D. Provide required support and attachment in accordance with Section 260529.
- E. Install enclosed controllers plumb and level.
- F. Provide grounding and bonding in accordance with Section 260526.
- G. Install all field-installed devices, components, and accessories.
- H. Where accessories are not self-powered, provide control power source as indicated or as required to complete installation.
- I. Set field-adjustable controllers and associated components according to installed motor requirements, in accordance with manufacturer's recommendations and NFPA 70.

### 3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements, for additional requirements.
- B. Inspect and test in accordance with NETA ATS, except Section 4.
- C. Motor Starters: Perform inspections and tests listed in NETA ATS, Section 7.16.1.1. Tests listed as optional are not required.
- D. Correct deficiencies and replace damaged or defective enclosed controllers or associated components.

### 3.4. ADJUSTING

- A. Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

### 3.5. CLEANING

- A. Clean dirt and debris from controller enclosures and components according to manufacturer's instructions.
- B. Repair scratched or marred exterior surfaces to match original factory finish.

### 3.6. CLOSEOUT ACTIVITIES

- A. See Section 017800 - Closeout Submittals, for closeout submittals.
- B. See Section 017900 - Demonstration and Training, for additional requirements.

END OF SECTION 262913

## SECTION 265100 INTERIOR LIGHTING

### PART 1 GENERAL

#### 1.1. SECTION INCLUDES

- A. Interior luminaires.
- B. Emergency lighting units.
- C. Exit signs.
- D. Ballasts and drivers.

#### 1.2. RELATED REQUIREMENTS

- A. Section 260529 - Hangers and Supports for Electrical Systems.
- B. Section 260533.16 - Boxes for Electrical Systems.

#### 1.3. REFERENCE STANDARDS

- A. NECA/IESNA 500 - Standard for Installing Indoor Lighting Systems; 2006.
- B. NECA/IESNA 502 - Standard for Installing Industrial Lighting Systems; 2006.
- C. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- D. NFPA 101 - Life Safety Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- E. UL 924 - Emergency Lighting and Power Equipment; Current Edition, Including All Revisions.
- F. UL 1598 - Luminaires; Current Edition, Including All Revisions.

#### 1.4. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate the installation of luminaires with mounting surfaces installed under other sections or by others. Coordinate the work with placement of supports, anchors, etc. required for mounting. Coordinate compatibility of luminaires and associated trims with mounting surfaces at installed locations.
  - 2. Coordinate the placement of luminaires with structural members, ductwork, piping, equipment, diffusers, fire suppression system components, and other potential conflicts installed under other sections or by others.
  - 3. Coordinate the placement of exit signs with furniture, equipment, signage or other potential obstructions to visibility installed under other sections or by others.
  - 4. Notify Architect of any conflicts or deviations from Contract Documents to obtain direction prior to proceeding with work.

### 1.5. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings:
  - 1. Indicate dimensions and components for each luminaire that is not a standard product of the manufacturer.
- C. Product Data: Provide manufacturer's standard catalog pages and data sheets including detailed information on luminaire construction, dimensions, ratings, finishes, mounting requirements, listings, service conditions, photometric performance, installed accessories, and ceiling compatibility; include model number nomenclature clearly marked with all proposed features.
- D. Samples:
  - 1. Provide one sample(s) of each specified luminaire where indicated.
  - 2. Provide one sample(s) of each luminaire proposed for substitution upon request.
- E. Field quality control reports.
- F. Manufacturer's Installation Instructions: Indicate application conditions and limitations of use stipulated by product testing agency. Include instructions for storage, handling, protection, examination, preparation, and installation of product.

### 1.6. QUALITY ASSURANCE

- A. Comply with requirements of NFPA 70.

### 1.7. DELIVERY, STORAGE, AND PROTECTION

- A. Receive, handle, and store products according to NECA/IESNA 500 (commercial lighting), NECA/IESNA 502 (industrial lighting), and manufacturer's written instructions.
- B. Keep products in original manufacturer's packaging and protect from damage until ready for installation.

### 1.8. FIELD CONDITIONS

- A. Maintain field conditions within manufacturer's required service conditions during and after installation.

### 1.9. WARRANTY

- A. See Section 017800 - Closeout Submittals, for additional warranty requirements.

## PART 2 PRODUCTS

### 2.1. LUMINAIRE TYPES

- A. Furnish products as indicated in luminaire schedule included on the drawings.
- B. Substitutions: See Section 016000 - Product Requirements.



## 2.2. LUMINAIRES

- A. Provide products that comply with requirements of NFPA 70.
- B. Provide products that are listed and labeled as complying with UL 1598, where applicable.
- C. Provide products listed, classified, and labeled as suitable for the purpose intended.
- D. Unless otherwise indicated, provide complete luminaires including lamp(s) and all sockets, ballasts, reflectors, lenses, housings and other components required to position, energize and protect the lamp and distribute the light.
- E. Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, hardware, supports, trims, accessories, etc. as necessary for a complete operating system.
- F. Provide products suitable to withstand normal handling, installation, and service without any damage, distortion, corrosion, fading, discoloring, etc.

## 2.3. EMERGENCY LIGHTING UNITS

- A. Description: Emergency lighting units complying with NFPA 101 and all applicable state and local codes, and listed and labeled as complying with UL 924.
- B. Operation: Upon interruption of normal power source or brownout condition exceeding 20 percent voltage drop from nominal, solid-state control automatically switches connected lamps to integral battery power for minimum of 90 minutes of rated emergency illumination, and automatically recharges battery upon restoration of normal power source.
- C. Battery:
  - 1. Size battery to supply all connected lamps, including emergency remote heads where indicated.
- D. Diagnostics: Provide power status indicator light and accessible integral test switch to manually activate emergency operation.
- E. Provide low-voltage disconnect to prevent battery damage from deep discharge.

## 2.4. EXIT SIGNS

- A. Description: Exit signs complying with NFPA 101 and applicable state and local codes, and listed and labeled as complying with UL 924.
  - 1. Number of Faces: Single- or double-face as indicated or as required for installed location.
  - 2. Directional Arrows: As indicated or as required for installed location.
- B. Powered Exit Signs: Internally illuminated with LEDs unless otherwise indicated.
  - 1. Self-Powered Exit Signs:
    - a. Operation: Upon interruption of normal power source or brownout condition exceeding 20 percent voltage drop from nominal, solid-state control automatically switches connected lamps to integral battery power for minimum of 90 minutes of rated emergency illumination, and automatically recharges battery upon restoration of normal power source.
    - b. Diagnostics: Provide power status indicator light and accessible integral test switch to manually activate emergency operation.
    - c. Provide low-voltage disconnect to prevent battery damage from deep discharge.
- C. Self-Luminous Exit Signs: Internally illuminated by tritium gas sealed inside phosphor-lined gas tubes, requiring no electrical power or batteries to operate, and with a service life of 20 years unless otherwise indicated.

- D. Photoluminescent Exit Signs: Illuminated with photoluminescent-pigmented material for emergency illumination, activated by ambient light, and requiring no electrical power or batteries to operate.
- E. Powered Photoluminescent Exit Signs: Illuminated with photoluminescent-pigmented material for emergency illumination, activated by ambient light and auxiliary integral LED illumination, and requiring no batteries to operate.

## 2.5. BALLASTS AND DRIVERS

- A. Ballasts/Drivers - General Requirements:
  - 1. Provide ballasts containing no polychlorinated biphenyls (PCBs).
  - 2. Minimum Efficiency/Efficacy: Provide ballasts complying with all current applicable federal and state ballast efficiency/efficacy standards.
- B. Dimmable LED Drivers:
  - 1. Dimming Range: Continuous dimming from 100 percent to five percent relative light output unless dimming capability to lower level is indicated, without flicker.
  - 2. Control Compatibility: Fully compatible with the dimming controls to be installed.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate conductors in accordance with NFPA 70.
- C. Verify that suitable support frames are installed where required.
- D. Verify that branch circuit wiring installation is completed, tested, and ready for connection to luminaires.
- E. Verify that conditions are satisfactory for installation prior to starting work.

### 3.2. INSTALLATION

- A. Coordinate locations of outlet boxes provided under Section 260533.16 as required for installation of luminaires provided under this section.
- B. Install products in accordance with manufacturer's instructions.
- C. Install luminaires securely, in a neat and workmanlike manner, as specified in NECA 500 (commercial lighting) and NECA 502 (industrial lighting).
- D. Provide required support and attachment in accordance with Section 260529.
- E. Install luminaires plumb and square and aligned with building lines and with adjacent luminaires.
- F. Install accessories furnished with each luminaire.
- G. Bond products and metal accessories to branch circuit equipment grounding conductor.
- H. Emergency Lighting Units:
- I. Exit Signs:

- J. Install lamps in each luminaire.

### 3.3. ADJUSTING

- A. Aim and position adjustable luminaires to achieve desired illumination as indicated or as directed by Architect. Secure locking fittings in place.
- B. Aim and position adjustable emergency lighting unit lamps to achieve optimum illumination of egress path as required or as directed by Architect or authority having jurisdiction.
- C. Exit Signs with Field-Selectable Directional Arrows: Set as indicated or as required to properly designate egress path as directed by Architect or authority having jurisdiction.

### 3.4. CLEANING

- A. Clean surfaces according to NECA 500 (commercial lighting), NECA 502 (industrial lighting), and manufacturer's instructions to remove dirt, fingerprints, paint, or other foreign material and restore finishes to match original factory finish.

### 3.5. CLOSEOUT ACTIVITIES

- A. See Section 017800 - Closeout Submittals, for closeout submittals.
- B. See Section 017900 - Demonstration and Training, for additional requirements.
- C. Demonstration: Demonstrate proper operation of luminaires to Architect, and correct deficiencies or make adjustments as directed.
- D. Just prior to Substantial Completion, replace all lamps that have failed.

### 3.6. PROTECTION

- A. Protect installed luminaires from subsequent construction operations.

END OF SECTION 265100

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SECTION 270529  
HANGERS AND SUPPORTS FOR COMMUNICATIONS SYSTEMS

PART 1 GENERAL

1.1. Section Includes

- A. Support and attachment requirements and components for equipment, conduit, cable, boxes, and other communications work.

1.2. Related Requirements

- A. Section 033000 - Cast-in-Place Concrete.

1.3. Reference Standards

- A. ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2017.
- B. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- C. ASTM B633 - Standard Specification for Electrodeposited Coatings of Zinc on Iron and Steel; 2023.
- D. BICSI ITSIMM - Information Technology Systems Installation Methods Manual (ITSIMM), 8th Edition; 2022.
- E. BICSI N1 - Installation Practices for Telecommunications and ICT Cabling and Related Cabling Infrastructure, 1st Edition; 2019.
- F. MFMA-4 - Metal Framing Standards Publication; 2004.
- G. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- H. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- I. TIA-569 - Telecommunications Pathways and Spaces; 2019e, with Addendum (2022).

1.4. Administrative Requirements

- A. Coordination:
  - 1. Coordinate sizes and arrangement of supports and bases with actual equipment and components to be installed.
  - 2. Coordinate work to provide additional framing and materials required for installation.
  - 3. Coordinate compatibility of support and attachment components with mounting surfaces at installed locations.
  - 4. Coordinate arrangement of supports with ductwork, piping, equipment and other potential conflicts.
  - 5. Notify Architect of conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.
- B. Sequencing:

1. Do not install products on or provide attachment to concrete surfaces until concrete has cured; see Section 033000.

#### 1.5. Submittals

- A. See Section 013000 - Administrative Requirements for submittal procedures.
- B. Product Data: Provide manufacturer's standard catalog pages and data sheets for cable supports, channel/strut framing systems, nonpenetrating rooftop supports, and post-installed concrete/masonry anchors.

#### 1.6. Quality Assurance

- A. Maintain at project site one copy of each referenced document that prescribes execution requirements.

#### 1.7. Delivery, Storage, and Handling

- A. Receive, inspect, handle, and store products in accordance with manufacturer's instructions.

### PART 2 PRODUCTS

#### 2.1. Support and Attachment Components

- A. General Requirements:
  1. Comply with the following. Where requirements differ, comply with most stringent.
    - a. TIA-569.
    - b. NFPA 70.
    - c. Requirements of authorities having jurisdiction.
  2. Provide required hangers, supports, anchors, fasteners, fittings, accessories, and hardware as necessary for complete installation of communications work.
  3. Provide products listed, classified, and labeled as suitable for purpose intended, where applicable.
  4. Where support and attachment component types and sizes are not indicated, select in accordance with manufacturer's application criteria as required for load to be supported with minimum safety factor of \_\_\_\_\_. Include consideration for vibration, equipment operation, and shock loads where applicable.
  5. Do not use products for applications other than as permitted by NFPA 70 and product listing.
  6. Steel Components: Use corrosion-resistant materials suitable for environment where installed.
    - a. Zinc-Plated Steel: Electroplated in accordance with ASTM B633.
    - b. Galvanized Steel: Hot-dip galvanized after fabrication in accordance with ASTM A123/A123M or ASTM A153/A153M.
- B. Conduit Supports: Straps and clamps suitable for conduit to be supported.
  1. Conduit Straps: One-hole or two-hole type; steel or malleable iron.
  2. Conduit Clamps: Bolted type unless otherwise indicated.
- C. Outlet Box Supports: Hangers and brackets suitable for boxes to be supported.
- D. Metal Channel/Strut Framing Systems:
  1. Description: Factory-fabricated, continuous-slot, metal channel/strut and associated fittings, accessories, and hardware required for field assembly of supports.
  2. Comply with MFMA-4.
- E. Hanger Rods: Threaded, zinc-plated steel unless otherwise indicated.
- F. Anchors and Fasteners:

1. Unless otherwise indicated and where not otherwise restricted, use anchor and fastener types indicated for specified applications.

### PART 3 EXECUTION

#### 3.1. Examination

- A. Verify that field measurements are as indicated.
- B. Verify that mounting surfaces are ready to receive support and attachment components.
- C. Verify that conditions are satisfactory for installation prior to starting work.

#### 3.2. Installation

- A. Install products in accordance with manufacturer's instructions.
- B. Install hangers and supports in accordance with NECA 1, BICSI ITSIMM, and BICSI N1.
- C. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.
- D. Unless specifically indicated or approved by Architect, do not provide support from suspended ceiling support system or ceiling grid.
- E. Unless specifically indicated or approved by Architect, do not provide support from roof deck.
- F. Do not penetrate or otherwise notch or cut structural members without approval of Structural Engineer.
- G. Equipment Support and Attachment:
  1. Use metal, fabricated supports or supports assembled from metal channel/strut to support equipment as required.
  2. Use metal channel/strut secured to studs to support equipment surface mounted on hollow stud walls when wall strength is not sufficient to resist pull-out.
  3. Use metal channel/strut to support surface-mounted equipment in wet or damp locations to provide space between equipment and mounting surface.
  4. Securely fasten floor-mounted equipment. Do not install equipment such that it relies on its own weight for support.
- H. Secure fasteners in accordance with manufacturer's recommended torque settings.
- I. Remove temporary supports.

#### 3.3. Field Quality Control

- A. See Section 014000 - Quality Requirements for additional requirements.
- B. Inspect support and attachment components for damage and defects.
- C. Repair cuts and abrasions in galvanized finishes using zinc-rich paint recommended by manufacturer. Replace components that exhibit signs of corrosion.
- D. Correct deficiencies and replace damaged or defective support and attachment components.

END OF SECTION 270529

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SECTION 270533.13  
CONDUIT FOR COMMUNICATIONS SYSTEMS

PART 1 GENERAL

1.1. RELATED REQUIREMENTS

- A. Section 078400 - Firestopping.

1.2. REFERENCE STANDARDS

- A. ANSI C80.1 - American National Standard for Electrical Rigid Steel Conduit (ERSC); 2020.
- B. BICSI ITSIMM - Information Technology Systems Installation Methods Manual (ITSIMM), 8th Edition; 2022.
- C. BICSI N1 - Installation Practices for Telecommunications and ICT Cabling and Related Cabling Infrastructure, 1st Edition; 2019.
- D. BICSI TDMM - Telecommunications Distribution Methods Manual, 14th Edition; 2020.
- E. NECA 1 - Standard for Good Workmanship in Electrical Construction; 2015.
- F. NECA 101 - Standard for Installing Steel Conduits (Rigid, IMC, EMT); 2020.
- G. NEMA FB 1 - Fittings, Cast Metal Boxes, and Conduit Bodies for Conduit, Electrical Metallic Tubing, and Cable; 2014.
- H. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- I. TIA-568.0 - Generic Telecommunications Cabling for Customer Premises; 2020e.
- J. TIA-569 - Telecommunications Pathways and Spaces; 2019e, with Addendum (2022).
- K. UL 6 - Electrical Rigid Metal Conduit-Steel; Current Edition, Including All Revisions.
- L. UL 514B - Conduit, Tubing, and Cable Fittings; Current Edition, Including All Revisions.

1.3. ADMINISTRATIVE REQUIREMENTS

- A. Coordination:
  - 1. Coordinate minimum sizes of conduits with actual type and quantity of cables to be installed.
  - 2. Coordinate arrangement of conduits with structural members, ductwork, piping, equipment and other potential conflicts.
  - 3. Verify exact conduit termination locations required for boxes, enclosures, and equipment.
  - 4. Coordinate work to provide roof penetrations that preserve integrity of roofing system and do not void roof warranty.
  - 5. Notify Architect of conflicts with or deviations from Contract Documents. Obtain direction before proceeding with work.
- B. Sequencing:
  - 1. Do not begin installation of communications cables until installation of conduit between termination points is complete.

#### 1.4. SUBMITTALS

- A. See Section 013000 - Administrative Requirements for submittals procedures.
- B. Product Data: Provide manufacturer's standard catalog pages and data sheets for conduits and fittings.
- C. Shop Drawings:
  - 1. Indicate proposed arrangement for conduits to be installed within structural concrete slabs, where permitted.

#### 1.5. DELIVERY, STORAGE, AND HANDLING

- A. Receive, inspect, handle, and store conduit and fittings in accordance with manufacturer's instructions.

### PART 2 PRODUCTS

#### 2.1. CONDUIT APPLICATIONS

- A. Do not use conduit and associated fittings for applications other than as permitted by NFPA 70, TIA-569, BICSI ITSIMM, BICSI TDMM, manufacturers' instructions, and product listing.
- B. Unless otherwise indicated and where not otherwise restricted, use conduit types indicated for specified applications. Where more than one listed application applies, comply with most restrictive requirements. Where conduit type for particular application is not specified, use galvanized steel rigid metal conduit.

#### 2.2. CONDUIT - GENERAL REQUIREMENTS

- A. Comply with NFPA 70 and TIA-569.
- B. Provide conduit, fittings, supports, and accessories required for complete communications pathway.
- C. Provide products listed, classified, and labeled as suitable for purpose intended.
- D. Where conduit size is not indicated, size to comply with NFPA 70, TIA-569, and BICSI TDMM, but not less than applicable minimum size requirements specified. Where specified standards differ, comply with most stringent.

#### 2.3. GALVANIZED STEEL RIGID METAL CONDUIT (RMC)

- A. Description: NFPA 70, Type RMC galvanized steel rigid metal conduit complying with ANSI C80.1 and listed and labeled as complying with UL 6.
- B. Fittings:
  - 1. Nonhazardous Locations: Use fittings complying with NEMA FB 1 and listed and labeled as complying with UL 514B or UL 6.
  - 2. Material: Use steel or malleable iron.
  - 3. Connectors and Couplings: Use threaded fittings only. Threadless fittings, including set screw and compression/gland types, are not permitted.
  - 4. Conduit Bodies: Use only conduit bodies specifically designed for communications cabling. Standard conduit bodies designed for electrical raceways are not permitted.
    - a. Comply with TIA-568.0 minimum bend radius requirements for fiber optic cables.

## PART 3 EXECUTION

## 3.1. EXAMINATION

- A. Verify that field measurements are as indicated.
- B. Verify that mounting surfaces are ready to receive conduits.
- C. Verify that conditions are satisfactory for installation prior to starting work.

## 3.2. INSTALLATION

- A. Install products in accordance with manufacturer's instructions.
- B. Install conduit in accordance with NECA 1, BICSI ITSIMM, and BICSI N1.
- C. Galvanized Steel Rigid Metal Conduit (RMC): Install in accordance with NECA 101.
- D. Conduit Support:
  - 1. Secure and support conduits in accordance with NFPA 70 using suitable supports and methods approved by authorities having jurisdiction.
  - 2. Provide independent support from building structure. Do not provide support from piping, ductwork, or other systems.
- E. Connections and Terminations:
  - 1. Use approved zinc-rich paint or conduit joint compound on field-cut threads of galvanized steel conduits prior to making connections.
  - 2. Where two threaded conduits must be joined and neither can be rotated, use three-piece couplings or split couplings. Do not use running threads.
  - 3. Use suitable adapters where required to transition from one type of conduit to another.
  - 4. Terminate threaded conduits in boxes and enclosures using threaded hubs or double lock nuts for dry locations and raintight hubs for wet locations.
  - 5. Provide insulating bushings, insulated throats, or listed metal fittings with smooth, rounded edges at conduit terminations to protect cables.
  - 6. Secure joints and connections to provide mechanical strength and electrical continuity.
- F. Penetrations:
  - 1. Do not penetrate or otherwise notch or cut structural members, including footings and grade beams, without approval of Structural Engineer.
  - 2. Make penetrations perpendicular to surfaces unless otherwise indicated.
  - 3. Provide sleeves and/or slots for penetrations as indicated or as required to facilitate installation.
  - 4. Conceal bends for conduit risers emerging above ground.
  - 5. Where conduits penetrate waterproof membrane, seal as required to maintain integrity of membrane.
  - 6. Make penetrations for roof-mounted equipment within associated equipment openings and curbs where possible to minimize roofing system penetrations. Where penetrations are necessary, seal as indicated or as required to preserve integrity of roofing system and maintain roof warranty.
  - 7. Install firestopping to preserve fire resistance rating of partitions and other elements; see Section 078400.
- G. Conduit Movement Provisions: Where conduits are subject to movement, provide expansion and expansion/deflection fittings to prevent damage to enclosed cables or connected equipment. This includes, but is not limited to:
  - 1. Where conduits cross structural joints intended for expansion, contraction, or deflection.
  - 2. Where conduits are subject to earth movement by settlement or frost.

- H. Provide grounding and bonding.

3.3. FIELD QUALITY CONTROL

- A. See Section 014000 - Quality Requirements for additional requirements.
- B. Repair cuts and abrasions in galvanized finishes using zinc-rich paint recommended by manufacturer. Replace components that exhibit signs of corrosion.
- C. Correct deficiencies and replace damaged or defective conduits.

3.4. CLEANING

- A. Clean interior of conduits to remove moisture and foreign matter.

3.5. PROTECTION

- A. Immediately after installation of conduit, use suitable manufactured plugs to provide protection from entry of moisture and foreign material and do not remove until ready for installation of cables.

END OF SECTION 270533.13

SECTION 284600  
FIRE DETECTION AND ALARM

PART 1 GENERAL

1.1. SECTION INCLUDES

- A. Fire alarm system design and installation, including all components, wiring, and conduit.
- B. Transmitters for communication with supervising station.
- C. Circuits from protected premises to supervising station, including conduit.
- D. Replacement and removal of existing fire alarm system components, wiring, and conduit indicated.

1.2. REFERENCE STANDARDS

- A. 36 CFR 1191 - Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines; current edition.
- B. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
- C. IEEE C62.41.2 - IEEE Recommended Practice on Characterization of Surges in Low-Voltage (1000 V and less) AC Power Circuits; 2002 (Corrigendum 2012).
- D. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- E. NFPA 72 - National Fire Alarm and Signaling Code; Most Recent Edition Cited by Referring Code or Reference Standard.

1.3. SUBMITTALS

- A. See Section 013000 - Administrative Requirements, for submittal procedures.
- B. Evidence of designer qualifications.
- C. Design Documents: Submit all information required for plan review and permitting by authorities having jurisdiction, including but not limited to floor plans, riser diagrams, and description of operation:
  - 1. Copy (if any) of list of data required by authority having jurisdiction.
  - 2. NFPA 72 "Record of Completion", filled out to the extent known at the time.
  - 3. Clear and concise description of operation, with input/output matrix similar to that shown in NFPA 72 Appendix A-7-5-2.2(9), and complete listing of software required.
  - 4. System zone boundaries and interfaces to fire safety systems.
  - 5. Location of all components, circuits, and raceways; mark components with identifiers used in control unit programming.
  - 6. Circuit layouts; number, size, and type of raceways and conductors; conduit fill calculations; spare capacity calculations; notification appliance circuit voltage drop calculations.
  - 7. List of all devices on each signaling line circuit, with spare capacity indicated.
  - 8. Manufacturer's detailed data sheet for each component, including wiring diagrams, installation instructions, and circuit length limitations.
  - 9. Description of power supplies; if secondary power is by battery include calculations demonstrating adequate battery power.

10. Certification by either the manufacturer of the control unit or by the manufacturer of each other component that the components are compatible with the control unit.
  11. Certification by the manufacturer of the control unit that the system design complies with Contract Documents.
  12. Certification by Contractor that the system design complies with Contract Documents.
  13. Do not show existing components to be removed.
- D. Evidence of installer qualifications.
- E. Inspection and Test Reports:
1. Submit inspection and test plan prior to closeout demonstration.
  2. Submit documentation of satisfactory inspections and tests.
  3. Submit NFPA 72 "Inspection and Test Form," filled out.
- F. Operating and Maintenance Data: See Section 017800 for additional requirements; revise and resubmit until acceptable; have one set available during closeout demonstration:
1. Complete set of specified design documents, as approved by authority having jurisdiction.
  2. Additional printed set of project record documents and closeout documents, bound or filed in same manuals.
  3. Contact information for firm that will be providing contract maintenance and trouble call-back service.
  4. List of recommended spare parts, tools, and instruments for testing.
  5. Replacement parts list with current prices, and source of supply.
  6. Detailed troubleshooting guide and large scale input/output matrix.
  7. Preventive maintenance, inspection, and testing schedule complying with NFPA 72; provide printed copy and computer format acceptable to Owner.
  8. Detailed but easy to read explanation of procedures to be taken by non-technical administrative personnel in the event of system trouble, when routine testing is being conducted, for fire drills, and when entering into contracts for remodeling.
- G. Project Record Documents: See Section 017800 for additional requirements; have one set available during closeout demonstration:
1. Complete set of floor plans showing actual installed locations of components, conduit, and zones.
  2. "As installed" wiring and schematic diagrams, with final terminal identifications.
  3. "As programmed" operating sequences, including control events by device, updated input/output chart, and voice messages by event.
- H. Closeout Documents:
1. Certification by manufacturer that the system has been installed in compliance with manufacturer's installation requirements, is complete, and is in satisfactory operating condition.
  2. NFPA 72 "Record of Completion", filled out completely and signed by installer and authorized representative of authority having jurisdiction.
- 1.4. QUALITY ASSURANCE
- A. Designer Qualifications: NICET Level III or IV (3 or 4) certified fire alarm technician or registered fire protection engineer, employed by fire alarm control panel manufacturer, Contractor, or installer, with experience designing fire alarm systems in the jurisdictional area of the authorities having jurisdiction.
- B. Installer Qualifications: Firm with minimum 3 years documented experience installing fire alarm systems of the specified type and providing contract maintenance service as a regular part of their business.
1. Authorized representative of control unit manufacturer; submit manufacturer's certification that installer is authorized; include name and title of manufacturer's representative making certification.
  2. Installer Personnel: At least 2 years of experience installing fire alarm systems.

3. Supervisor: NICET level III or IV (3 or 4) certified fire alarm technician; furnish name and address.

#### 1.5. WARRANTY

- A. Provide control panel manufacturer's warranty that system components other than wire and conduit are free from defects and will remain so for 1 year after date of Substantial Completion.
- B. Provide installer's warranty that the installation is free from defects and will remain so for 1 year after date of Substantial Completion.

### PART 2 PRODUCTS

#### 2.1. FIRE ALARM SYSTEM

- A. Fire Alarm System: Provide a new automatic fire detection and alarm system:
  1. Provide all components necessary, regardless of whether shown in Contract Documents or not.
  2. Protected Premises: Entire building shown on drawings.
  3. Comply with the following; where requirements conflict, order of precedence of requirements is as listed:
    - a. ADA Standards.
    - b. The requirements of the local authority having jurisdiction , which is \_\_\_\_\_.
    - c. Applicable local codes.
    - d. Contract Documents (drawings and specifications).
    - e. NFPA 72; where the word "should" is used consider that provision mandatory; where conflicts between requirements require deviation from NFPA 72, identify deviations clearly on design documents.
  4. Evacuation Alarm: Multiple smoke zones; allow for evacuation notification of any individual zone or combination of zones, in addition to general evacuation of entire premises.
  5. Voice Notification: Provide emergency voice/alarm communications with multichannel capability; digital.
  6. General Evacuation Zones: Each smoke zone is considered a general evacuation zone unless otherwise indicated, with alarm notification in all zones on the same floor, on the floor above, and the floor below.
  7. Program notification zones and voice messages as directed by Owner.
  8. Fire Command Center: Location indicated on drawings.
  9. Fire Alarm Control Unit: New, located at fire command center.
- B. Supervising Stations and Fire Department Connections:
  1. Public Fire Department Notification: By on-premises supervising station.
  2. On-Premises Supervising Station: Existing proprietary station operated by Owner, located at \_\_\_\_\_.
  3. Means of Transmission to On-Premises Supervising Station: Directly connected noncoded system.
- C. Circuits:
  1. Initiating Device Circuits (IDC): Class B, Style A.
  2. Signaling Line Circuits (SLC) Within Single Building: Class B, Style 0.5.
  3. Notification Appliance Circuits (NAC): Class B, Style W.
- D. Power Sources:
  1. Primary: Dedicated branch circuits of the facility power distribution system.
  2. Secondary: Storage batteries.
  3. Capacity: Sufficient to operate entire system for period specified by NFPA 72.
  4. Each Computer System: Provide uninterruptible power supply (UPS).

## 2.2. EXISTING COMPONENTS

- A. On-Premises Supervising Station: Include as part of this work all modifications necessary to existing supervising station to accommodate new fire alarm work.
- B. Clearly label components that are "Not In Service."
- C. Remove unused existing components and materials from site and dispose of properly.

## 2.3. FIRE SAFETY SYSTEMS INTERFACES

- A. Supervision: Provide supervisory signals in accordance with NFPA 72 for the following:
  - 1. Sprinkler water control valves.
  - 2. Dry-pipe sprinkler system pressure.
  - 3. Dry-pipe sprinkler valve room low temperature.
  - 4. Elevator shut-down control circuits.
- B. Alarm: Provide alarm initiation in accordance with NFPA 72 for the following:
  - 1. Sprinkler water flow.
  - 2. Elevator lobby, elevator hoistway, and elevator machine room smoke detectors.
  - 3. Duct smoke detectors.
- C. Elevators:
  - 1. Elevator lobby, hoistway, and machine room smoke detectors: Elevator recall for fire fighters' service.
  - 2. Elevator Machine Room Heat Detector: Shut down elevator power prior to hoistway sprinkler activation.
  - 3. Sprinkler pressure or waterflow: Shut down elevator power prior to hoistway sprinkler activation.
- D. HVAC:
  - 1. Duct Smoke Detectors: Close dampers indicated; shut down air handlers indicated.
- E. Doors:
  - 1. Electromagnetic Door Locks on Egress Doors: Unlock upon activation of any alarm initiating device or suppression system in smoke zone that doors serve as egress from. Refer to Section 087100.

## 2.4. COMPONENTS

- A. General:
  - 1. Provide flush mounted units where installed in finish areas; in unfinished areas, surface mounted unit are acceptable.
  - 2. Provide legible, permanent labels for each control device, using identification used in operation and maintenance data.
- B. Fire Alarm Control Units: Analog, addressable type; listed, classified, and labeled as suitable for the purpose intended.
- C. Master Control Unit: \_\_\_\_\_.
- D. Initiating Devices:
  - 1. Addressable Systems:
    - a. Addressable Devices: Individually identifiable by addressable fire alarm control unit.
    - b. Provide suitable addressable interface modules as indicated or as required for connection to conventional (non-addressable) devices and other components that provide a dry closure output.



- E. Notification Appliances:
- F. Circuit Conductors: Copper or optical fiber; provide 200 feet (60 m) extra; color code and label.
- G. Surge Protection: In accordance with IEEE C62.41.2 category B combination waveform and NFPA 70; except for optical fiber conductors.
- H. Locks and Keys: Deliver keys to Owner.
- I. Instruction Charts: Printed instruction chart for operators, showing steps to be taken when a signal is received (normal, alarm, supervisory, and trouble); easily readable from normal operator's station.
  - 1. Frame: Stainless steel or aluminum with polycarbonate or glass cover.
  - 2. Provide one for each control unit where operations are to be performed.
  - 3. Obtain approval of Owner prior to mounting; mount in location acceptable to Owner.
  - 4. Provide extra copy with operation and maintenance data submittal.

### PART 3 EXECUTION

#### 3.1. INSTALLATION

- A. Install in accordance with applicable codes, NFPA 72, NFPA 70, and Contract Documents.
- B. Conceal all wiring, conduit, boxes, and supports where installed in finished areas.
- C. Obtain Owner's approval of locations of devices, before installation.
- D. Install instruction cards and labels.

#### 3.2. INSPECTION AND TESTING FOR COMPLETION

- A. Notify Owner 7 days prior to beginning completion inspections and tests.
- B. Notify authorities having jurisdiction and comply with their requirements for scheduling inspections and tests and for observation by their personnel.
- C. Provide the services of the installer's supervisor or person with equivalent qualifications to supervise inspection and testing, correction, and adjustments.
- D. Prepare for testing by ensuring that all work is complete and correct; perform preliminary tests as required.
- E. Provide all tools, software, and supplies required to accomplish inspection and testing.
- F. Perform inspection and testing in accordance with NFPA 72 and requirements of local authorities; document each inspection and test.
- G. Correct defective work, adjust for proper operation, and retest until entire system complies with Contract Documents.

#### 3.3. CLOSEOUT

- A. Closeout Demonstration: Demonstrate proper operation of all functions to Owner.
  - 1. Be prepared to conduct any of the required tests.
  - 2. Have at least one copy of operation and maintenance data, preliminary copy of project record drawings, input/output matrix, and operator instruction chart(s) available during demonstration.
  - 3. Have authorized technical representative of control unit manufacturer present during demonstration.

4. Demonstration may be combined with inspection and testing required by authority having jurisdiction; notify authority having jurisdiction in time to schedule demonstration.
5. Repeat demonstration until successful.

END OF SECTION 284600

## SECTION 312000 EARTH MOVING

### PART 1 GENERAL

#### 1.1. RELATED DOCUMENTS

- A. The General Conditions, any Supplementary General Conditions and Division 1, General Requirements, are hereby made a part of this Section as fully as if repeated herein.

#### 1.2. SECTION INCLUDES

- A. Earthwork includes areas below building foundations, below concrete slabs on grade, below paved areas and grading of all unpaved area in the site.
  1. Layout and staking for earthwork.
  2. Excavation and rough grading.
  3. Erosion and sediment control.
  4. Foundation excavation for footings.
  5. Establishing subgrades, leveling and proofrolling.
  6. Filling, backfilling and compaction.
  7. Keeping streets clean of materials tracked off site.
  8. Includes trenching, excavation and backfill for utilities.
  9. Maintenance and/or repair of damage to the rough grading.
  10. Removal and disposal of stones, debris, excess and unsuitable materials.
  11. Soil treatment for termite control.
  12. Field quality control, testing, and inspection.

#### 1.3. DEFINITIONS

- A. Rock Excavation: Natural geological formations or other material which cannot be removed by adequate equipment (in good condition) as defined below, shall be considered a change in the scope of work and paid for by the Owner if encountered.
  1. Open Excavation and Grading: Rock in excess of the capabilities of a Caterpillar D-8 tractor (or equivalent) with 2 cu. yd. bucket and hydraulically operated single tooth power ripper.
  2. Trenches, Pits and Footings: Rock in excess of the capabilities of a Caterpillar 235 Hydraulic Backhoe (or equivalent) using a 2 ft. Bucket width (3/4 cu. yd.)
  3. Minimum Effort: If rock is not removed during the process of normal digging and ripping, then extend the excavation to expose the rock surface within the limit of original excavation. Contact the A/E and he may direct the sides of rock to be exposed to a depth of 3 feet. This will be to determine to the extent of additional work.
- B. Earth Excavation: Anything not classified as rock including as example: soils, gravels, stones, boulders, vegetation, debris, and unsuitable materials.
- C. Unsuitable Materials: All excavated materials; debris, man made or fabricated materials, concrete spoil, organic, soft, expansive, or unstable matter; all shall be disposed of as herein specified. Excessive moisture content shall not classify a material as unsuitable.
- D. Removal and disposal of unsuitable material above the subgrade elevation and placement of approved specific fill material (from on or off the site) above the subgrade elevation as directed by the Soils Engineer shall be considered a part of the work.

- E. Removal and disposal of unsuitable material approved below the subgrade elevation and placement of approved specific fill material (from on or off the site) below the subgrade elevation as directed by the Soils Engineer shall be considered a change in the scope of work.
- F. Soils Engineer or Inspection Agency: An Agency and its designated representatives who monitor and approve all earthwork operations described herein.
- G. Subgrade: The finished elevation of the earth immediately below all slabs, granular and porous fill, paving, footings, walls, etc., except the subgrade elevation shall not be higher than 12" below the existing earth elevation at the start of the project.
- H. Subgrade for utility construction: Underside of barrel of pipe, or underside of any cradle or bedding if noted on drawings, or referenced in applicable local government specifications. For pipe drains and miscellaneous structures encased in concrete or on concrete, stone and/or gravel cradle, subgrade is lowest outside surface of encasement or cradle.
- I. Structures: Buildings, footings, foundations, retaining walls, slabs, tanks, curbs, mechanical and electrical appurtenances, or other man-made stationary features constructed above or below the ground surface.
- J. Bedding Course: Course placed over the excavated subgrade in a trench before laying pipe.
- K. Drainage Course: Course supporting the slab on grade that also minimizes upward capillary flow of pore water.
- L. Subbase Course: Course placed between the subgrade and base course for hot-mix asphalt pavement, or course placed between the subgrade and a cement concrete pavement or a cement concrete or hot-mix asphalt walk.
- M. Utilities: On site underground pipes, conduits, ducts, and cables, as well as underground services within buildings.
- N. Filter Material: Course placed around drainage pipes.

#### 1.4. QUALITY ASSURANCE

- A. Reference Standards:
  - 1. American Association of State Highway and Transportation Officials (AASHTO).
  - 2. American Society for Testing and Materials (ASTM).
  - 3. Delaware Department of Transportation, State Highway Administration "Standard Specifications for Materials and Construction", October 1993, as amended to date (M.S.H.A. as hereinafter referred). Delete references to Measurement and Payment.
- B. Geotechnical Testing Agency Qualifications: An independent testing agency (with a Geotechnical engineer licensed in the state where the project is being constructed on staff) qualified according to ASTM E 329 to conduct soil materials and rock-definition testing, as documented according to ASTM D 3740 and ASTM E 548.
- C. Tolerances: As indicated herein.
- D. Testing: Requirements as specified herein.

#### 1.5. SUBMITTALS

- A. Notification:
  - 1. Notify and provide data to regulatory authorities and A/E prior to commencement of work.
  - 2. Provide notice of: encounter with unknown utilities; subgrades before filling; areas requiring testing or inspection.
  - 3. testing or inspection.

- B. Product Data: For the following:
  - 1. Geotextile.
  - 2. Detection Warning Tape.
- C. Material Test Reports: From a qualified testing agency indicating and interpreting test results for compliance of the following with requirements indicated:
  - 1. Classification according to ASTM D2487 of each on site and borrow soil material proposed for fill and backfill.
  - 2. Laboratory compaction curve according to ASTM D1557 for each on site and borrow soil material proposed for fill and backfill.
  - 3. Field reports; in-place soil density tests.
  - 4. One optimum moisture – maximum density curve for each type of soil encountered.
  - 5. Report of actual unconfined compressive strength and/or results of bearing tests of each strata tested.
  - 6. Test reports must be submitted daily to the Architect and Owner.

#### 1.6. PROJECT CONDITIONS

- A. Subsurface Conditions: Subsurface soils investigations have been made at the site. The report and logs of the test borings and test pits are included in the Appendix of these specifications. Such investigations have been made for the purposes of design only and neither the Engineers, the Owner, nor the Geotechnical Engineer guarantee adequacy or accuracy of the data, or that data are representative of all conditions to be encountered. Such information is made available for general information only and shall not relieve the Contractor of the responsibility for making his own investigations, tests, and analysis. Any additional test borings and other exploratory operations may be made by Contractor shall be at no cost to Owner.
  - 1. See Geotechnical Engineering Report prepared by Hillis Carnes Engineering Associates, Inc. in Division 1 for test boring data and other requirements.
- B. Erosion and sediment control, in addition to erosion control specified in Section 31100 and Division 1:
  - 1. Standards: Comply with the requirements of the "Standards and Specifications for Soil Erosion and Sediment Control in Developing Areas" by the U.S.D.A. Soil Conservation Service.
  - 2. General Erosion: Prevent erosion of earthwork; repair and correct any ditches, gullies or erosion immediately and upon occurrence.
  - 3. Excavations: Prevent water from flowing into open excavations and toward building walls.
  - 4. Slopes: Cover (with continuous plastic membrane) and stake all slopes steeper than 1.5 horizontal to 1 vertical.
- C. Environmental Conditions:
  - 1. Do not apply soil treatment when temperature is at or below freezing or when ground is frozen or frost is expected.
  - 2. Do not apply soil treatment when surface water is present.
- D. Existing Conditions: Accept the site in the condition which it exists at the time of the award of the contract and perform all work to the grades indicated.
  - 1. Protect plant material, lawns and other features not designated for removal.
  - 2. Protect bench marks, existing structures, fences, sidewalks, paving and curbs from excavating equipment and vehicular traffic.
- E. Existing Utilities: Locate existing underground utilities in areas of work. If utilities are to remain in place, provide adequate means of protection during earthwork operations.
  - 1. Should uncharted, or incorrectly charted, piping or other utilities be encountered during excavation, consult utility Owner immediately for directions. Cooperate with Owner and utility companies in keeping respective services and facilities in operation. Repair damaged utilities to satisfaction of utility Owner.

2. Do not interrupt existing utilities serving facilities occupied and used by others, except when permitted in writing by A/E and then only after acceptable temporary utility services have been provided. Provide a minimum of 48 hour notices to utility Owners and receive written notice to proceed before interrupting any utility.

- F. Rock Excavation: Rock excavation may be performed with hoe rams, jack hammers, or any method the Contractor wishes to employ except for explosives.

#### 1.7. PROTECTION

- A. Safety: Provide protective measures necessary for the safety of workmen, to the public and adjacent property. Prevent cave-ins, collapse of walls, structures and slopes, both on and adjacent to the site.
- B. Standards: Comply with regulations of local authorities having jurisdiction, including all applicable O.S.H.A. requirements.
- C. Repair: Includes the removal and replacement with new materials all materials so affected by settlement.

#### 1.8. REFERENCE STANDARDS

- A. AASHTO M 288 - Standard Specification for Geosynthetic Specification for Highway Applications; 2022.
- B. ASTM D1557 - Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort (56,000 ft-lbf/ft<sup>3</sup> (2,700 kN-m/m<sup>3</sup>)); 2012 (Reapproved 2021).
- C. ASTM D2487 - Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System); 2017, with Editorial Revision (2020).

### PART 2 PRODUCTS

#### 2.1. FILL AND BACKFILL

- A. Satisfactory Soils:
  1. Compacted fill and backfill shall be free of deleterious matter such as frozen materials, organics, wood, debris, or rock larger than 4 inches in diameter and be classified SP, SW, SM, SC, GP, GC, GM, or GW per ASTM D-2487. All material shall have a liquid limit and plasticity index not exceeding 40 and 20 respectively when tested in accordance with ASTM D-4318.
  2. The minimum dry unit weight shall not be less than 105 PCF maximum dry density as determined by ASTM D-1557, modified proctor.
  3. All fill and backfill materials shall be obtained from on site or from off site sources and shall be approved by the Geotechnical Engineer prior to placement.
  4. Provide borrow soil materials when sufficient satisfactory soil materials are not available from excavations.
- B. Engineered Fill: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D 2940; with a least 90 percent passing a 1 ½ inch sieve and not more than 12 percent passing a No. 200 sieve.
  1. Locations: All on site fill areas
- C. Structural Fill: On-site soils free of organic material, topsoil, miscellaneous fill, debris and rock fragments in excess of 3 inches in their largest dimension may be suitable as structural fill. The granular on-site soils may be suitable for re-use as structural fill. Some of these soils have an in-situ moisture content that exceeds the typical range that would allow the recommended compaction to be achieved. Therefore, drying of these soils may be required to achieve the recommended compaction.

- D. If sufficient quantities of suitable on-site soils are not available for structural fill, imported borrow consisting of predominately granular soils conforming to the requirements of the Delaware Department of Transportation Standard Specifications Select Borrow, Type G should be utilized or AASHTO SP-57 stone.
  - E. Drainage fill:
    - 1. Washed, narrowly graded mixture of crushed stone, or crushed or uncrushed gravel, (ASTM D 448 Coarse - aggregate grading size 57), with 100% passing of 1-1/2" sieve and not more than 5% passing a No. 8 sieve. Aggregate shall meet DELDOT specification for No. 106A aggregate. Provide by Contractor from off site source.
      - a. Locations: All concrete slab on grade areas
    - 2. For foundation drainage, use aggregate meeting DELDOT specification for No. 113 aggregate.
- A. LOCATIONS: DRAINAGE FILL BEHIND BASEMENT WALLS AND RETAINING WALLS.
- A. Stone Base Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand (ASTM D2490) with at least 95% passing a 1 1/2" sieve and not more than 8% passing a No. 200 sieve. Provide by contractor from off site sources.
  - B. Subbase Material: Designation CR-6 in accordance with DELDOT Specifications.
    - 1. Locations: All vehicular traffic and pedestrian areas
  - C. Bedding Course: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand; ASTM D2940; except with 100 percent passing a 1 inch (25-mm) sieve and not more than 8 percent passing a No. 200 (0.075-mm) sieve. For utility installations, bedding shall conform to AASHTO #57 stone.
  - D. Filter Material: Narrowly graded mixture of natural or crushed gravel, or crushed stone and natural sand; AASHTO M-43, size No. 17.
  - E. Sand: ASTM C 33; fine aggregate, natural, or manufactured sand.
  - F. Processed Rubble Fill: Existing brick and concrete rubble, free of wood and steel may be processed by use of tracked equipment such that no particle size greater than 6 inches in the longest dimension remains.
  - G. Impervious Fill: Clayey gravel and sand mixture capable of compacting to a dense state.
- 3.2. FILL AND BACKFILL FOR UTILITIES
- A. Backfill: Earth removed from the trench provided that in the opinion of Soils Engineer such excavated material is satisfactory for backfilling.
  - B. Should the excavated material be considered unsatisfactory for backfilling, the Contractor shall remove and dispose of such unsatisfactory material and substitute, in lieu thereof, suitable material obtained from elsewhere on or off the site.
  - C. Materials shall meet the requirements specified in paragraph 2.1.A above.
- 3.3. TOPSOIL
- A. Refer to Section 329200 Turf and Grasses.
- 3.4. SOIL TREATMENT - TERMITE CONTROL
- A. Emulsion soil chemicals of only water-based type. Do not use any fuel oil as a diluent.

- B. Solutions and chemicals listed and approved by EPA, USDA, and Delaware State Department of Agriculture.
- C. Chemicals used in retreatment shall also be certified and state type of chemical and rate of concentration.

### 3.5. ACCESSORIES

- A. Detectable Warning Tape: Acid and alkali-resistant polyethylene film warning tape manufactured for marking and identifying underground utilities, a minimum of 6 inches (150 mm) wide and 4 mils (0.1 mm) thick, continuously inscribed with a description of the utility, with metallic core encased in a protective jacket for corrosion protection, detectable by metal detector when tape is buried up to 30 inches (750 mm) deep; colored as follows:
  - 1. Red: Electric
  - 2. Yellow: Gas, oil, steam, and dangerous materials.
  - 3. Orange: Telephone and other communications.
  - 4. Blue: Water systems
  - 5. Green: Sewer systems.

### 3.6. GEOTEXTILES

- A. Subsurface Drainage Geotextile: Nonwoven needle-punched geotextile, manufactured for subsurface drainage applications, made from polyolefins or polyesters; with elongation greater than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:
  - 1. Survivability: Class 2; AASHTO M 288.
  - 2. Grab Tensile Strength: 157 lbf; ASTM D 4632.
  - 3. Sewn Seam Strength: 142 lbf; ASTM D 4632.
  - 4. Tear Strength: 56 lbf; ASTM D 4533.
  - 5. Puncture Strength: 56 lbf; ASTM D 4833.
  - 6. Apparent Opening Size: No. 70 sieve, maximum; ASTM D 4751.
  - 7. Permittivity: 0.5 per second, minimum; ASTM D 4491.
  - 8. UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.
- B. Separation Geotextile: Woven geotextile fabric, manufactured for separation applications, made from polyolefins or polyesters; with elongation less than 50 percent; complying with AASHTO M 288 and the following, measured per test methods referenced:
  - 1. Survivability: Class 2; AASHTO M 288.
  - 2. Grab Tensile Strength: 247 lbf; ASTM D 4632.
  - 3. Sewn Seam Strength: 222 lbf; ASTM D 4632.
  - 4. Tear Strength: 90 lbf; ASTM D 4533.
  - 5. Puncture Strength: 90 lbf; ASTM D 4833.
  - 6. Apparent Opening Size: No. 40 sieve, maximum; ASTM D 4751.
  - 7. Permittivity: 0.02 per second, minimum; ASTM D 4491.
  - 8. UV Stability: 50 percent after 500 hours' exposure; ASTM D 4355.

### 3.7. FLOWABLE FILL

- A. Stabilized flowable fly ash mixture with a maximum slump of 8" and a minimum unconfined compressive strength of 100 psi used to fill construction excavations.
- B. Manufacturer: American Stone Mix or approved equal.



## PART 3 EXECUTION

## 4.1. PREPARATION

- A. Verify existing ground surfaces have been stripped of topsoil, root mat and existing pavement, unsatisfactory soils, concrete spoil, obstructions and deleterious material.
- B. Following rough grading and prior to foundation excavation, placement of fill, or construction of the floor slabs, it is recommended that the exposed subgrade be proofrolled. The proofroll should be performed using a minimum 10-ton vibratory roller in the presence of the qualified soils technician working under the supervision of a geotechnical engineer. Yielding or otherwise unsuitable subgrade conditions encountered within the proposed building areas should be undercut to firm subgrade conditions and backfilled with compacted structural fill.
- C. Locate underground utilities in areas of work. If utilities are to remain in place, provide adequate means of protection during earthwork operations. Contact "Miss Utility".
- D. Use of explosives will not be permitted, unless approved by Owner in writing and Regulatory Agencies having jurisdiction.
- E. Demolish and completely remove from site existing underground utilities indicated to be removed. Coordinate with utility companies to shut off services if lines are active.
- F. Protect structures, utilities, sidewalks, pavements, and other facilities from damage caused by settlement, lateral movement, undermining, washout, and other hazards created by earthwork operations.
- G. Protect subgrades and foundation soils against freezing temperatures or frost. Provide protective insulating materials as necessary.
- H. Provide erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

## 4.2. EXCAVATION

- A. Excavation consists of removal and disposal of material encountered when establishing required finish grade elevations.
- B. Unauthorized Excavations:
  - 1. Unauthorized excavation consists of removal of materials beyond indicated subgrade elevations or dimensions without specific direction of A/E. Unauthorized excavation, as well as remedial work directed by A/E, shall be at Contractor's expense.
  - 2. Under footings, foundations, or retaining walls, fill unauthorized excavation by extending indicated bottom elevation of footing to excavation bottom, without altering required top elevation. Lean concrete, flo-ash fill, or compacted structural fill may be used to bring elevations to proper position, when acceptable by A/E.
- C. Additional Excavation: When excavation has reached required subgrade elevations, notify Soils Engineer who will make an inspection of conditions.
  - 1. If unsuitable bearing materials are encountered at required subgrade elevations, carry excavations deeper and replace excavated materials as directed by A/E
  - 2. Removal of unsuitable material below the subgrade elevation and its replacement as directed will be paid by the Owner on basis of contract conditions relative to change in work.
- D. Stability of Excavations: Slope sides of excavations to comply with local codes and ordinances having jurisdiction. Shore and brace where sloping is not possible because of space restrictions or stability of materials excavated.

1. Maintain sides and slopes of excavations in safe conditions until completion of backfilling.
- E. Shoring and Bracing: Provide materials for shoring and bracing, such as sheet piling, uprights, stringers, and cross braces, in good serviceable condition.
1. Establish requirements for trench shoring and bracing to comply with local, State & Federal codes and authorities having jurisdiction.
  2. Maintain shoring and bracing in excavations regardless of time period excavations will be open. Carry down shoring and bracing as excavation progresses.
- F. Dewatering: Prevent surface water and subsurface or ground water from flowing into excavations and from flooding project site and surrounding area.
1. Do not allow water to accumulate in excavations. Remove water to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to stability of subgrades and foundations. Excavations shall be kept free of water for a minimum of two (2) inches below subgrade of excavation. Provide and maintain pumps, well points, sumps, suction and discharge lines, and other dewatering system components necessary to convey water away from excavations.
  2. Convey water removed from excavations and rain water into approved sediment control devices. Establish and maintain temporary drainage ditches and other diversions outside excavation limits for each structure. Do not use trench excavations as temporary drainage ditches.
  3. Excessive groundwater conditions: Refer to Article 4.3.6 of the General Conditions.
- G. Material Storage: Stockpile satisfactory excavated materials where directed, until required for backfill or fill. Place, grade and shape stockpiles for proper drainage.
1. Prevent saturation of soil above the optimum moisture content.
  2. Locate and retain soil materials away from edge of excavations.
  3. Dispose of excess soil material and waste materials as herein specified.
- H. Excavation for Structures: Conform to elevations and dimensions shown within a tolerance of plus or minus 0.10', and extending sufficient distance from footings and foundations to permit placing and removal of concrete formwork, installation of services, other construction, and for inspection.
1. In excavating for footings and foundations, take care not to disturb bottom of excavation. Excavate by hand to final grade just before concrete reinforcement is placed. Trim bottoms to required lines and grades to leave solid base to receive other work.
  2. If in excavating for building foundations the soil directly below the building foundations is disturbed, the disturbed soil shall be removed and shall be recompacted to 95% compaction or replaced with concrete backfill.
- I. Excavation for Stone and Concrete Pavements: Cut surface under pavements to comply with cross sections, elevations and grades as shown:
1. Where rock or concrete spoil is encountered, carry excavation 18" below subgrade and backfill with suitable material approved by the A/E.
- J. Excavation for Trenches: Dig trenches to the uniform width required for particular item to be installed with ample working room.
1. Excavate trenches to depth, lines, gradients, and elevations indicated or required. Carry depth of trenches for piping to establish indicated flow lines and invert elevations. Beyond building perimeter, keep bottoms of trenches sufficiently below finish grade to avoid freeze ups.
  2. Where rock is encountered, carry excavation 6" below required elevation and backfill with a 6" layer of crushed stone or gravel prior to installation of pipe.
  3. Grade bottoms of trenches as indicated, notching under pipe bells to provide solid bearing for entire body of pipe.
    - a. For pipes and conduit less than 6 inches in nominal diameter and flat-bottomed, multiple-duct conduit units, hand-excavate trench bottoms and support pipe and conduit on an undisturbed subgrade.
    - b. For pipes and conduit 6 inches or larger in nominal diameter, shape bottom of trench to support bottom 90 degrees of pipe circumference. Fill depressions with tamped sand backfill.

4. Backfill trenches with concrete where trench excavations pass within 18" of column or wall footings and which are carried below bottom of such footings, or which pass under wall footings. Place concrete to level of bottom of adjacent footing. Concrete is specified in Division 3.
  5. Do not backfill trenches until tests and inspections have been made and backfilling authorized by A/E. Use care in backfilling to avoid damage or displacement of pipe systems.
- K. Cold Weather Protection: Protect excavation bottoms against freezing when atmospheric temperature is less than 35 degrees F. (1 degree C.).
- L. Ground Surface Preparation (Structural and Pavement areas):
1. The existing ground surface in the structural and pavement areas shall be stripped of topsoil, root mat, existing pavements, unsatisfactory soils, concrete spoil, obstructions and deleterious material. Base course material from the existing pavements may remain if approved by the A/E. The entire area shall be proof rolled, a minimum of four (4) passes, with a loaded dump truck with a minimum axle load of 10 tons in the presence of the soils engineer. Soft spots identified by the Soils Engineer during proofrolling will be undercut and backfilled in accordance with Section 3.4. Proofrolling and compaction equipment shall meet the requirements of Section 3.3.D. Undercutting and backfilling operations for eliminating soft spots above the subgrade elevation shall be included in the base bid.
  2. In cut areas, prior to the construction of paving or concrete slab on grade, the entire subgrade shall be proofrolled in the presence of the Soils Engineer. Soft areas encountered during proofrolling shall be undercut and backfilled in accordance with section 3.4. Proofrolling and compaction equipment shall be in compliance with Section 3.3 D. The cost of undercutting and backfilling above the subgrade elevation shall be included in the base bid.
- M. Earthwork Quantities:
1. Contractor shall be responsible for determining earthwork quantities for the completion of the work.

#### 4.3. COMPACTION

- A. General: Control soil compaction during construction providing percentage of dry density specified for each area classification.
- B. Percentage of Maximum Density Requirements: Compact soil to not less than the following percentages of the maximum dry density which is determined in accordance with ASTM D 1557, or in accordance with ASTM D 2049 for soils which will not exhibit a well defined moisture density relationship.
1. Structural, pavement and walkway areas, steps and utility trenches - 95% of the maximum dry density.
  2. Lawn areas outside the designated structural fill limits – minimum compaction 83% of the maximum dry density and maximum compaction of 88% of the maximum dry density.
- C. Moisture Control: Obtaining a uniformly high degree of compaction requires control over the moisture content of the material being placed in the fills and backfill. The soils used in fill and backfill shall be brought to within 3% of optimum moisture at no additional cost to the Owner.
1. Where the soil layer is too dry, the Contractor shall apply water uniformly using approved equipment to increase the moisture content to within 3% of the optimum, taking precautions to prevent free water from appearing on the surface during or subsequent to compaction operations.
  2. Where the soil layer is too wet, the Contractor shall dry the soils by plowing or discing to aerate the soil and reduce the moisture content to within 3% of the optimum.
- D. Compaction equipment shall be as required to complete the scope of work outlined in the geotechnical report, contract documents and specifications for this project.

## 4.4. BACKFILL AND FILL

- A. General: Place acceptable soil material in layers not more than eight (8) inches in thickness to required subgrade elevations, for each area classification listed below. Each layer shall be compacted to the requirements of Section 3.3B.
1. Fill and backfill within building and pavement limits and in utility trenches shall be structural fill soils meeting the requirements of Section 2.1.A.
  2. Under lawn areas outside the designated structural fill limits, backfill and fill soils shall be soils meeting the requirements of Section 2.1.A, or other on site materials approved by the Geotechnical Engineer.
  3. Fill and backfill located below walkways and steps shall be constructed of structural fill soils meeting the requirements of Section 2.1.A.
  4. Drainage fill material shall be proof rolled to a uniform stable condition prior to placement of vapor retarder.
  5. Stone base course shall be compacted to 95% maximum dry density per ASTM D-1557.
- B. Backfill excavations as promptly as work permits, but not until completion of the following:
1. Acceptance of construction below finish grade including, where applicable, subdrainage damp proofing, waterproofing, and perimeter insulation.
  2. Concrete and masonry have cured 28 days and is adequately braced.
  3. Inspection, testing, approval, and recording locations of underground utilities.
  4. Removal of concrete formwork.
  5. Removal of trash and debris.
  6. Removing temporary shoring and bracing, and sheeting.
  7. Installing permanent or temporary horizontal bracing on horizontally supported walls.
- C. Ground surface preparation: Shall be in accordance with Section 3.2K.
1. When existing ground surface has density less than that specified under Section 3.3B for particular area classification, break up ground surface, pulverize, moisture condition to optimum moisture content, and compact to required depth and percentage of maximum dry density.
- D. Placement and Compaction: Place backfill and fill materials in layers not more than 8" in loose depth, for material compacted by heavy compaction equipment and not more than 4" in loose depth for material compacted by hand operated tampers.
1. Before compaction, moisten or aerate each layer as may be necessary to provide optimum moisture content. Compact each layer to required percentage of maximum dry density for each classification. Do not place backfill or fill material on surfaces that are muddy, frozen, or contain frost or ice.
  2. Place backfill and fill materials evenly adjacent to structures, to required elevations. Take care to prevent wedging action of backfill against structures by carrying material uniformly around structure to approximately same elevation in each lift.
  3. Structural fill shall extend a minimum of five (5) feet beyond building and road pavement limits and shall include the support slopes to their full width.
  4. Backfilling against pipe structures, whose joints involve the use of cement mortar or other concrete, or where buttresses are constructed, shall not be done until mortar has set at least 12 hours.
  5. Compaction over one foot above the pipe shall be done with approved mechanical tampers. Compaction density shall be as specified in Section 3.3.
- E. Utility trench backfill
1. Place and compact initial backfill of subbase material, free of particles larger than 1 inch, to a height of 12 inches over the utility pipe or conduit. Carefully compact material under pipe haunches and bring backfill evenly up on both sides and along the full length of utility piping or conduit to avoid damage or displacement of utility system.
  2. Coordinate backfilling with utilities testing.

3. Provide 4-inch thick, concrete-base slab support for piping or conduit less than 30 inches below surface of roadways. After installing and testing, completely encase piping or conduit in a minimum of 4 inches of concrete before backfilling or placing roadway subbase.
4. Fill voids with approved backfill materials while shoring, bracing, and sheeting is removed.
5. Place and compact final backfill of satisfactory soil material to final subgrade.
6. Install warning tape directly above utilities, 12 inches below finished grade, except 6 inches below subgrade under pavements and slabs.

#### 4.5. ROUGH GRADING

- A. General:
  1. Uniformly grade areas within limits of grading under this section, including adjacent transition areas. Smooth finished surfaces with specified tolerances, compact with uniform levels or slopes between points where elevations are shown, or between such points and existing grades. In fill areas, sloped surfaces steeper than 5 horizontal to 1 vertical shall be benched so that fill materials will be placed on a level surface. All fill subgrades shall be observed by the Geotechnical Engineer.
  2. Adjacent grading transition areas shall be graded in a manner to maintain positive drainage, even if not shown to be within the designated "Limit of Disturbance" line. Notify the A/E if discrepancies are encountered and significant grading is necessary. Grading necessary for slope tie ins, utility installations and other items shown to be installed are included in the base bid.
- B. Grading Outside Building Lines: Grade areas adjacent to building lines to drain away from structures and to prevent ponding. Finish surfaces free from irregular surface changes, and as follows:
  1. Lawn or Unpaved Areas: Finish areas to receive topsoil to within not more than 0.10' above or below required subgrade elevations.
  2. Walks: Shape surface or areas under walks to line, grade and cross section, with finish surface not more than .04' above or below required subgrade elevation.
  3. Pavements: Shape surface areas under pavement to line, grade and cross section, with finish surface not more than .04' for bituminous surfaces and .08' for stone surfaces, above or below required subgrade elevation.
- C. Grading Surface or Fill Under Building Slabs: Grade smooth and even, free of voids, compacted as specified, and to required elevation. Provide final grades within a tolerance of .02' when tested with a 10' straightedge.

#### 4.6. BUILDING SLAB BASE COURSE

- A. General: Slab base course consists of placement of drainage fill or stone base course material, in layers of indicated thickness, over subgrade surface to support concrete building slabs.
- B. Placing: Place slab base course on prepared subgrade in layers of uniform thickness, conforming to indicate cross section and thickness. Maintain optimum moisture content for compacting material during placement operations.
  1. When a compacted drainage course is shown to be 6" thick or less, place material in a single layer. Where shown to be more than 6" thick, place material in equal layers, except no single layers more than 6" or less than 3" in thickness when compacted.
- C. Any ruts or soft yielding spots which may occur or any areas having inadequate compaction or deviations from the requirements set forth herein shall be corrected by removing and adding uniformly graded crushed stone or by loosening crushed gravel, reshaping and recompacting. The subgrade shall have a uniform density throughout its entire depth and width and shall be approved by the A/E prior to pouring any concrete.
- D. Following this preparation, the subgrade shall be protected from damage as described below:
  1. The subgrade shall be protected from damage by heavy loads or equipment moving on tracks or cleats.

2. The contractor shall at all times keep the subgrade drained.
3. No concrete shall be deposited upon a frozen subgrade nor, until the subgrade has been approved by the A/E.
4. Immediately in advance of placing concrete, the subgrade shall be sprinklered with as much water as it can readily absorb.

#### 4.7. FINISH GRADING & PLACING TOPSOIL

- A. Refer to Specification Section 329200 – “Turf and Grasses”

#### 4.8. MAINTENANCE

- A. Protection of graded areas: Protect newly graded areas from traffic and erosion. Keep free of trash and debris. Repair and re establish grades in settled, eroded and rutted areas to specified tolerances.
- B. Reconditioning compacted areas: Where completed compacted areas are disturbed by subsequent construction operations or adverse weather, scarify surface, reshape, and compact to required density prior to further construction.
- C. Restore areas previously occupied by stockpiled materials to match finished condition of the remainder of the work.

#### 4.9. APPLICATION OF SOIL TREATMENT

- A. Refer to Section 313116 Termite control

#### 4.10. DISPOSAL OF EXCESS AND WASTE MATERIALS

- A. Removal from Owner's Property: Remove waste materials including trash, debris, and unsuitable and excess excavated material, and dispose of off Owner's property.

#### 4.11. FIELD QUALITY CONTROL – SOILS

- A. Quality Control Testing During Construction: Allow testing service to inspect and approve subgrades and fill layers before further construction work is performed.
  1. Perform field density tests in accordance with ASTM D 1556 (sand cone method) or ASTM D 2922 and D-3017(shallow depth nuclear method), as applicable.
  2. Paved Areas and Building Slab Subgrade: Make at least one field density test of subgrade for every 2,000 sq. ft. of paved area or building slab area, but in no case less than 3 tests. In each compacted fill layer, make one field density test for every 2,000 sq. ft. of overlaying building slab or paved area, but in no case less than 2 tests. Field density tests shall be made at all walkway entrances and ramps into the proposed building.
  3. Foundation Wall Backfill: Take enough field density tests to ensure backfill is being properly compacted.
  4. Utility Trench Backfill: Perform field density tests on a spot-check basis to assist the Contractor in determining if compaction is in accordance with the specifications.
  5. If in opinion of A/E, based on testing service reports and inspection, subgrade or fills which have been placed are below specified density, provide additional compaction and testing at no additional expense.
  6. Footing Subgrade: For each strata of soil on which footings will be placed, conduct at least one test to verify required design bearing capacities. Subsequent evaluation and approval of each footing subgrade should be performed by Geotechnical Testing Agency.
  7. Costs of testing and inspection shall be borne by the Contractor.

## 4.12. FIELD QUALITY CONTROL - SOIL TREATMENTS

- A. Pay costs for required testing of termite control materials. Samples shall be taken and analyzed by an independent testing laboratory.
- B. Sampling: Test one sample of working solution for each 10,000 square feet of area applied. Take samples from discharge end of spraying equipment for each batch mixed and applied if less than 10,000 square feet.
- C. Retreating: Retreat all areas if the test results average less than 90 percent of listed minimum concentration.

## 4.13. TESTING AND INSPECTION

- A. INSPECTION AGENCY: Construction Manager will employ an Independent Testing agency for purposes of inspecting and testing construction of embankments, fills, backfills, trenches, and subgrades and report to the A/E conformance in all particulars to specification requirements.
- B. Scheduling:
  - 1. Assign qualified personnel to be on site at all times when operations are scheduled.
  - 2. The Contractor should note that no earthwork operation shall be permitted in their absence.
- C. Responsibilities:
  - 1. Evaluation of subgrade preparation and suitability.
  - 2. Moisture content and field density tests on all layers of fill and backfill material placed.
  - 3. Evaluation of degree of compaction attained for all fill and backfill material placed.
  - 4. Testing and evaluation of borrow material.
  - 5. Sources of borrow and of select fill.
  - 6. Footing subgrade suitability.
  - 7. Inspection of installation of Subdrainage system.
- D. Results of Tests:
  - 1. Make results available to the Soils Engineer and A/E immediately upon completion of areas of layers.
- E. Final Report: The Inspection Agency shall prepare a written report that summarizes the work inspected during the course of the project. A discussion of all deviations from the contract documents and specifications, with their related impact on the final construction, shall be described in detail. The engineer of record shall review this final report, and recommend corrective measures (as deemed necessary) that must be made prior to final acceptance of the work. Prior to final payment, a written report certifying that the work meets the requirements of the contract documents, specifications, and all governing agencies shall be prepared, submitted, and approved by the A/E.

END OF SECTION 312000

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SECTION 321313  
CONCRETE PAVING

PART 1 GENERAL

1.1. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.
  - 1. SUMMARY
- B. This Section includes exterior cement concrete pavement for the following:
  - 1. Driveways and roadways.
  - 2. Parking lots.
  - 3. Curbs and gutters.
  - 4. Walkways.
  - 5. Unit paver base.
- C. Related Sections include the following:
  - 1. Division 03 Section "Cast-in-Place Concrete" for general building applications of concrete.
  - 2. Division 31 Section "Earth Moving" for subgrade preparation, grading, and subbase course.
    - a. Division 32 Section "Concrete Paving Joint Sealants" for joint sealants of joints in concrete pavement and at isolation joints of concrete pavement with adjacent construction.
  - 4. DEFINITIONS
- D. Cementitious Materials: Portland cement alone or in combination with one or more of blended hydraulic cement, fly ash and other pozzolans, and ground granulated blast-furnace slag.
  - 1. SUBMITTALS
- E. Product Data: For each type of manufactured material and product indicated.
- F. Design Mixtures: For each concrete pavement mixture. Include alternate mixture designs when characteristics of materials, Project conditions, weather, test results, or other circumstances warrant adjustments.
- G. Samples: 10-lbsample of exposed aggregate.
- H. Qualification Data: For manufacturer. Manufacturer of ready-mixed concrete products complying with ASTM C 94 requirements for production facilities and equipment.
- I. Material Test Reports: General contractor will engage a qualified testing agency for indicating and interpreting test results for compliance of the following with requirements indicated, based on comprehensive testing of current materials:
  - 1. Aggregates. Include service record data indicating absence of deleterious expansion of concrete due to alkali-aggregate reactivity.
- J. Material Certificates: Signed by manufacturers certifying that each of the following materials complies with requirements:
  - 1. Cementitious materials.
  - 2. Steel reinforcement and reinforcement accessories.
  - 3. Fiber reinforcement.
  - 4. Admixtures.
  - 5. Curing compounds.
  - 6. Applied finish materials.

7. Bonding agent or epoxy adhesive.
  8. Joint fillers.
- K. Field quality-control test reports.
- L. For plazas and wide walkways, submit control joint spacing plan for review.
- M. Minutes of preinstallation conference.
1. QUALITY ASSURANCE
- N. Manufacturer Qualifications: Manufacturer of ready-mixed concrete products who complies with ASTM C 94/C 94M requirements for production facilities and equipment.
1. Manufacturer certified according to NRMCA's "Certification of Ready Mixed Concrete Production Facilities."
- O. Testing Agency Qualifications: An independent agency qualified according to ASTM C 1077 and ASTM E 329 for testing indicated, as documented according to ASTM E 548.
1. Personnel conducting field tests shall be qualified as ACI Concrete Field Testing Technician, Grade 1, according to ACI CP-01 or an equivalent certification program.
- P. ACI Publications: Comply with ACI 301, "Specification for Structural Concrete," unless modified by requirements in the Contract Documents.
- Q. Concrete Testing Service: Engage a qualified independent testing agency to perform material evaluation tests and to design concrete mixtures.
- R. Mockups: Build mockups to verify selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
1. Build mockups of full-thickness sections of concrete paving to demonstrate typical joints; surface finish, texture, and color; curing; and standard of workmanship.
  2. Build mockups of concrete paving in the location and of the size indicated or, if not indicated, build mockups where directed by Architect and not less than 96 inches by 96 inches
  3. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
  4. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.
- S. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination."
1. Before submitting design mixtures, review concrete pavement mixture design and examine procedures for ensuring quality of concrete materials and concrete pavement construction practices. Require representatives, including the following, of each entity directly concerned with concrete pavement, to attend conference:
    - a. Contractor's superintendent.
    - b. Independent testing agency responsible for concrete design mixtures.
    - c. Ready-mix concrete producer.
    - d. Concrete pavement subcontractor.
  2. PROJECT CONDITIONS
- T. Traffic Control: Maintain access for vehicular and pedestrian traffic as required for other construction activities.

## PART 2 PRODUCTS

## 2.1. MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
  2. Products: Subject to compliance with requirements, provide one of the products specified.
  3. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, manufacturers specified.
  4. Manufacturers: Subject to compliance with requirements, provide products by one of the manufacturers specified.
  5. FORMS
- B. Form Materials: Plywood, metal, metal-framed plywood, or other approved panel-type materials to provide full-depth, continuous, straight, smooth exposed surfaces.
1. Use flexible or curved forms for curves with a radius 100 feet or less.
- C. Form-Release Agent: Commercially formulated form-release agent that will not bond with, stain, or adversely affect concrete surfaces and will not impair subsequent treatments of concrete surfaces.
1. STEEL REINFORCEMENT
- D. Plain-Steel Welded Wire Reinforcement: ASTM A 185, fabricated from as-drawn steel wire into flat sheets.
- E. Deformed-Steel Welded Wire Reinforcement: ASTM A 497, flat sheet.
- F. Epoxy-Coated Welded Wire Fabric: ASTM A 884/A 884M, Class A, plain steel.
- G. Reinforcing Bars: ASTM A 615/A 615M, Grade 60; deformed.
- H. Galvanized Reinforcing Bars: ASTM A 767/A 767M, Class II zinc coated, hot-dip galvanized after fabrication and bending; with ASTM A 615/A 615M, Grade 60 deformed bars.
- I. Epoxy-Coated Reinforcing Bars: ASTM A 775/A 775M or ASTM A 934/A 934M; with ASTM A 615/A 615M, Grade 60 deformed bars.
- J. Steel Bar Mats: ASTM A 184/A 184M; with ASTM A 615/A 615M, Grade 60, deformed bars; assembled with clips.
- K. Plain Steel Wire: ASTM A 82, as drawn.
- L. Deformed-Steel Wire: ASTM A 496.
- M. Epoxy-Coated-Steel Wire: ASTM A 884/A 884M, Class A coated, plain.
- N. Joint Dowel Bars: Plain steel bars, ASTM A 615/A 615M, Grade 60. Cut bars true to length with ends square and free of burrs.
- O. Epoxy-Coated Joint Dowel Bars: ASTM A 775/A 775M; with ASTM A 615/A 615M, Grade 60, plain steel bars.
- P. Tie Bars: ASTM A 615/A 615M, Grade 60, deformed.

- Q. Bar Supports: Bolsters, chairs, spacers, and other devices for spacing, supporting, and fastening reinforcing bars, welded wire reinforcement, and dowels in place. Manufacture bar supports according to CRSI's "Manual of Standard Practice" from steel wire, plastic, or precast concrete of greater compressive strength than concrete, and as follows:
1. Equip wire bar supports with sand plates or horizontal runners where base material will not support chair legs.
  2. For epoxy-coated reinforcement, use epoxy-coated or other dielectric-polymer-coated wire bar supports.
- R. Epoxy Repair Coating: Liquid two-part epoxy repair coating, compatible with epoxy coating on reinforcement.
- S. Zinc Repair Material: ASTM A 780.
1. CONCRETE MATERIALS
- T. Materials: All materials including but not limited to reinforcing materials, concrete materials, concrete mix, admixtures, curing materials, traffic paint and other related materials used under this section shall conform to the requirements of the Delaware Department of Transportation Specifications for Road and Bridge Construction. References to a required class of concrete shall correspond to the classes as shown in the State of Delaware Department of Transportation Specifications for Road and Bridge Construction Division 500 and Division 800.
- U. Fly ash shall meet the approval of the ASTM C-618 pozzolan Class F and may be used as a partial substitute for cement when approved by the Architect.
- V. The concrete mix used in performing this work shall be DelDOT Class "A" or DelDOT Class "B" depending on the compressive strength shown on the details and shall meet the approval of the Architect.
- W. The concrete temperature shall not exceed 90°F when delivered to the job-site or at any time prior to placement in the forms.
- X. Type I - Portland Cement: Shall be used from October 1 through May 1 and when the air temperature in the shade and away from artificial heat is above 70°F or less, or as directed by the Architect.
- Y. Type II - Portland Cement: Shall be used from May 1 through October 1 and when the air temperature in the shade and away from artificial heat is above 70°F, or as directed by the Architect.
- Z. When approved by the Architect, Hi-Early strength concrete may be used. Approval will be on a case by case basis.
- AA. Exposed Aggregate: Selected, hard, and durable; washed; free of materials with deleterious reactivity to cement or that cause staining; from a single source, with gap-graded coarse aggregate as follows:
1. Aggregate Sizes: 1/2 to 3/4 inch nominal.
  2. Aggregate Source, Shape, and Color: Submit color samples for review by Architect and owner
- BB. Water: ASTM C 94/C 94M.
- CC. Air-Entraining Admixture: ASTM C 260.
- DD. Chemical Admixtures: Admixtures may only be use with prior approval by the Architect. Provide admixtures certified by manufacturer to be compatible with other admixtures and to contain not more than 0.1 percent water-soluble chloride ions by mass of cementitious material.
1. Water-Reducing Admixture: ASTM C 494/C 494M, Type A.
  2. Retarding Admixture: ASTM C 494/C 494M, Type B.
  3. Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type D.
  4. High-Range, Water-Reducing Admixture: ASTM C 494/C 494M, Type F.
  5. High-Range, Water-Reducing and Retarding Admixture: ASTM C 494/C 494M, Type G.

6. Plasticizing and Retarding Admixture: ASTM C 1017/C 1017M, Type II.
  7. FIBER REINFORCEMENT
- EE. Synthetic Fiber: fibrillated polypropylene fibers engineered and designed for use in concrete pavement, complying with ASTM C 1116, Type III, 1/2 to 1-1/2 inches long.
1. Available Products:
    - a. Fibrillated Fibers:
      - 1) Axim Concrete Technologies; Fibrasol F.
      - 2) FORTA Corporation; Forta.
      - 3) Euclid Chemical Company (The); Fiberstrand F.
      - 4) Grace, W. R. & Co.--Conn.; Grace Fibers.
      - 5) SI Concrete Systems; Fibermesh.
  2. CURING MATERIALS
- FF. Absorptive Cover: AASHTO M 182, Class 2, burlap cloth made from jute or kenaf, weighing approximately 9 oz./sq. yd. dry.
- GG. Moisture-Retaining Cover: ASTM C 171, polyethylene film or white burlap-polyethylene sheet.
- HH. Water: Potable.
- II. Evaporation Retarder: Waterborne, monomolecular film forming; manufactured for application to fresh concrete.
1. Available Products:
    - a. Axim Concrete Technologies; Cimfilm.
    - b. Burke by Edeco; BurkeFilm.
    - c. ChemMasters; Spray-Film.
    - d. Conspec Marketing & Manufacturing Co., Inc.; Aquafilm.
    - e. Dayton Superior Corporation; Sure Film.
    - f. Euclid Chemical Company (The); Eucobar.
    - g. Kaufman Products, Inc.; Vapor Aid.
    - h. Lambert Corporation; Lambco Skin.
    - i. L&M Construction Chemicals, Inc.; E-Con.
    - j. MBT Protection and Repair, ChemRex Inc.; Confilm.
    - k. Meadows, W. R., Inc.; Sealtight Evapre.
    - l. Metalcrete Industries; Waterhold.
    - m. Nox-Crete Products Group, Kinsman Corporation; Monofilm.
    - n. Sika Corporation, Inc.; SikaFilm.
    - o. Symons Corporation; Finishing Aid.
    - p. Vexcon Chemicals, Inc.; Certi-Vex EnvioAssist.
- JJ. White Waterborne Membrane-Forming Curing Compound: ASTM C 309, Type 2, Class B.
1. Available Products:
    - a. Anti-Hydro International, Inc.; AH Curing Compound #2 WP WB.
    - b. Burke by Edeco; Resin Emulsion White.
    - c. ChemMasters; Safe-Cure 2000.
    - d. Conspec Marketing & Manufacturing Co., Inc.; W.B. Resin Cure.
    - e. Dayton Superior Corporation; Day-Chem White Pigmented Cure (J-10-W).
    - f. Euclid Chemical Company (The); Kurez VOX White Pigmented.
    - g. Kaufman Products, Inc.; Thinfilm 450.
    - h. Lambert Corporation; Aqua Kure-White.
    - i. L&M Construction Chemicals, Inc.; L&M Cure R-2.
    - j. Meadows, W. R., Inc.; 1200-White.
    - k. Symons Corporation; Resi-Chem White.
    - l. Tamms Industries, Inc.; Horncure 200-W.
    - m. Unitex; Hydro White.

- n. Vexcon Chemicals, Inc.; Certi-Vex Enviocure White 100.
- 2. RELATED MATERIALS
- KK. Expansion- and Isolation-Joint-Filler Strips: ASTM D 1751, asphalt-saturated cellulosic fiber or ASTM D 1752, cork or self-expanding cork.
- LL. Bonding Agent: ASTM C 1059, Type II, non-redispersible, acrylic emulsion or styrene butadiene.
- MM. Epoxy Bonding Adhesive: ASTM C 881, two-component epoxy resin, capable of humid curing and bonding to damp surfaces, of class suitable for application temperature and of grade to requirements, and as follows:
  - 1. Types IV and V, load bearing, for bonding hardened or freshly mixed concrete to hardened concrete.
- NN. Chemical Surface Retarder: (For exposed aggregate concrete) Water-soluble, liquid-set retarder with color dye, for horizontal concrete surface application, capable of temporarily delaying final hardening of concrete to a depth of 1/8 to 1/4 inch.
  - 1. Products:
    - a. Burke by Edeco; True Etch Surface Retarder.
    - b. ChemMasters; Exposee.
    - c. Conspec Marketing & Manufacturing Co., Inc.; Delay S.
    - d. Euclid Chemical Company (The); Surface Retarder S.
    - e. Kaufman Products, Inc.; Expose.
    - f. Metalcrete Industries; Surfard.
    - g. Nox-Crete Products Group, Kinsman Corporation; Crete-Nox TA.
    - h. Scofield, L. M. Company; Lithotex.
    - i. Sika Corporation, Inc.; Rugasol-S.
    - j. Vexcon Chemicals, Inc.; Certi-Vex Envioset.
  - 2. WHEEL STOPS
- OO. Wheel Stops: Solid, 3000 PSI concrete, precast.
  - 1. Dowels: Galvanized steel, 3/4-inch diameter, 10-inch minimum length.
  - 2. ADA TRUNCATED DOMES
- PP. General: In-line replacable designed to be installed in a “wet set” condition. Units must include anchors which allow replacement by removing colored covers and bolts while leaving anchors in place.
- QQ. Materials: Homogenous glass and carbon reinforced composite
  - 1. UV stable and colorfast.
  - 2. Resistant to salt and chemical staining per ASTM B 117 & 1308.
  - 3. Minimum Compressive and Tensile Strength of 28,900 psi and 11,600 psi respectively.
  - 4. Must be able to handle load bearing capacity of 16,000 lbs per AASHO –H20 with no visible damage.
  - 5. Color must be uniform throughout with no paint or coating to provide color.
  - 6. Dome geometry must comply with ADA regulations for detectable warnings at curb ramps in diameter, height and spacing.
- RR. Where installation on radius is shown, provide precut and scored units for installation without gaps and piecemeal infills. Field cut rectangular units will not be acceptable.
- SS. Units shall be by ADA Solutions, Inc. or approved equal.
  - 1. CONCRETE MIXTURES
- TT. The concrete mix used in performing this work shall be DeIDOT Class “A” or DeIDOT Class “B” depending on the compressive strength shown on the details and shall meet the approval of the Architect.

- UU. Prepare design mixtures, proportioned according to ACI 301, for each type and strength of normal-weight concrete determined by either laboratory trial mixes or field experience.
1. Use a qualified independent testing agency for preparing and reporting proposed concrete mixture designs for the trial batch method.
- VV. Proportion mixtures to provide normal-weight concrete with the following properties:
1. Compressive Strength (28 Days): 4000 psi or 3000 psi. depending on location
  2. Maximum Water-Cementitious Materials Ratio at Point of Placement: 0.50.
  3. Slump Limit: 2-5, plus or minus 1 inch.
- WW. Add air-entraining admixture at manufacturer's prescribed rate to result in normal-weight concrete at point of placement having an air content as follows:
1. Air Content: 6 percent plus or minus 1.5 percent for 1-inch nominal maximum aggregate size.
- XX. Limit water-soluble, chloride-ion content in hardened concrete to 0.15 percent by weight of cement.
- YY. Chemical Admixtures: Use admixtures according to manufacturer's written instructions.
1. Use water-reducing admixture, plasticizing and retarding admixture in concrete, as required, for placement and workability.
  2. Use water-reducing and retarding admixture when required by high temperatures, low humidity, or other adverse placement conditions.
- ZZ. Cementitious Materials: Limit percentage, by weight, of cementitious materials other than portland cement according to ACI 301 requirements for concrete exposed to deicing chemicals. Limits shall be as follows per DelDOT requirements:
1. Fly Ash or Pozzolan: 25 percent.
  2. Ground Granulated Blast-Furnace Slag: 50 percent.
  3. Combined Fly Ash or Pozzolan, and Ground Granulated Blast-Furnace Slag: 50 percent, with fly ash or pozzolan not exceeding 25 percent.
- AAA. Synthetic Fiber: Uniformly disperse in concrete mix at manufacturer's recommended rate, but not less than 1.0 lb/cu. yd..
1. CONCRETE MIXING
- BBB. Ready-Mixed Concrete: Measure, batch, and mix concrete materials and concrete according to ASTM C 94/C 94M and ASTM C 1116 where synthetic fibers are noted on the plans. Furnish batch certificates for each batch discharged and used in the Work.
1. When air temperature is between 85 deg F and 90 deg F, reduce mixing and delivery time from 1-1/2 hours to 75 minutes; when air temperature is above 90 deg F, reduce mixing and delivery time to 60 minutes.

## PART 3 EXECUTION

### 3.1. EXAMINATION

- A. Examine exposed subgrades and subbase surfaces for compliance with requirements for dimensional, grading, and elevation tolerances.
- B. Proof-roll prepared subbase surface below concrete pavements with heavy pneumatic-tired equipment to identify soft pockets and areas of excess yielding.
1. Completely proof-roll subbase in one direction and repeat in perpendicular direction. Limit vehicle speed to 3 mph.
  2. Proof-roll with a loaded 10-wheel tandem-axle dump truck weighing not less than 15 tons.
  3. Subbase with soft spots and areas of pumping or rutting exceeding depth of 1/2 inch require correction according to requirements in Division 31 Section "Earth Moving."

- C. Proceed with concrete pavement operations only after nonconforming conditions have been corrected and subgrade is ready to receive pavement.
  - 1. PREPARATION
- D. Remove loose material from compacted subbase surface immediately before placing concrete.
  - 1. EDGE FORMS AND SCREED CONSTRUCTION
- E. Set, brace, and secure edge forms, bulkheads, and intermediate screed guides for pavement to required lines, grades, and elevations. Install forms to allow continuous progress of work and so forms can remain in place at least 24 hours after concrete placement.
- F. Clean forms after each use and coat with form-release agent to ensure separation from concrete without damage.
  - 1. STEEL REINFORCEMENT
- G. General: Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.
- H. Clean reinforcement of loose rust and mill scale, earth, ice, or other bond-reducing materials.
- I. Arrange, space, and securely tie bars and bar supports to hold reinforcement in position during concrete placement. Maintain minimum cover to reinforcement.
- J. Install welded wire reinforcement in lengths as long as practicable. Lap adjoining pieces at least one full mesh, and lace splices with wire. Offset laps of adjoining widths to prevent continuous laps in either direction.
- K. Install fabricated bar mats in lengths as long as practicable. Handle units to keep them flat and free of distortions. Straighten bends, kinks, and other irregularities, or replace units as required before placement. Set mats for a minimum 2-inch overlap of adjacent mats.
  - 1. JOINTS
- L. General: Form construction, isolation, and contraction joints and tool edgings true to line with faces perpendicular to surface plane of concrete. Construct transverse joints at right angles to centerline, unless otherwise indicated.
  - 1. When joining existing pavement, place transverse joints to align with previously placed joints, unless otherwise indicated.
- M. Construction Joints: Set construction joints at side and end terminations of pavement and at locations where pavement operations are stopped for more than one-half hour unless pavement terminates at isolation joints.
  - 1. Continue steel reinforcement across construction joints, unless otherwise indicated. Do not continue reinforcement through sides of pavement strips, unless otherwise indicated.
  - 2. Provide tie bars at sides of pavement strips where indicated.
  - 3. Butt Joints: Use bonding agent at joint locations where fresh concrete is placed against hardened or partially hardened concrete surfaces.
  - 4. Doweled Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt-coat one-half of dowel length to prevent concrete bonding to one side of joint.
- N. Isolation Joints: Form isolation joints of preformed joint-filler strips abutting concrete curbs, catch basins, manholes, inlets, structures, walks, other fixed objects, and where indicated.
  - 1. Locate expansion joints at intervals of 20 feet, unless otherwise indicated.
  - 2. Extend joint fillers full width and depth of joint.
  - 3. All Isolation Joints shall be treated with joint filler.
  - 4. Terminate joint filler not less than 1/2 inch or more than 1 inch below finished surface.
  - 5. Furnish joint fillers in one-piece lengths. Where more than one length is required, lace or clip joint-filler sections together.



6. Protect top edge of joint filler during concrete placement with metal, plastic, or other temporary preformed cap. Remove protective cap after concrete has been placed on both sides of joint.
- O. Contraction Joints: Form weakened-plane contraction joints, sectioning concrete into areas as indicated. For larger walkways, width greater than 12' and plazas, submit shop drawing of joint pattern. Construct contraction joints for a depth equal to at least one-fourth of the concrete thickness, as follows:
  1. Grooved Joints: Form contraction joints after initial floating by grooving and finishing each edge of joint with grooving tool to a 3/8-inch radius. Repeat grooving of contraction joints after applying surface finishes. Eliminate groover marks on concrete surfaces.
  2. Doweled Contraction Joints: Install dowel bars and support assemblies at joints where indicated. Lubricate or asphalt coat one-half of dowel length to prevent concrete bonding to one side of joint.
- P. Edging: Tool edges of pavement, gutters, curbs, and joints in concrete after initial floating with an edging tool to a 3/8-inch radius. Repeat tooling of edges after applying surface finishes. Eliminate tool marks on concrete surfaces.
  1. CONCRETE PLACEMENT
- Q. Inspection: Before placing concrete, inspect and complete formwork installation, steel reinforcement, and items to be embedded or cast in. Notify other trades to permit installation of their work.
- R. Remove snow, ice, or frost from subbase surface and reinforcement before placing concrete. Do not place concrete on frozen surfaces.
- S. Moisten subbase to provide a uniform dampened condition at time concrete is placed. Do not place concrete around manholes or other structures until they are at required finish elevation and alignment.
- T. Comply with ACI 301 requirements for measuring, mixing, transporting, and placing concrete.
- U. Do not add water to fresh concrete after testing.
- V. Deposit and spread concrete in a continuous operation between transverse joints. Do not push or drag concrete into place or use vibrators to move concrete into place.
- W. Consolidate concrete according to ACI 301 by mechanical vibrating equipment supplemented by hand spading, rodding, or tamping.
  1. Consolidate concrete along face of forms and adjacent to transverse joints with an internal vibrator. Keep vibrator away from joint assemblies, reinforcement, or side forms. Use only square-faced shovels for hand spreading and consolidation. Consolidate with care to prevent dislocating reinforcement, dowels, and joint devices.
- X. Screed pavement surfaces with a straightedge and strike off.
- Y. Commence initial floating using bull floats or darbies to impart an open textured and uniform surface plane before excess moisture or bleed water appears on the surface. Do not further disturb concrete surfaces before beginning finishing operations or spreading surface treatments.
- Z. Curbs and Gutters: When automatic machine placement is used for curb and gutter placement, submit revised mix design and laboratory test results that meet or exceed requirements. Produce curbs and gutters to required cross section, lines, grades, finish, and jointing as specified for formed concrete. If results are not approved, remove and replace with formed concrete.
- AA. Slip-Form Pavers: When automatic machine placement is used for pavement, submit revised mix design and laboratory test results that meet or exceed requirements. Produce pavement to required thickness, lines, grades, finish, and jointing as required for formed pavement.
  1. Compact subbase and prepare subgrade of sufficient width to prevent displacement of paver machine during operations.

- BB. When adjoining pavement lanes are placed in separate pours, do not operate equipment on concrete until pavement has attained 85 percent of its 28-day compressive strength.
- CC. Cold-Weather Placement: Comply with ACI 306.1 and as follows. Protect concrete work from physical damage or reduced strength that could be caused by frost, freezing actions, or low temperatures.
1. When air temperature has fallen to or is expected to fall below 40 deg F, uniformly heat water and aggregates before mixing to obtain a concrete mixture temperature of not less than 50 deg F and not more than 80 deg F at point of placement.
  2. Do not use frozen materials or materials containing ice or snow.
  3. Do not use calcium chloride, salt, or other materials containing antifreeze agents or chemical accelerators unless otherwise specified and approved in mix designs.
- DD. Hot-Weather Placement: Comply with ACI 301 and as follows when hot-weather conditions exist:
1. Cool ingredients before mixing to maintain concrete temperature below 90 deg F at time of placement. Chilled mixing water or chopped ice may be used to control temperature, provided water equivalent of ice is calculated to total amount of mixing water. Using liquid nitrogen to cool concrete is Contractor's option.
  2. Cover steel reinforcement with water-soaked burlap so steel temperature will not exceed ambient air temperature immediately before embedding in concrete.
  3. Fog-spray forms, steel reinforcement, and subgrade just before placing concrete. Keep subgrade moisture uniform without standing water, soft spots, or dry areas.
  4. FLOAT FINISHING
- EE. Float Finish: Begin the second floating operation when bleed-water sheen has disappeared and concrete surface has stiffened sufficiently to permit operations. Float surface with power-driven floats, or by hand floating if area is small or inaccessible to power units. Finish surfaces to true planes. Cut down high spots and fill low spots. Refloat surface immediately to uniform granular texture.
1. Construct test sections of each type of concrete paving, including at least one expansion joint and control joints, for review by CM, Owner and Architect for agreement of finish prior to starting concrete installation. Review will include texture of broom finish, joint striking, picture framing and geometric conformity.
  2. Medium-to-Fine-Textured Broom Finish: Draw a soft bristle broom across float-finished concrete surface perpendicular to line of traffic to provide a uniform, fine-line texture.
  3. Incorporate "picture framing" of concrete in finish within lump sum prices bid.
  4. CONCRETE PROTECTION AND CURING
- FF. General: Protect freshly placed concrete from premature drying and excessive cold or hot temperatures.
- GG. Comply with ACI 306.1 for cold-weather protection.
- HH. Evaporation Retarder: Apply evaporation retarder to concrete surfaces if hot, dry, or windy conditions cause moisture loss approaching 0.2 lb/sq. ft. x h before and during finishing operations. Apply according to manufacturer's written instructions after placing, screeding, and bull floating or darbying concrete, but before float finishing.
- II. Begin curing after finishing concrete but not before free water has disappeared from concrete surface.
- JJ. Curing Methods: Cure concrete by moisture curing, moisture-retaining-cover curing, curing compound, or a combination of these as follows:
1. Moisture-Retaining-Cover Curing: Cover concrete surfaces with moisture-retaining cover for curing concrete, placed in widest practicable width, with sides and ends lapped at least 12 inches, and sealed by waterproof tape or adhesive. Immediately repair any holes or tears during curing period using cover material and waterproof tape.

2. Curing Compound: Apply uniformly in continuous operation by power spray or roller according to manufacturer's written instructions. Recoat areas subjected to heavy rainfall within three hours after initial application. Maintain continuity of coating and repair damage during curing period.
  3. PAVEMENT TOLERANCES
- KK. Comply with tolerances of ACI 117 and as follows:
1. Elevation: 1/4 inch.
  2. Thickness: Plus 3/8 inch, minus 1/4 inch.
  3. Surface: Gap below 10-foot- long, unlevelled straightedge not to exceed 1/4 inch.
  4. Lateral Alignment and Spacing of Tie Bars and Dowels: 1 inch.
  5. Vertical Alignment of Tie Bars and Dowels: 1/4 inch.
  6. Alignment of Tie-Bar End Relative to Line Perpendicular to Pavement Edge: 1/2 inch.
  7. Alignment of Dowel-Bar End Relative to Line Perpendicular to Pavement Edge: Length of dowel 1/4 inch per 12 inches.
  8. Joint Spacing: 3 inches.
  9. Contraction Joint Depth: Plus 1/4 inch, no minus.
  10. Joint Width: Plus 1/8 inch, no minus.
  11. WHEEL STOPS
- LL. Securely attach wheel stops into pavement with not less than two galvanized steel dowels embedded in holes drilled or cast into wheel stops at one-quarter to one-third points. Firmly bond each dowel to wheel stop and to pavement. Securely install dowels into pavement and bond to wheel stop. Recess head of dowel beneath top of wheel stop.
1. FIELD QUALITY CONTROL
- MM. Testing Agency: Construction Manager shall engage a qualified independent testing and inspecting agency to perform field tests and inspections and prepare test reports.
- NN. Testing Services: Testing of composite samples of fresh concrete obtained according to ASTM C 172 shall be performed according to the following requirements:
1. Testing Frequency: Obtain at least 1 composite sample for each 100 cu. yd. or fraction thereof of each concrete mix placed each day.
    - a. When frequency of testing will provide fewer than five compressive-strength tests for each concrete mixture, testing shall be conducted from at least five randomly selected batches or from each batch if fewer than five are used.
  2. Slump: ASTM C 143/C 143M; one test at point of placement for each composite sample, but not less than one test for each day's pour of each concrete mix. Perform additional tests when concrete consistency appears to change.
  3. Air Content: ASTM C 231, pressure method; one test for each composite sample, but not less than one test for each day's pour of each concrete mix.
  4. Concrete Temperature: ASTM C 1064; one test hourly when air temperature is 40 deg F and below and when 80 deg F and above, and one test for each composite sample.
  5. Compression Test Specimens: ASTM C 31/C 31M; cast and laboratory cure one set of three standard cylinder specimens for each composite sample.
  6. Compressive-Strength Tests: ASTM C 39/C 39M; test 1 specimen at 7 days and 2 specimens at 28 days.
    - a. A compressive-strength test shall be the average compressive strength from 2 specimens obtained from same composite sample and tested at 28 days.
- OO. Strength of each concrete mix will be satisfactory if average of any 3 consecutive compressive-strength tests equals or exceeds specified compressive strength and no compressive-strength test value falls below specified compressive strength by more than 500 psi.
- PP. Test results shall be reported in writing to Architect, concrete manufacturer, and Contractor within 48 hours of testing. Reports of compressive-strength tests shall contain Project identification name and number, date of concrete placement, name of concrete testing and inspecting agency, location of concrete batch in Work, design compressive strength at 28 days, concrete mixture proportions and materials, compressive breaking strength, and type of break for both 7- and 28-day tests.

- QQ. Nondestructive Testing: Impact hammer, sonoscope, or other nondestructive device may be permitted by Architect but will not be used as sole basis for approval or rejection of concrete.
- RR. Additional Tests: Testing and inspecting agency shall make additional tests of concrete when test results indicate that slump, air entrainment, compressive strengths, or other requirements have not been met, as directed by Architect.
- SS. Remove and replace concrete pavement where test results indicate that it does not comply with specified requirements.
- TT. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.
1. REPAIRS AND PROTECTION
- UU. Remove and replace concrete pavement that is broken, damaged, or defective or that does not comply with requirements in this Section.
- VV. Drill test cores, where directed by Architect, when necessary to determine magnitude of cracks or defective areas. Fill drilled core holes in satisfactory pavement areas with portland cement concrete bonded to pavement with epoxy adhesive.
- WW. Protect concrete from damage. Exclude traffic from pavement for at least 14 days after placement. When construction traffic is permitted, maintain pavement as clean as possible by removing surface stains and spillage of materials as they occur.
- XX. Maintain concrete pavement free of stains, discoloration, dirt, and other foreign material. Sweep concrete pavement not more than two days before date scheduled for Substantial Completion inspections.

END OF SECTION 321313

END OF SECTION 321313

SECTION 321373  
CONCRETE PAVING JOINT SEALANTS

PART 1 GENERAL

1.1. RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2. SUMMARY

- A. This Section includes the following:
  - 1. Expansion and contraction joints within cement concrete pavement.
- B. Related Sections include the following:
  - 1. Division 07 Section "Concrete Joint Sealants" for sealing nontraffic and traffic joints in locations not specified in this Section.
  - 2. Division 32 Section "Concrete Paving" for constructing joints in concrete pavement.

1.3. SUBMITTALS

- A. Product Data: For each joint-sealant product indicated.
- B. Product Certificates: For each type of joint sealant and accessory, signed by product manufacturer.

1.4. QUALITY ASSURANCE

- A. Installer Qualifications: An employer of workers trained and approved by manufacturer.
- B. Source Limitations: Obtain each type of joint sealant through one source from a single manufacturer.

1.5. DELIVERY, STORAGE, AND HANDLING

- A. Deliver materials to Project site in original unopened containers or bundles with labels indicating manufacturer, product name and designation, color, expiration date, pot life, curing time, and mixing instructions for multicomponent materials.
- B. Store and handle materials to comply with manufacturer's written instructions to prevent their deterioration or damage due to moisture, high or low temperatures, contaminants, or other causes.

1.6. PROJECT CONDITIONS

- A. Do not proceed with installation of joint sealants under the following conditions:
  - 1. When ambient and substrate temperature conditions are outside limits permitted by joint-sealant manufacturer or are below 40 deg F .
  - 2. When joint substrates are wet or covered with frost.
  - 3. Where joint widths are less than those allowed by joint-sealant manufacturer for applications indicated.
  - 4. Where contaminants capable of interfering with adhesion have not yet been removed from joint substrates.

## PART 2 PRODUCTS

## 2.1. MANUFACTURERS

- A. Products: Subject to compliance with requirements, provide one of the products listed in other Part 2 articles.

## 2.2. MATERIALS, GENERAL

- A. Compatibility: Provide joint sealants, backing materials, and other related materials that are compatible with one another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer based on testing and field experience.

## 2.3. COLD-APPLIED JOINT SEALANTS

- A. Type NS Silicone Sealant for Concrete: Single-component, low-modulus, neutral-curing, nonsag silicone sealant complying with ASTM D 5893 for Type NS.
  - 1. Products:
    - a. CrafcO Inc.; RoadSaver Silicone.
    - b. Dow Corning Corporation; 888.

## 2.4. JOINT-SEALANT BACKER MATERIALS

- A. General: Provide joint-sealant backer materials that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by joint-sealant manufacturer based on field experience and laboratory testing.
- B. Round Backer Rods for Cold-Applied Sealants: ASTM D 5249, Type 3, of diameter and density required to control sealant depth and prevent bottom-side adhesion of sealant.

## PART 3 EXECUTION

## 3.1. EXAMINATION

- A. Examine joints indicated to receive joint sealants, with Installer present, for compliance with requirements for joint configuration, installation tolerances, and other conditions affecting joint-sealant performance.
  - 1. Proceed with installation only after unsatisfactory conditions have been corrected.

## 3.2. PREPARATION

- A. Surface Cleaning of Joints: Clean out joints immediately before installing joint sealants to comply with joint-sealant manufacturer's written instructions.

## 3.3. INSTALLATION OF JOINT SEALANTS

- A. General: Comply with joint-sealant manufacturer's written installation instructions for products and applications indicated, unless more stringent requirements apply.
- B. Sealant Installation Standard: Comply with recommendations in ASTM C 1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

- C. Install backer materials of type indicated to support sealants during application and at position required to produce cross-sectional shapes and depths of installed sealants relative to joint widths that allow optimum sealant movement capability.
  - 1. Do not leave gaps between ends of backer materials.
  - 2. Do not stretch, twist, puncture, or tear backer materials.
  - 3. Remove absorbent backer materials that have become wet before sealant application and replace them with dry materials.
- D. Install sealants using proven techniques that comply with the following and at the same time backings are installed:
  - 1. Place sealants so they directly contact and fully wet joint substrates.
  - 2. Completely fill recesses provided for each joint configuration.
  - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- E. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified below to form smooth, uniform beads of configuration indicated; to eliminate air pockets; and to ensure contact and adhesion of sealant with sides of joint.
  - 1. Remove excess sealants from surfaces adjacent to joint.
  - 2. Use tooling agents that are approved in writing by joint-sealant manufacturer and that do not discolor sealants or adjacent surfaces.
- F. Provide joint configuration to comply with joint-sealant manufacturer's written instructions, unless otherwise indicated.
- G. Provide recessed joint configuration for silicone sealants of recess depth and at locations indicated.

#### 3.4. CLEANING

- A. Clean off excess sealants or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved by manufacturers of joint sealants and of products in which joints occur.

#### 3.5. PROTECTION

- A. Protect joint sealants during and after curing period from contact with contaminating substances and from damage resulting from construction operations or other causes so sealants are without deterioration or damage at time of Substantial Completion. If, despite such protection, damage or deterioration occurs, cut out and remove damaged or deteriorated joint sealants immediately and replace with joint sealant so installations with repaired areas are indistinguishable from the original work.

END OF SECTION 321373

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