

# **PROJECT MANUAL**

## **OFFICE EXPANSION Rhode Island Lottery**

1425 Pontiac Ave, Cranston, RI  
February 22, 2024



### **OWNER:**

**Rhode Island Lottery  
1425 Pontiac Ave, Cranston, RI**

**Director – Mark Furcolo**

**ROWSE ARCHITECTS, INC.  
400 MASSASOIT AVENUE, SUITE 300  
EAST PROVIDENCE, RHODE ISLAND 02914  
(401) 331-9200**

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## SECTION 00 01 15 – LIST OF DRAWINGS

## GENERAL

The drawings for this project represent an integral part of the contract documents, and should not be considered as a separate entity. They, along with the technical specifications, form a complete process of disseminating specific information required to perform the work of this project.

The following schedule indicates the drawings of this project, ordered for convenience only, and do not obligate the Contractor to perform the work in any specific sequence, nor construed as specific work for a specific trade, subcontractor or supplier.

<u>DRAWING</u>		
<u>NUMBER</u>	<u>TITLE</u>	<u>SEQUENCE</u>
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END OF SECTION 00 01 15

## INVITATION TO BID

Notice is hereby given that, the Division of Lotteries of the Rhode Island Department of Revenue (Hereinafter "RIL") located at 1425 Pontiac Avenue, Cranston, Rhode Island 02920 will receive sealed proposal Public Bid for "Office Expansion, Rhode Island Lottery", 1425 Pontiac Avenue, Cranston, Rhode Island 02920 .

Bidders are invited to submit separate sealed BIDS to the Owner per Instructions to Bidders and Supplementary Instructions to Bidders. **The sealed proposals shall be delivered no later than 2:00 PM, local time, April 19, 2024,** to the office of Mark Furcolo, Director, 1425 Pontiac Avenue, Cranston, Rhode Island 02920. Sealed bids must reference **BID#24-05** on submission to be accepted. Proposals received after the above time will not be accepted. There will be a public opening on April 19, 2024, at 2:00PM

The CONTRACT DOCUMENTS may be downloaded on or after **March 18, 2024**, at the State's Purchasing website, [www.purchasing.ri.gov](http://www.purchasing.ri.gov).

A certified check or Bid Bond, payable to the State of Rhode Island in amount of Five Percent (5%) of the base bid amount, must be furnished by each bidder in accordance with the provisions included in the Instruction to Bidders.

It is the policy of the RIL to make every effort possible to assure the participation of small, minority, and female-owned businesses in accordance with Rhode Island General Laws.

Prior to Award, if the successful contractor is out of state, the contractor will be required to file an "Application for Certificate of Authority as a Business Corporation / Foreign Business Corporation" with the Rhode Island Secretary of State's Office: website address [www.sos.ri.gov](http://www.sos.ri.gov)

A Performance Bond of One Hundred Percent (100%) of the contract price and a Labor and Material Bond of One Hundred Percent (100%) of the contract price with a satisfactory surety company will be required of the successful Bidder.

The RIL reserves the right to reject any or all proposals, to waive any technicalities or informalities in the bidding and to negotiate terms, conditions and provisions in addition to those stipulated in this proposal. The laws of the State of Rhode Island, including the State's General Conditions of Purchase, shall govern any contract resulting from this proposal.

Bidder's attention is called to the provisions for equal employment opportunity, and payment of not less than the minimum salaries and wages as set forth in the Contract Documents which must be paid on this project.

There will be a Pre-Bid meeting (MANDATORY) on **April 2, 2024, at 10:00 AM** at the site, 1425 Pontiac Avenue, Cranston, Rhode Island 02920. All questions must be submitted via email in a Microsoft Word attachment to Terri Kiernan ([TKiernan@rilot.ri.gov](mailto:TKiernan@rilot.ri.gov)) at the RIL before April 9, 2024, at 4:00PM. The response to questions will be issued by an addendum by April 15, 2024, at 4:00PM.

Individuals requesting interpreter services for the hearing-impaired must notify the RIL at (401) 463 6500, Extension 138 at least seventy-two (72) hours prior to bid opening.

Mark Furcolo  
Director

"An Equal Employment Opportunity/Affirmative Action Employer"

## SECTION 00 22 13 – SUPPLEMENTARY INSTRUCTIONS TO BIDDERS

The following supplements modify, change, delete from or add to "Instructions to Bidders," AIA Document A701, Fifth Edition, 1997. Where any Article is modified or any Paragraph or Subparagraph is modified or deleted, the unaltered provisions of that Article, Paragraph, or Subparagraph shall remain in effect.

## ARTICLE 3 BIDDING DOCUMENTS

3.1.1 Delete in its entirety and substitute the following:

3.1.1 Bidding Documents may be examined at the office of the Architect, Rowse Architects, Inc., 400 Massasoit Avenue Suite 300 Second Floor, East Providence, RI 02914 between the hours of 9:00 AM to Noon and 1:00 PM to 4:00 PM, Monday through Friday. Bidding documents may be obtained from the State's website. The bidder shall be responsible for all costs associated with printing hard copies of bidding documents.

Bidders are required to provide Bid Security in the form of a Bid Bond, or a certified check payable to the State of Rhode Island, in the amount of a sum not less than five percent (5%) of the Bid Price. Bid surety must be attached to the Bid Form. Performance, labor and payment bonds will be required prior to the date of execution of the contract.

Other bidding requirements are set forth in the Instructions to Bidders section of the Bidding Documents.

3.1.2 Delete in its entirety without substitution.

3.2.4 Add the following:

A MANDATORY pre-bid conference will be held by the Owner.

Date, Time and Location:	Per Invitation to Bid, Section 00 11 16
Contact Person:	Mitch Kerwin, Project Manager
	Rhode Island Lottery
	1425 Pontiac Avenue
	Cranston, RI 02920
	401-463-6500 Ext. 123

## ARTICLE 4 BIDDING PROCEDURES

Add the following sub-paragraphs to 4.3 Submission of Bids

4.3.5 Bids will be evaluated on the basis of the relative merits of the proposal, in addition to price. There will be a public opening at which time names of Bidders who have submitted proposals will be announced. Reading of responses received by the Owner pursuant to this request will not take place at that time.

4.3.6 Potential Bidders are advised to review all sections of this Request carefully and to completely comply with all instructions as failure to provide a complete submission as described herein may result in rejection of the proposal as incomplete and nonresponsive.

4.3.7 All costs associated with developing or submitting a proposal in response to this Request, or to provide oral or written clarification of its content, shall be borne by the Bidder. The RIL assumes no responsibility for these costs.

4.3.8 All pricing submitted will be considered firm and fixed unless otherwise indicated herein.

4.3.9 Bids misdirected to other locations or which are for whatever reason otherwise not received by the RIL by the time for opening, will be deemed late and will not be considered. The time clock in the RIL shall be the point of reference for purposes of this requirement.

4.3.10 It is intended that an award pursuant to this Request will be made to a prime contractor, who will assume responsibility for all aspects of the Work. Joint venture and cooperative proposals will not be considered, but subcontracts are permitted, provided that their use is clearly indicated in the Bid, and the subcontractor(s) proposed are clearly identified therein.

## ARTICLE 5 CONSIDERATION OF BIDS

Delete 5.1 in its entirety and substitute the following:

5.1 There will be a public opening at which time names of Bidders who have submitted proposals will be announced. Reading of responses received by the Owner pursuant to this request will not take place at that time. A list of the Bidders will be made available upon request.

Add the following Clause to 5.3.1:

5.3.1 Delete 5.3.1 in its entirety and substitute the following:

All submissions will be evaluated by a review committee. The RIL will base its selection on a combination of product, experience, and cost. However, the RIL reserves the right to award this contract on price alone. The contract shall be awarded on the basis of the highest evaluated Bid. Bids will be evaluated on a percentage basis as follows:

Capability & Capacity to meet Project Requirements	25%
Experience	40%
Price	<u>35%</u>
Total	100%

Add the following section 5.3.1.1

5.3.1.1 MINORITY BUSINESS ENTERPRISES: Pursuant to the provisions of Title 37 Chapter 14.1 of the General laws, the State reserves the right to apply additional consideration to offers, and to direct awards to bidders other than the responsive bid representing the lowest price where:

- a. the offer is fully responsive to the terms and conditions of the request, and
- b. the price offer is determined to be within a competitive range (not to exceed 5% higher than the lowest responsive price offer) for the product or service, and
- c. the firm making the offer has been certified by the Rhode Island Commerce Corporation to be a small business concern meeting the criteria established to be considered a Minority Business Enterprise.

## ARTICLE 6 POST-BID INFORMATION

6.2 Delete in its entirety without substitution.

## ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND

7.1.1 through 7.1.3 Delete in its entirety, and substitute the following:

7.1.1 The Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Bonds must be secured through a surety company licensed to do business in the State of Rhode Island. Their costs shall be included in the Bid.

7.2.1 Delete in its entirety, and substitute the following:

7.2.1 The Bidder shall deliver the required bonds to the Owner prior to the date of execution of the Contract.

## ADD ARTICLE 9 SPECIAL PROJECT BID INFORMATION AND CONDITIONS

### 9.1 Field Observations and Measurements

9.1.1 Bidders are solely responsible to conduct field observations and to take all field measurements of all conditions that may affect the Work to be performed.

9.1.1.1 Bidders shall survey all site conditions and shall thoroughly familiarize themselves with the Work to be performed prior to submitting a Bid. Contractors will be responsible for providing all materials and labor, at no additional cost, when existing conditions or systems require modifications and the required modifications are in locations which were available for inspection prior to bid due date or in locations which could reasonably have been inspected prior to bid due date.

9.1.2 Bidders shall be responsible for field measurement. The dimensions shown on Drawings provided by owner or Architect are to be used as a guide only and are not to be relied upon by Bidders for any purpose whatsoever including, but not limited to, estimates and/or final measurements.

### 9.2 BIDDER'S REPRESENTATIONS

9.2.1 By submitting a Bid, the Bidder warrants that it has inspected the site, has completely familiarized itself with all site conditions, has correlated this information with the requirements of the Bidding Documents, has full knowledge of the work and security required, and assumes full responsibility for the same.

9.2.2 By submitting a Bid, the Bidder and all proposed subcontractors warrant that they have carefully and thoroughly reviewed all Bidding Documents and have found them to be complete and free from errors, inconsistencies and/or ambiguities and are sufficient for the purpose intended. Bidder assumes full responsibility for any errors, inconsistencies and/or ambiguities in the Bidding Documents and agrees to hold harmless the Owner and Architect for any and all damages or injuries that may result from the same.

9.2.3 By submitting a Bid, the Bidder warrants that its employees, agents, and subcontractors are all adequately trained, skilled and experienced in the type of Work to be performed.

9.2.4 Neither the Bidder nor any of its employees, agents, suppliers or contractors have relied upon any verbal representations from the Owner, its employees or agents including architects, engineers or consultants, in assembling the Bid figure.

9.2.5 The Bid figure is based solely upon the Bidding Documents and properly issued written Addenda and not upon any other representations, written or oral.

9.2.6 After award of the Contract, no claim(s) for additional compensation resulting from any misunderstanding of the Bidding Documents, any errors, inconsistencies, or ambiguities in the Bidding Documents, or conditions at the site, will be entertained.

### 9.3 DUPLICATION OF ITEMS OF WORK



9.3.1 Where items of work have been duplicated in portions of the Drawings and Specifications, it will be assumed that the Bidders have specifically included the duplicated items in their Bid, unless the Owner has been notified, in writing, prior to submittal of Bids that duplication exists and the Owner issues instruction to establish limits of work and allocation of responsibility.

9.3.2 In the event that the Owner does not receive notification pertaining to duplication of items prior to Bidding and such duplications do occur after submittal of a Bid, the Owner shall then assign the duplicated items of Work to one of the parties and the Owner shall then be entitled to full credit for the items of work from the other party.

9.3.3 In the event that materials and/or equipment have been specified in the Bidding Documents with more than one standard of quality, it will be assumed that the Bidder concerned included materials and or equipment with the higher quality standards in their Bid, unless the Owner agreed otherwise in writing.

#### 9.4 ACCEPTANCE OF CONDITIONS

9.4.1 The submission of a Bid Proposal will be considered by the Owner as acceptance by the Bidder of all requirements and stipulations contained in the Bidding Documents, and any and all site conditions.

#### 9.5 SITE INSPECTION INFORMATION

9.5.1 The site is available for inspection and must be scheduled in advance. Contractors must set up a time for inspection with Ms. Sandi Conroy, Bid Analyst, RI Lottery, 1425 Pontiac Avenue, Cranston, RI 02920, 401-463-6500 Ext. 138.

#### 9.6 CONTRACT PERIOD AND LIQUIDATED DAMAGES

9.6.1 Bidder must agree to commence work within 10 days after issuance of a written "Notice to Proceed" with the Owner and to substantially complete the project within the time limit indicated on the proposal form.

9.6.2 If the Contractor fails to complete the work within the specified time the Contractor shall pay the Owner as liquidated damages, the sum of \$250 dollars per day for each day of delay.

END OF SECTION 00 22 13

SECTION 00 41 13 – BID FORM

TO: Rhode Island Lottery  
1425 Pontiac Avenue  
Cranston, RI 02920

PROJECT: **Office Expansion, Rhode Island Lottery**  
**1425 Pontiac Avenue**  
**Cranston, RI 02920**

DATE: \_\_\_\_\_

SUBMITTED BY: \_\_\_\_\_  
(include address \_\_\_\_\_  
tel. no., and \_\_\_\_\_  
license no. as \_\_\_\_\_  
applicable) \_\_\_\_\_

BASE BID (Base Bid Price includes \$10,000 Contingency Allowance, \$80,000 Lump Sum Allowance)

**Base Bid (Including Allowances)**

\$				,				.		
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(Numeric)

(Written)

(In case of discrepancy, the amount shown in words shall govern.) ( Base Bid includes all allowance. See Allowance Section 01 21 00)

The following ADDENDA have been received. The modifications to the Bid Documents noted therein have been considered and all costs thereto are included in the Bid Sum.

Addendum #.....Dated.....                      Addendum #.....Dated.....

2. TIME OF COMPLETION

BIDDER hereby agrees to commence work under this contract within 10 days after issuance of a written "NOTICE TO PROCEED" by the RIL and to FULLY complete the base bid scope of work project within time limit of ninety (90) calendar days.

3. BID BOND

Enclosed herewith is bid security as required in the Information for Bidders, which is to become the property of the owner in the event the contract and bond are not executed within the time limit set above, as liquidated damages for delay and additional expenses to the owner caused thereby.

Accompanying and as part of this Proposal is a bid bond or certified check payable to the Owner in the sum of:

\_\_\_\_\_ \$ \_\_\_\_\_.

4. BONDS & ACCOMPANYING SUBMITTALS

Performance, Labor and Material Bonds (Assurance of Completion) in an amount equal to 100% of the contract sum are required by the owner. They shall be executed in such forms, and with such securities that is acceptable to the RIL.

Required Performance, Labor and Material Bond covering the Contract, such will be available from the Surety Company listed below. Cost of bonds are included in the Base bid amount.

BIDDER submits for approval as his surety:

\_\_\_\_\_  
- (Name of Surety)  
a corporation organized under laws of the State of \_\_\_\_\_.

5. OVERHEAD & PROFIT - ADDITIONAL WORK

BIDDER agrees payment for overhead, supervision, bond, profit and other general expense on extra work (General Conditions) combined shall not exceed the following percentage of cost basis.

To the Contractor for Work performed by his own forces maximum 10 percent of the cost.

To Subcontractors for Work performed by his own forces maximum 10 percent of the cost.

To the Contractor or Subcontractor for Work performed by his subcontractors maximum of 5 percent of the cost, not including subcontractor or sub-subcontractor's overhead and profit.

6. ADDITIONAL PROPOSAL PROVISIONS

If written notice of the acceptance of this BID is mailed, telegraphed or delivered to BIDDER within 60 days after the opening of the bids, or any time thereafter before this BID is withdrawn, BIDDER, will within 10 days after such notice, execute and deliver an agreement in the form specified.

The BIDDER agrees that this BID shall be good and may not be withdrawn for a period of 60 calendar days after the scheduled closing time for receiving bids.

BIDDER agrees to comply with all conditions of the contract, as set forth in the Bidding Requirements and Contract Documents.

BIDDER does further declare that no other than herein named have any interest in this proposal.

BIDDER understands that the owner reserves the right to reject any or all proposals and to accept a proposal most favorable to the interest of the State of Rhode Island.

By submission of this BID, each BIDDER certifies, and in the case of a joint BID each party thereto certifies as to its own organization, that this BID has been arrived at independently, without consultation, communication, or agreement as to any matter relating to this BID with any other BIDDER or with any Competitor.

The Bidder warrants that he has carefully examined the site of the Work and that from his own investigations he has satisfied himself as to the nature and location of the Work and the character, quality, quantities of materials and difficulties to be encountered, the kind and extent of equipment and other facilities needed for the performance of the Work, the general and local conditions, and other items which may, in any way, affect the Work or its performance.

7. ALLOWANCES (TO BE INCLUDED IN BASE BID)

- A. Allowance No.1: Contingency Allowance: Include a contingency allowance of \$10,000 for use at the Owner’s discretion and according to the Owner’s written instructions.
- B. Allowance No.2: Lump Sum Allowance: Include a lump sum allowance of \$80,000 for the procurement and installation of office furniture, to be provided by W.B. Mason, as part of the MPA 573 Agreement. GC to coordinate installation and all connection points.

9. NOTICE OF ACCEPTANCE

BIDDER hereby designates at his office to which notice of acceptance may be mailed, telegraphed or delivered:

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

Company Telephone Number: \_\_\_\_\_

Company Fax Number: \_\_\_\_\_

Company E-Mail Address: \_\_\_\_\_

**REQUIREMENT FOR LICENSE NUMBER:**

**In compliance with the requirements of Rhode Island General Law, Section 5-65-23, my Rhode Island license number for the work to be performed by this firm as prime contractor is:**

LICENSE NUMBER: \_\_\_\_\_

DATED \_\_\_\_\_

Respectively Submitted,

\_\_\_\_\_  
Name of Firm

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

SEAL (if bid is by a corporation)

END OF SECTION 00 41 43

## SECTION 00 42 13 – BID BOND

## 1. BID BOND

AIA Document A310, Bid Bond - 2010 Edition, as amended, which appears on the following page is an integral part of the Bidding Documents. Provisions not amended or supplemented remain in full force and effect.

END OF SECTION 00 42 13

 **AIA<sup>®</sup> Document A310™ – 2010****Bid Bond****CONTRACTOR:***(Name, legal status and address)***SURETY:***(Name, legal status and principal place of business)***OWNER:***(Name, legal status and address)***BOND AMOUNT: \$****PROJECT:***(Name, location or address, and Project number, if any)*

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

**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.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.



## SECTION 00 43 43 – PREVAILING WAGE RATES

The State of Rhode Island Department of Labor, Division of Professional Regulation General Decision Modification document current as of the bid issuance date for this Project, is an integral part of the Bid Documents for use in fulfilling prevailing wage rate requirements. A copy is available on the web site of the State of Rhode Island Department of Administration, Division of Purchases.

The Division of Purchases Web Site Address:

[www.purchasing.ri.gov](http://www.purchasing.ri.gov)

Click on “General Information”; under General Information options; click on “Prevailing Wage Tables”.

END OF SECTION 00 43 43



SECTION 00 52 13 – FORM OF AGREEMENT

1. STANDARD FORM OF AGREEMENT

AIA Document A101, Standard Form of Agreement Between Owner and Contractor - 2017 Edition, as amended, which appears on the following page is an integral part of the Bidding Documents. Provisions not amended or supplemented remain in full force and effect.

END OF SECTION 00 52 13



# AIA<sup>®</sup> Document A101<sup>®</sup> – 2017

## **Standard Form of Agreement Between Owner and Contractor** where the basis of payment is a Stipulated Sum

**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 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.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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4	CONTRACT SUM
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8	MISCELLANEOUS PROVISIONS
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### EXHIBIT A INSURANCE AND BONDS

#### 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 a Modification, 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 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

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

*(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:

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

**Portion of Work**

**Substantial Completion Date**

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, 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 (\$ ), subject to additions and deductions as provided in the Contract Documents.

#### § 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

**Item**

**Price**

§ 4.2.2 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**

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

**Item**

**Price**

#### § 4.4 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)**

#### § 4.5 Liquidated damages, if any:

*(Insert terms and conditions for liquidated damages, if any.)*

#### § 4.6 Other:

*(Insert provisions for bonus 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 Architect by the Contractor and Certificates for Payment issued by the 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 Architect 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 Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than ( ) days after the Architect receives the Application for Payment. *(Federal, state or local laws may require payment within a certain period of time.)*

§ 5.1.4 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 Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 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.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 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.

§ 5.1.6.2 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 A201–2017;
- .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 A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

### § 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, 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 Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, 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 at Substantial Completion shall not include retainage as follows:  
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 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.

## § 5.2 Final Payment

§ 5.2.1 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 A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

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

## § 5.3 Interest

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.)

%

## ARTICLE 6 DISPUTE RESOLUTION

### § 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the 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 A201–2017, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- 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 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, 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.)*

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

## ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 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 A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, 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 A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, 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 Other provisions:

**ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS**

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .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
--------	-------	------

.6 Specifications

Section	Title	Date	Pages
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.7 Addenda, if any:

Number	Date	Pages
--------	------	-------

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.)*

Init.

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[ ] AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:  
*(Insert the date of the E204-2017 incorporated into this Agreement.)*

[ ] The Sustainability Plan:

Title	Date	Pages
-------	------	-------

[ ] 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 A201™-2017 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 entered into as of the day and year first written above.

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

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

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

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

## SECTION 00 61 13 – PERFORMANCE AND PAYMENT BONDS

## 1. PERFORMANCE AND PAYMENT BONDS

AIA Document A312, Performance and Payment Bonds - 2010 Edition, as amended, which appears on the following page is an integral part of the Bidding Documents. Provisions not amended or supplemented remain in full force and effect.

END OF SECTION 00 61 13



**AIA**<sup>®</sup>

# Document A312<sup>®</sup> – 2010

## Payment Bond

**CONTRACTOR:**

*(Name, legal status and address)*

**SURETY:**

*(Name, legal status and principal place of business)*

**OWNER:**

*(Name, legal status and address)*

**CONSTRUCTION CONTRACT**

Date:

Amount: \$ 0.00

Description:

*(Name and location)*

**BOND**

Date:

*(Not earlier than Construction Contract Date)*

Amount: \$

Modifications to this Bond:  None  See Section 18

**CONTRACTOR AS PRINCIPAL**

Company: *(Corporate Seal)*

**SURETY**

Company: *(Corporate Seal)*

Signature: \_\_\_\_\_

Name and

Title:

*(Any additional signatures appear on the last page of this Payment Bond.)*

Signature: \_\_\_\_\_

Name and

Title:

*(FOR INFORMATION ONLY — Name, address and telephone)*

**AGENT or BROKER:**

**OWNER'S REPRESENTATIVE:**

*(Architect, Engineer or other party:)*

**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.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

## § 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

Company: \_\_\_\_\_ (Corporate Seal)

Signature: \_\_\_\_\_  
Name and Title: \_\_\_\_\_  
Address: \_\_\_\_\_

**SURETY**

Company: \_\_\_\_\_ (Corporate Seal)

Signature: \_\_\_\_\_  
Name and Title: \_\_\_\_\_  
Address: \_\_\_\_\_



# AIA<sup>®</sup> Document A312<sup>®</sup> – 2010

## Performance Bond

**CONTRACTOR:**

*(Name, legal status and address)*

**SURETY:**

*(Name, legal status and principal place of business)*

**OWNER:**

*(Name, legal status and address)*

**CONSTRUCTION CONTRACT**

Date:

Amount: \$ 0.00

Description:

*(Name and location)*

**BOND**

Date:

*(Not earlier than Construction Contract Date)*

Amount: \$

Modifications to this Bond:  None  See Section 16

**CONTRACTOR AS PRINCIPAL**

Company: *(Corporate Seal)*

Signature: \_\_\_\_\_

Name and

Title:

*(Any additional signatures appear on the last page of this Performance Bond.)*

**SURETY**

Company: *(Corporate Seal)*

Signature: \_\_\_\_\_

Name and

Title:

*(FOR INFORMATION ONLY — Name, address and telephone)*

**AGENT or BROKER:****OWNER'S REPRESENTATIVE:**

*(Architect, Engineer or other party:)*

**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.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.



§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

#### § 14 Definitions

§ 14.1 **Balance of the Contract Price.** The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 **Construction Contract.** The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 **Contractor Default.** Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 **Owner Default.** Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 **Contract Documents.** All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

*(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)*

**CONTRACTOR AS PRINCIPAL**

Company: \_\_\_\_\_ (Corporate Seal)

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

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

**SURETY**

Company: \_\_\_\_\_ (Corporate Seal)

Signature: \_\_\_\_\_

Name and Title: \_\_\_\_\_

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

SECTION 00 72 13 – GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION

AIA Document A201, General Conditions of the Contract for Construction - 2017 Edition, as amended, which appears on the following page is an integral part of the Bidding Documents. Provisions not amended or supplemented remain in full force and effect.

END OF SECTION 00 72 13



# AIA® Document A201® – 2017

## General Conditions of the Contract for Construction

for the following PROJECT:  
*(Name and location or address)*

**THE OWNER:**  
*(Name, legal status and address)*

**THE ARCHITECT:**  
*(Name, legal status and address)*

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### ADDITIONS AND DELETIONS:

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

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™, Guide for Supplementary Conditions.

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## **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 a Subcontractor or a Sub-subcontractor, (3) between the Owner and the Architect or the Architect's consultants, or (4) between any persons or entities other than the Owner and the Contractor. The Architect shall, however, be entitled to performance and enforcement of obligations under the Contract intended to facilitate performance of the Architect's 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 the Owner and by Separate Contractors.

#### **§ 1.1.5 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.

#### **§ 1.1.6 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.

#### **§ 1.1.7 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.

#### **§ 1.1.8 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 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 Architect does 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.

**§ 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 If the employment of the Architect terminates, the Owner shall employ a successor to whom the Contractor has no reasonable objection and whose status under the Contract Documents shall be that of the Architect.

§ 2.3.4 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.

§ 2.3.5 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.

§ 2.3.6 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.

#### § 2.4 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 prior approval of the Architect and the 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 Architect's 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 Architect in the Architect's 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 2.3.4, 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 Architect any errors, inconsistencies or omissions discovered by or made known to the Contractor as a request for information in such form as the 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 Architect any nonconformity discovered by or made known to the Contractor as a request for information in such form as the 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 and 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. Unless the Architect 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 Work 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 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 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 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 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 Contractor shall secure and pay for the building permit as well as 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 and the Architect before conditions are disturbed and in no event later than 14 days after first observance of the conditions. The Architect will promptly investigate such conditions and, if the Architect 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 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 and Contractor, stating the reasons. If either party disputes the Architect's determination or recommendation, that 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 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 of the name and qualifications of a proposed superintendent. Within 14 days of receipt of the information, the Architect may notify the Contractor, stating whether the Owner or the Architect (1) has reasonable objection to the proposed superintendent or (2) requires additional time for review. Failure of the Architect 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 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 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.

**§ 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 Architect's approval. The Architect'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 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 perform the Work in general accordance with the most recent schedules submitted to the Owner and Architect.

### **§ 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 Architect and Owner, and

delivered to the Architect 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 is subject to the limitations of Section 4.2.7. Informational submittals upon which the Architect is 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 Architect without action.

**§ 3.12.5** The Contractor shall review for compliance with the Contract Documents, approve, and submit to the Architect, Shop Drawings, Product Data, Samples, and similar submittals required by the Contract Documents, in accordance with the submittal schedule approved by the Architect or, in the absence of an approved submittal schedule, with reasonable promptness and in such sequence as to cause no delay in the Work or in the activities of the Owner or of Separate Contractors.

**§ 3.12.6** By submitting Shop Drawings, Product Data, Samples, and similar submittals, the Contractor represents to the Owner 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 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 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 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 and the Architect 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.

**§ 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 Architect at the time and in the form specified by the Architect.

### **§ 3.13 Use of Site**

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.

### **§ 3.14 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 or Separate Contractors by cutting, patching, or otherwise altering such construction, or by excavation. The Contractor shall not cut or otherwise alter construction by the Owner or a Separate Contractor except with written consent of the Owner and of the Separate Contractor. Consent shall not be unreasonably withheld. The Contractor shall not unreasonably withhold, from the Owner or a Separate Contractor, 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 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 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 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 or Architect. 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.

### **§ 3.18 Indemnification**

**§ 3.18.1** To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Architect, 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**

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

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

**§ 4.2.1** The Architect will provide administration of the Contract as described in the Contract Documents and will be an Owner's representative during construction until the date the Architect issues the final Certificate for Payment. The 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. The 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.

**§ 4.2.3** On the basis of the site visits, the Architect will keep the Owner reasonably informed about the progress and quality of the portion of the Work completed, and promptly report to the Owner (1) known deviations from the Contract Documents, (2) known deviations from the most recent construction schedule submitted by the Contractor, and (3) defects and deficiencies observed in the Work. The Architect will not be responsible for the Contractor's failure to perform the Work in accordance with the requirements of the Contract Documents. The Architect will not have control over or charge of, and will not be responsible for acts or omissions of, the Contractor, Subcontractors, or their agents or employees, or any other persons or entities performing portions of the Work.

### **§ 4.2.4 Communications**

The Owner and Contractor 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 Contractor 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 Separate Contractors shall be through the Owner. The Contract Documents may specify other communication protocols.

§ 4.2.5 Based on the Architect's evaluations of the Contractor's Applications for Payment, the Architect will review and certify the amounts due the Contractor and will issue Certificates for Payment in such amounts.

§ 4.2.6 The Architect has authority to reject Work that does not conform to the Contract Documents. Whenever the Architect considers it necessary or advisable, the Architect will have authority to require inspection or testing of the Work in accordance with Sections 13.4.2 and 13.4.3, whether or not the Work is fabricated, installed or completed. However, neither this authority of the Architect nor a decision made in good faith either to exercise or not to exercise such authority shall give rise to a duty or responsibility of the Architect to the Contractor, Subcontractors, suppliers, their agents or employees, or other persons or entities performing portions of the Work.

§ 4.2.7 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. Review of such submittals 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 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 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.

§ 4.2.8 The Architect will prepare Change Orders and Construction Change Directives, and may order minor changes in the Work as provided in Section 7.4. The Architect will investigate and make determinations and recommendations regarding concealed and unknown conditions as provided in Section 3.7.4.

§ 4.2.9 The Architect will conduct inspections to determine the date or dates of Substantial Completion and the date of final completion; issue Certificates of Substantial Completion pursuant to Section 9.8; receive and forward to the Owner, for the Owner's review and records, written warranties and related documents required by the Contract and assembled by the Contractor pursuant to Section 9.10; and issue a final Certificate for Payment pursuant to Section 9.10.

§ 4.2.10 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 Contractor of any change in the duties, responsibilities and limitations of authority of the Project representatives.

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

§ 4.2.12 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 rendered in good faith.

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

§ 4.2.14 The Architect will review and respond to requests for information about the Contract Documents. The Architect's response to such requests 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 a Separate Contractor or the subcontractors of a Separate Contractor.

§ 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 Owner 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 Architect may notify the Contractor whether the Owner or the Architect (1) has reasonable objection to any such proposed person or entity or (2) requires additional time for review. Failure of the Architect 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 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 or Architect has reasonable objection to a person or entity proposed by the Contractor, the Contractor shall propose another to whom the Owner 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 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 and Architect. Each subcontract agreement shall preserve and protect the rights of the Owner 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 and to Award Separate Contracts**

§ 6.1.1 The term "Separate Contractor(s)" shall mean other contractors retained by the Owner under separate agreements. 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 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 Contractor who executes each separate Owner-Contractor Agreement.

§ 6.1.3 The Owner shall provide for coordination of the activities of the Owner's own forces and of each Separate Contractor with the Work of the Contractor, who shall cooperate with them. The Contractor shall participate with any Separate Contractors and the Owner in reviewing their construction schedules. The Contractor shall make any revisions to its construction schedule deemed necessary after a joint review and mutual agreement. The construction schedules shall then constitute the schedules to be used by the Contractor, Separate Contractors, and the Owner until subsequently revised.

§ 6.1.4 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 and Separate 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 or a Separate Contractor, the Contractor shall, prior to proceeding with that portion of the Work, promptly notify the Architect of apparent discrepancies or defects in the construction or operations by the Owner or Separate Contractor that would render it unsuitable for proper execution and results of the Contractor's Work. Failure of the Contractor to notify 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 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 Contractor that are not apparent.

§ 6.2.3 The Contractor shall reimburse the Owner for costs the Owner incurs that are payable to a Separate Contractor 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 a Separate Contractor's delays, improperly timed activities, damage to the Work or defective construction.

§ 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 or Separate Contractor as provided in Section 10.2.5.



§ 6.2.5 The Owner and each Separate Contractor 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, 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 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, Contractor, and Architect. A Construction Change Directive requires agreement by the Owner 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

§ 7.2.1 A Change Order is a written instrument prepared by the Architect and signed by the Owner, Contractor, and Architect 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 Architect and signed by the Owner 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 Architect 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 Architect 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 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 Architect 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 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 Architect will make an interim determination for purposes of monthly certification for payment for those costs and certify for payment the amount that the Architect determines, in the Architect's professional judgment, to be reasonably justified. The Architect's 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 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 Architect will 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 Architect 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 Architect 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 or Architect, of an employee of either, or of a Separate Contractor; (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 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 Architect 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 Architect. This schedule, unless objected to by the Architect, shall be used as a basis for reviewing the Contractor's Applications for Payment. Any changes to the schedule of values shall be submitted to the Architect and supported by such data to substantiate its accuracy as the Architect may require, and unless objected to by 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 ten days before the date established for each progress payment, the Contractor shall submit to the Architect 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 or Architect require, such as copies of requisitions, and releases and waivers of liens 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 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 The Architect will, within seven days after receipt of the Contractor's Application for Payment, either (1) issue to the Owner a Certificate for Payment in the full amount of the Application for Payment, with a copy to the Contractor; or (2) issue to the Owner a Certificate for Payment for such amount as the Architect determines is properly due, and notify the Contractor 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 Contractor and Owner of the Architect's reason for withholding certification in whole as provided in Section 9.5.1.

§ 9.4.2 The issuance of a Certificate for Payment will constitute a representation by the Architect to the Owner, based on the Architect's evaluation of the Work and the data in the Application for Payment, 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 entitled to payment in the amount certified. The foregoing representations 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 Architect. However, the issuance of a Certificate for Payment will not be a representation that the 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 Architect may withhold a Certificate for Payment in whole or in part, to the extent reasonably necessary to protect the Owner, if in the Architect's opinion the representations to the Owner required by Section 9.4.2 cannot be made. If the Architect is unable to certify payment in the amount of the Application, the Architect will notify the Contractor and Owner as provided in Section 9.4.1. If the Contractor and Architect cannot agree on a revised amount, the Architect will promptly issue a Certificate for Payment for the amount for which the Architect is able to make such representations to the Owner. The 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 previously issued, to such extent as may be necessary in the Architect's opinion to protect the Owner from loss for which the Contractor is responsible, including loss resulting from 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;
- .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 withholds certification for payment under Section 9.5.1.3, 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 Contractor shall reflect such payment on its next Application for Payment.

## § 9.6 Progress Payments

§ 9.6.1 After the Architect has issued a 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 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 Architect 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 Architect and Owner 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 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 Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven days after 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 Architect or awarded by binding dispute resolution, then the Contractor may, upon seven additional days' notice to the Owner 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 that 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 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 Contractor's list, the Architect 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 Contractor's 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 to determine Substantial Completion.

**§ 9.8.4** When the Work or designated portion thereof is substantially complete, the Architect will prepare 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 shall 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.

**§ 9.9.2** Immediately prior to such partial occupancy or use, the Owner, 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 receipt of the Contractor's notice that the Work is ready for final inspection and acceptance and upon receipt of a final Application for Payment, the Architect will promptly make such inspection. When the Architect finds the Work acceptable under the Contract Documents and the Contract fully performed, the Architect will promptly issue a final Certificate for Payment stating that to the best of the Architect's knowledge, information and belief, and on the basis of the Architect's 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 Architect's final 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 (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 Architect so confirms, the Owner shall, upon application by the Contractor and certification by the 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 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.

### § 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

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- .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; and
- .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.

§ 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 and 10.2.1.3 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 and 10.2.1.3. 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 or Architect or anyone directly or indirectly employed by either of them, or by anyone for whose acts either 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 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 and Substances

§ 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 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 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 and the Architect will



promptly reply to the Owner in writing stating whether or not either has reasonable objection to the persons or entities proposed by the Owner. If either the Contractor or Architect has an objection to a person or entity proposed by the Owner, the Owner shall propose another to whom the Contractor 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, Architect, 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 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, 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 to the Owner 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 the Contractor 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 to the Contractor 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 Architect and Architect's consultants; and (3) 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 Architect, Architect's consultants, 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 and Architect 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 Architect and Contractor their just shares of insurance proceeds received by the Owner, and by appropriate agreements the 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 Architect's request or to requirements specifically expressed in the Contract Documents, it must, if requested in writing by the Architect, be uncovered for the Architect's 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 Architect has not specifically requested to examine prior to its being covered, the 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 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 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 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 or Separate 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, 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 Architect timely notice of when and where tests and inspections are to be made so that the 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 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 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 Architect of when and where tests and inspections are to be made so that the 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 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 Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the 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 Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, 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 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 or entities 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 and the 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, 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 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 be certified by the Initial Decision Maker, upon application, 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 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 the 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 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 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 after 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.



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**SECTION 00 73 00 – SUPPLEMENTAL GENERAL CONDITIONS**

The following supplements modify the "General Conditions of the Contract for Construction," AIA Document A201, Fifteenth Edition, 2017. Where a portion of the General Conditions is modified or deleted by these Supplementary Conditions, the unaltered portions of the General Conditions shall remain in effect.

**ARTICLE 1 - GENERAL PROVISIONS**

Add the following sub-paragraphs to 1.1:

**1.1.9 Miscellaneous Definitions**

1.1.9.1 The term "product" includes materials, systems and equipment.

1.1.9.2 Where "as directed," "as permitted," "as required," "approved," "acceptance," or words of similar import are used, it shall be understood that the direction, requirement, permission, approval or acceptance of the Architect is intended, unless stated otherwise. As used herein, "provide" shall be understood to mean "provide complete in place" that is, "furnish and install."

**1.2 Correlation and Intent of the Contract Documents**

Add the following Clause 1.2.3.1 to 1.2.3:

1.2.3.1 The following are all part of the Contract Documents and in the event of conflicts or discrepancies among the Contract Documents, interpretations will be based on the following priorities.

1. The Agreement.
2. Addenda, with those of a later date having precedence over those of an earlier date.
3. The Supplementary Conditions.
4. The General Conditions of the Contract for Construction.
5. Specifications.

Add the following sub-paragraph 1.2.4:

1.2.4 Sections of Division 1- General Requirements govern the execution of all Sections of the Specifications.

**ARTICLE 2 – OWNER**

2.1.1 Contact Person: Mr. Daniel Sarro, Finance Administration Manager, Rhode Island Lottery, 1425 Pontiac Avenue, Cranston, RI 02920, 401-463-6500 Ext. 134.

**2.2 Information and Services Required of the Owner**

Delete sub-paragraph 2.2.1 without substitution.

Delete sub-paragraph 2.2.2 and substitute the following:

- 2.2.2 The Contractor shall secure and pay for permits and fees, and necessary approvals, easements, assessments and charges required for construction, use or occupancy of permanent structures or for permanent changes in existing facilities.

Delete sub-paragraph 2.2.5 and substitute the following:

- 2.2.5 The Contract Documents may be downloaded at the State's Purchasing website, [www.purchasing.ri.gov](http://www.purchasing.ri.gov). The Contractor shall be responsible for all printing of construction documents and associated costs.

### ARTICLE 3 - CONTRACTOR

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

Add the following sub-paragraph to 3.2:

- 3.2.5 Failure of the Specifications to indicate the need for items to properly perform the Work of the Project, such as attachments, bolts, hangers, and other fastening devices, shall not relieve the Contractor from furnishing and installing these items.
- 3.2.6 Should an inconsistency (or discrepancy) be found in the Contract Documents not clarified by addendum, the better quality or greater quantity of Work shall be provided in accordance with the Architect's interpretation.

Add the following sub-paragraph to 3.3:

- 3.3.4 If the Contractor determines that the Work already performed is not in proper condition to receive subsequent Work, the Contractor shall immediately take all steps necessary to ensure that the proper condition is achieved so that the Work can proceed.

#### 3.4 Labor and Materials

Delete sub-paragraph 3.4.2 and substitute the following:

- 3.4.2 The Contractor may make substitutions only with the written consent of the Owner, after evaluation by the Architect and in accordance with a properly executed Change Order.

Add the following sub-paragraphs 3.4.4 and 3.4.5 to 3.4:

- 3.4.4 After execution of the Contract, the Owner and the Architect shall only consider formal written requests for the substitution of products specified in and in accordance with the the General Requirements (Division 1 of the Specifications) and in Article 7 (CHANGES IN THE WORK) of this document.
- 3.4.5 By making requests for substitutions based on sub-paragraph 3.4.3 above, the Contractor:
- .1 Represents that the Contractor has personally investigated the proposed substitute product and determined that it is equal or superior in all respects to the product specified;
  - .2 Represents that the Contractor will provide the same warranty for the proposed substitute product that the Contractor would for the product specified;

- .3 Certifies that the cost data presented is complete and accurate and includes only those costs directly related to this Contract and excludes any redesign costs of the Architect; and
- .4 Will coordinate the installation of the accepted substitute, making such changes as may be required for the Work to be complete in all respects.

### 3.6 Taxes

Delete sub-paragraph 3.6. and substitute the following:

- 3.6 The Owner is exempt from payment of sales taxes for materials directly incorporated into the Work of this Project. Refer to requirements set forth in the General Requirements (Division 1 of the Specifications).

### 3.7 Permits, Fees and Notices

Add to sub-paragraph 3.7.1:

- .1 The Contractor shall contact the Rhode Island State Building Commissioner to determine the amount of permit costs and associated fees or surcharges, if any such permits are needed for the Project.

### 3.9 SUPERINTENDENT

Add the following to sub-paragraph 3.9.2:

- 3.9.2 The Contractor shall provide the Owner and the Architect with the Superintendent's name and contact information.

## ARTICLE 4 – ARCHITECT

Delete sub-paragraph 4.1.2 and substitute the following:

- 4.1.2 Duties, responsibilities and limitations of authority of the Architect as set forth in the Contract Documents shall not be restricted, modified or extended without written consent of the Owner and Architect. Consent shall not be unreasonably withheld.

Delete sub-paragraph 4.1.3 and substitute the following:

- 4.1.3 If the employment of the Architect is terminated, the Owner has the option to employ another Architect whose status under the Contract Documents shall be that of the former Architect.

## ARTICLE 7 - CHANGES IN THE WORK

### 7.3 Construction Change Directives

Delete sub-paragraph 7.3.6 and substitute the following:

- 7.3.6 If a cost is not previously agreed upon, then the Contractor, provided he receives a Construction Change Directive signed by the Owner, shall promptly proceed with the Work involved. The cost of such Work shall then be determined by the Architect on the basis of the reasonable expenditures and savings of those performing the Work attributable to the change, including in the case of an increase in the Contract Sum,

an allowance for overhead and profit as stipulated in 7.3.10. In such cases, the Contractor shall keep and present, in such form as the Architect may prescribe, an itemized accounting together with appropriate supporting data for inclusion in a Change Order. Pending final determination of cost to the Owner, payments on account shall be made on the Architect's Certificate for Payment.

Add the following sub-paragraph to 7.3.10:

- 7.3.10 In sub-paragraph 7.3.3 and 7.3.6 the allowance for overhead and profit combined, included in the total cost to the Owner, shall be based on the following schedule:
- .1 For the Contractor, for any Work performed by the Contractor's own forces, ten percent (10%) of the cost.
  - .2 For the Contractor, for Work performed by the Sub-subcontractor, five percent (5%) of the amount due the Subcontractor.
  - .3 For each Subcontractor or Sub-subcontractor involved, for any Work performed by that Subcontractor's own forces, ten percent (10%) of the cost.
  - .4 For each Subcontractor, for Work performed by Subcontractors of the Sub-subcontractor five percent (5%) of the amount due the Subcontractor.
  - .5 Cost to which overhead and profit is to be applied shall be determined in accordance with Subparagraph 7.3.11.
  - .6 In order to facilitate checking of quotations for extras or credits, all proposals, except those so minor (less than fifty dollars), shall be accompanied by a complete itemization of costs including labor, materials and subcontracts. Labor and materials shall be itemized in the manner described the above sections (.1 - .4). In no case will a change over fifty dollars (\$50.00) be approved without such itemization.
- 7.3.11 Cost, as referred to throughout Article 7, shall be limited to the following costs directly attributable to the change: cost of materials, including cost of delivery; cost of labor, including social security and unemployment insurance, fringe benefits required by agreement or custom; Workmen's compensation insurance; rental value of tools (excluding small/hand tools), equipment and machinery.
- 7.3.12 Overhead, as referred to throughout Article 7, shall include the following expenses directly attributable to the change: cost of bond and insurance premiums, additional cost of supervision and superintendence, wages of time-keepers, watchmen and clerks, small/hand tools, incidentals, general office expense, and all other expenses directly attributable to the change and not included in "Cost".
- 7.3.13 The amount of any credit to the Owner for a deletion or change which results in a net decrease in the Contract Sum will be in the amount of the actual net cost as confirmed by the Architect. When both additions and credits covering related Work or substitutions are involved in any one change, the allowance for overhead and profit shall be figured on the basis of the net increase, if any, with respect to that change.
- 7.3.14 Subsequent to the approval of a Change Order, whether involving a change in Contract Sum, contract time or both, no additional claim related to that change will be considered by the Owner. A change incorporated into a Change Order is therefore all inclusive, and includes such factors as Project impact, schedule "ripple" effect or other items which may pertain to such change.

#### ARTICLE 9 - PAYMENTS AND COMPLETION

### 9.3 Application for Payment

Add the following sentences to sub-paragraph 9.3.1:

The form of Application for Payment shall be a notarized AIA Document G702, Application and Certification for Payment, supported by AIA Document G703, Continuation Sheet.

### 9.4 Certificate for Payment

Add the following new sub-paragraphs:

9.4.3 First Certificate for Payment - The Architect will process the first Certificate for Payment only after receipt of: 1). the information required for Article 7 of the Instructions to Bidders; 2). certification from the Contractor that it is maintaining current Record Drawings

9.4.4 Second and Subsequent Certificates for Payment - The Architect will process the second and subsequent Certificates for Payment only after receipt of: 1). certification that the Contractor is maintaining current Record Drawings, 2). Release of Liens, 3). all the proposed material and color samples and selections have been submitted for the Architect's approval. The Architect will not process any Certificates for Payment without certification from the Contractor that the Record Drawings are current and without having received all Release of Liens forms.

### 9.5 Decisions to Withhold Certification

Add the following Clause .8 to 9.5.1:

.8 Failure to maintain current Record Drawings.

### 9.6 Progress Payments

Add the following to sub-paragraph 9.6.1:

9.6.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided in the Contract Documents for the period ending the last day of the month as follows:

Payments shall be made not more than once per month. Ninety percent (90%) of the portion of the Contract Sum properly allocatable to labor, materials and equipment incorporated in the Work and ninety percent (90%) of the portion of the Contract Sum properly allocable to materials and equipment suitably stored at the site or at some other location agreed upon in writing, for the period covered by the Application for Payment, less the aggregate of previous payments made by the Owner; and upon Substantial Completion of the entire Work, a sum sufficient to increase the total payments to ninety-seven percent (97%) of the Contract Sum, less such amounts as the Architect shall determine for all incomplete Work and unsettled claims as provided in the Contract Documents. If in the opinion of the Architect, the Work progresses satisfactorily after fifty percent (50%) of the Work is completed, the Architect may recommend to the Owner that the retainage be decreased to five percent (5%). Such reduction shall occur upon the Owner's approval and after receipt of AIA Document G707A (Consent of Surety to Reduction).

Add the following sub-paragraph to 9.6.1:

9.6.1.1 The Owner reserves the right to withhold payment to the Contractor, in whole or in part, for any or all of the reasons cited in Clauses 9.5.1.1 through 9.5.1.8.

#### 9.7 Failure of Payment

Delete paragraph 9.7 and substitute the following:

If the Architect does not issue a Certificate for Payment, through no fault of the Contractor, within seven (7) days after receipt of the Contractor's Application for Payment, or if the Owner does not pay the Contractor within thirty (30) days after the date established in the Contract Documents, the amount certified by the Architect or awarded by binding dispute resolution, then the Contractor may, upon ten (10) additional days' written notice to the Owner and the Architect, stop 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

Add the following sentence to sub-paragraph 9.8.4:

Prior to the issuance of a Certificate of Substantial Completion, and in addition to requirements herein, the Contractor and his subcontractors shall submit: 1). their respective certificates of Contract Document compliance; 2). all warranties and guarantees; 3). bonds; 4). all certifications and affidavits; 5). operating manuals, report of Owner instructions, and test results; 6). Project record documents, including Record Drawings; 7). extra materials and samples (as specified) required for Owner; and 8). any permits, including occupancy permit (if requested), and notices.

#### 9.10 Final Completion and Final Payment

9.10.2 Add the following sentence:

The Contractor shall submit AIA Document G706, Contractor's Affidavit of Payment of Debts and Claims, and G706A, Contractor's Affidavit of Release of Liens, to satisfy number the affidavits required by (1) above, and AIA Document G707, Consent of Surety Company to Final Payment, to satisfy the consent required by number (4) above.

Add the following sub-paragraphs:

9.10.6 Certificates for Payment seeking final payment by the Contractor will not be processed unless and until Architect has received from the Contractor Release of Lien forms from all subcontractors and material suppliers indicating that they have been paid in full for all Work covered by prior Certificates for Payment.

9.10.7 The Contractor shall immediately satisfy all liens or encumbrances which, because of any act or default of the Contractor is filed against the premises, and shall indemnify and hold the Owner harmless against any and all claims (including without limitation subrogation claims), loss, liability, damages, costs, and expenses (including without limitation court costs and legal fees), of any kind whatsoever, and any and all legal actions including third-party actions, cross-actions, and/or claims for contribution and/or indemnity with respect to any claims by any person, entity,



and/or party, which relate to or arise out of the Project. In addition, moneys due under the Contract may be retained by the Owner until all such suits, claims for damages or expenses as aforesaid shall have been settled and paid.

- 9.10.8 The statement on the Standard AIA Form G702, Certificates of Payment, which certifies that "all bills are paid for which previous certificates for payment were issued" shall be notarized by a Notary Public currently licensed in the State of Rhode Island.

## ARTICLE 11 - INSURANCE AND BONDS

### 11.1 Contractor's Liability Insurance

- 11.1.1 Replace the words "in a company or companies lawfully authorized to do business in the jurisdiction in which the Project is located" insert the words "in a company or companies licensed to do business in the State of Rhode Island and to which the Owner has no reasonable objection."

Add the following sub-paragraphs to 11.1.1:

- .9 Liability Insurance shall include all major divisions of coverage and be on a comprehensive basis including:
1. Premises Operations (including X-C/U as applicable).
  2. Independent Contractor's Protective.
  3. Products and Completed Operations.
  4. Personal Injury Liability with Employment Exclusion deleted.
  5. Contractual-including specified provisions for Contractor's obligation under Paragraph 3.18.
  6. Owned, non-owned and hired motor vehicles.
  7. Broad Form Property Damage including completed operations including explosion, collapse, and underground.
- .10 If the General Liability coverages are provided by a General Liability Policy on a claims-made basis, the policy Retroactive Date shall predate the Contract; the termination date of the policy or applicable extended reporting period shall be no earlier than the termination date of coverages required to be maintained after final payment, certified in accordance with subparagraph 9.10.2.

Add the following sub-paragraph to 11.1.2:

- 11.1.2 Add the following sentence:

The Owner shall be named as an additional insured on the insurance required by Section 11.1.1 and the coverage shall include liability arising out of completed operations and shall provide coverage for the sole negligence of the Owner as an additional insured.

- 11.1.2.1 The insurance required by sub-paragraph 11.1.1 shall be written for not less than the following limits, or greater if required by law:

1. Worker's Compensation:
  - (a) State: Statutory

- (b) Employer's Liability: \$500,000
2. Comprehensive General Liability (including Premises Operations; Independent Contractor's Protective; Products and Completed Operations; Broad Form Property Damage):
- (a) Bodily Injury: \$1,000,000. Each Person  
\$1,000,000. Each Occurrence  
\$1,000,000. Annual Aggregate
- (b) Property Damage: \$500,000. Each Occurrence  
\$1,000,000. Annual Aggregate
- (c) Products and Completed Operations to be maintained for one (1) year after final payment.
- (d) Property Damage Liability Insurance shall provide X,C or U coverage as applicable.
3. Contractual Liability:
- (a) Bodily Injury: \$1,000,000. Each Occurrence
- (b) Property Damage: \$1,000,000. Each Occurrence  
\$1,000,000. Annual Aggregate
4. Personal Injury, with Employment Exclusion deleted: \$1,000,000. Annual Aggregate
5. Comprehensive Automobile Liability:
- (a) Bodily Injury: \$500,000. Each Person  
\$1,000,000. Each Occurrence
- (b) Property Damage: \$500,000. Each Occurrence

Add the following sub-paragraph to 11.1.3:

- 11.1.3.1 The Contractor shall provide the Owner with one (1) Certificate of Insurance reflecting the Owner as an additional insured for all insurance required in Article 11 no later than forty-eight (48) hours prior to commencement of any Work on the Project. If the Contractor's Liability Insurance is written on the Comprehensive General Liability policy form, the Certificates shall be AIA Document G705, Certificate of Insurance. If this insurance is written on a Commercial General

Liability policy form, ACCORD for 25S will be acceptable. The Contractor shall provide the Owner with copies of endorsements with each Certificate of Insurance evidencing the Owner's additional insured status, waivers of subrogation waiving any right to recovery the insurance company may have against the Owner, and showing that the requisite coverage remains on each policy. Any deductible or self-insured retention amount or other similar obligation under any of the policies required under Article 11 shall be the sole responsibility of the Contractor.

#### 11.2 Owner's Liability Insurance

Delete the sub-paragraph 11.2 in its entirety.

Delete sub-paragraph 11.1.1 and substitute the following:

11.1.1 The Contractor shall furnish bonds covering faithful performance of the Contract and payment of obligations arising thereunder. Bonds must be secured through a surety company licensed to do business in the State of Rhode Island and the cost thereof shall be included in the Contract Sum. The amount of each bond shall be equal to one hundred percent (100%) of the Contract Sum.

11.1.1.1 The Contractor shall deliver the required bonds to the Owner on or before the date the Agreement is executed.

#### 11.4 Performance Bond and Payment Bond

Add the following sentence:

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

### ARTICLE 12 - UNCOVERING AND CORRECTION OF WORK

#### Acceptance of Nonconforming Work

Add the following sentence to 12.3.1:

Acceptance by the Owner of any nonconforming Work must be in writing.

### ARTICLE 13 - MISCELLANEOUS PROVISIONS

#### 13.6 Interest

Add the following clause to the end of 13.6:

and as otherwise permitted by law.

Add the following paragraph 13.8 to Article 13:

#### 13.8 Equal Opportunity

13.8.1 The Contractor shall maintain policies of employment as follows:

13.8.1.1 The Contractor and the Contractor's Subcontractors shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin. The Contractor shall take affirmative action to insure that applicants are employed, and that employees are treated during employment without regard to their race, religion, 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 setting forth the policies of nondiscrimination.

13.8.1.2 The Contractor and the Contractor's Subcontractors shall, in all solicitations or advertisements for employees placed by them or on their behalf, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex or national origin.

13.8.1.3 The Contractor shall be a signatory to the requirements of the Rhode Island Equal Employment Office.

Add the following paragraph 13.9 to Article 13:

#### 13.9 Prevailing Wage Schedules on Public Works Projects

13.9.1 In accordance with the General Laws of Rhode Island the Department of Labor determined the customary and prevailing rate of wages paid to craftspersons, teamsters, and laborers in the constructing of public Works by the State, and by cities and towns, and by persons contracting therewith for such construction. Violators are subject to fine of not more than One Hundred Dollars (\$100.00) for each offense.

13.9.2 The wage rates as ascertained by the Department of Labor are uniform for the State of Rhode Island and as of the date of advertisement of Contract applying to the life of the Contract. Information concerning wage rates prevailing in the construction industry in Rhode Island may be obtained from the Office of the State Department of Labor, 220 Elmwood Avenue, Providence, Rhode Island. Under no condition shall the wages paid on this Project be less than those designated in the general classification. This clause does not relieve the Contractor or his Subcontractors from respecting any other union regulations to which he ordinarily subscribes.

13.9.3 Bulletin No. 3, State Labor Laws, issued by the Rhode Island Department of Labor, pertaining to Public Works Projects (General Laws of Rhode Island, Revision of 1956, Chapter 37-12 as amended, and Chapter 77, Public Laws of 1965), are hereby made a part of this Project. These laws include, but are not limited to:

- .1 Weekly payment of employees;
- .2 Provisions applicable to Public Works contracts;
- .3 Payment of prevailing wage rates;
- .4 Posting of prevailing wage rates and;
- .5 Overtime compensation.

#### ARTICLE 14 – TERMINATION OR SUSPENSION OF THE CONTRACT

Delete clause 14.1.1.4 in its entirety.

Delete sub-paragraph 14.2.1.4 and substitute the following:

- 14.2.1.4 otherwise fails to satisfactorily fulfill or perform any obligations, promises, terms, or conditions of the Contract Documents.

Delete paragraph 14.2.3 and insert the following:

- 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.

Add the following sentence to clause 14.2.4

- 14.2.4 Such payment does not limit other damages recoverable by the Owner at law.

#### 14.4 Termination by the Owner for Convenience

Delete sub-paragraph 14.4.3 and substitute the following:

- 14.4.3 Within thirty (30) days of the effective date of the termination of the contract by the Owner, the Contractor shall submit to the Architect an Application for Payment for any unpaid Work performed up to the date of termination. Such application shall proceed in the ordinary course as provided herein.

### ARTICLE 15 – CLAIMS AND DISPUTES

#### 15.4 ARBITRATION

Delete section 15.4 entitled ARBITRATION in its entirety and all references to arbitration in "AIA General Conditions, A201, 2017" and substitute the following:

Arbitration shall be in accordance with the provisions of the State Arbitration laws (State of Rhode Island, General Laws, Title 37, Chapter 16), which shall take precedence and shall govern.

### ARTICLE 16 - SPECIAL PROJECT WORK CONDITIONS

#### 16.1 Coordination

- A. Prior to commencement of subcontract Work, a designated representative of each subcontractor shall meet with the Project superintendent and Owner's Representative at the site and at the time set by the Owner's Representative to discuss requirements and the scope of Work.
- B. The General Contractor and all subcontractors will be required to attend a preconstruction conference at a date and time set by the Owner's Representative.

#### 16.2 Behavior of Personnel

- A. If in the opinion of the Owner's Representative, any employee of the Contractor, a subcontractor and/or a sub-subcontractor is physically or mentally unfit for Work or exhibits behavior incompatible with Work site environment, said employee may be required to leave the property and may be refused re-admittance.

- B. Employees of the Contractor, subcontractor and/or sub-subcontractor shall abide by the State's drug-free workplace policy and shall so attest upon request by the Owner by signing a certificate of compliance.
- C. Employees of the Contractor, subcontractor and/or sub-subcontractor shall be familiar with special regulations, policies and procedures in effect at the site and comply with such rules, including but not limited to security policies or practices and/or criminal background checks.
- D. At all times while Work is performed at the site at least one employee of the Contractor, subcontractor and sub-subcontractor shall have a good command of the English language and must be able to effectively communicate with the Owner and its staff.
- E. Employees of the Contractor, subcontractor and/or sub-subcontractor shall not disclose any confidential information of the Owner to any third party. Confidential information means: (1) any information of a sensitive or proprietary nature, whether or not specially identified as confidential or proprietary; or (2) any information about the Owner gained during the performance of a contract that is not already lawfully in the public domain.

#### 16.3 Substitutions

- A. In all cases where a proprietary designation is used in connection with materials or articles to be furnished under this contract and the phrase "or equal" is not used, the Contractor shall furnish the specified item, unless a written request for a substitute has been submitted by the Contractor and written approval is issued by the Owner.
- B. See Section 01 60 00, Paragraph 1-06 for additional requirements and Contractor responsibility relating to substitutions. Specifically subparagraphs relating to speculative substitutions and additional liabilities.

#### 16.4 Codes, Rules and Regulations

- A. All Work is to be in accord with the latest requirements of:
  1. Federal, State and Municipal Laws;
  2. Rhode Island Building and Fire Codes; and
  3. Any prevailing rules and regulations pertaining to the adequate protection and/or guarding of any moving parts or other hazardous locations.
- B. Reference in Specifications or Drawings shall mean and intend the latest edition of such, as published at date of submission of bids.
- C. Reference to technical society organizations or body is made per the following abbreviations:

AIA	American Institute of Architects
AIEE	American Institute of Electrical Engineers
AISC	American Institute of Steel Construction
ASA	American Standards Association
ASME	American Society of Mechanical Engineers
ASTM	American Society of Testing and Materials
AWS	American Welding Society
CS	Commercial Standard of U.S. Dept. of Commerce

FS	Federal Specifications
NBS	National Bureau of Standards
NEC	National Electric Code
UBC	Uniform Building Code
UL	Underwriters' Laboratories, Inc.
AASHO	American Assoc. of State Highway Officials

- D. All Contractors and Subcontractors shall comply with requirements of the Occupational Safety and Health Act of 1970 or revisions thereto, which are applicable during the term of this Contract and hold the Owner and/or his agents harmless from any claim or loss that may result from violations of or claims under this act.
- E. Nothing in the Specifications or Drawings is to be construed to allow Work not in accord with the above requirements. When requirements shown or specified are less than those in the codes listed above, the Contractor is to furnish and/or install the larger size or higher standard without extra cost to the Owner.
- F. All Contractors and material/equipment suppliers shall comply with the Lead Based Paint Poisoning Prevention Act (42 U.S.C. 4821-4826) and H.U.D. implementing regulations and the Rhode Island General Laws.

#### 16.5 Drawings

- A. Structural drawings need not show architectural finishes. Architectural drawings need not show completed structural and/or mechanical or electrical installation or vice versa.
- B. Architectural drawings shall have precedence over all other drawings.
- C. All Work drawn on plans and not specified, or all Work specified and not drawn are part of Contract Work required to be done and are to be executed as fully as if described in both of these ways. Only Work specifically noted in the following manner shall be considered as not being in the contract:
  - "...by Owner"
  - "...NIC (Not In Contract)"
- D. If, after examination of Contract Drawings and Specifications, or after a visit to the premises, any discrepancies, omissions, ambiguities, or conflicts are found in the Contract Documents or there is doubt as to their meaning, the Architect is to be notified immediately, in writing. Where information sought is not clearly indicated or specified, the Architect will issue addendum to the Contractor clarifying conditions and which addendum will become part of the Contract Documents. Neither the Owner nor the Architect will be responsible for any oral instructions.
- E. If there are two (2) ways and/or instruction in drawings and/or specifications, it shall be assumed that the Contractor has based its Base Bid price on the most expensive way.
- F. If duplication is shown on drawings and/or specifications of Work by more than one (1) trade, Owner shall determine which trade shall do Work and rebate shall be due from the other trades to Owner.
- G. Drawings DO NOT include any necessary components for construction safety.

- H. In all work shown on Drawings, figured dimensions are to be followed in all cases, though they may differ from scaled measurements. Before beginning the work, Contractor is to check through and verify all dimensions/elevations and call to the attention of the Architect any apparent or manifest discrepancy.
  - 1. Contractor shall verify all dimensions with existing and actual field conditions, prior to start of any work.
- I. All work and materials shown on drawings shall be interpreted by the Contractor as being new work and materials to be furnished and installed unless they are specifically indicated as being existing and to remain.

#### 16.6 Manufacturer's Directions

- A. Manufactured articles, materials and equipment must be applied, installed, connected, erected, used, cleaned, and / or conditioned in accordance with manufacturer's printed directions unless specified to the contrary.
- B. If there is a conflict between the Contract Documents and manufacturer's directions, the Contractor shall notify the Architect in writing. Contractor shall not proceed with Work until Architect has reviewed the conflicting data and provided the Contractor with a decision on which specification to follow.

#### 16.7 Dimensions

- A. In all Work shown on Drawings, figured dimensions are to be followed in all cases, though they may differ from scaled measurements before beginning the Work, Contractor is to check through all dimensions and call to the attention of the Owner for adjustment any apparent or manifest discrepancy. Contractor shall verify all dimensions with existing and actual field conditions prior to start of construction and assumes all responsibility regarding the same.

#### 16.8 Foreign Corporations

- A. The attention of the General Contractor is hereby directed to excerpts from Chapters 1 - 6 of Title 7 of the General Laws of Rhode Island, 1956, relative to the conditions precedent, etc. to carrying on business within the State for foreign corporations.
- B. The certificate and power of attorney mentioned in the General Corporations Law, properly filled out, subscribed and sworn to and accompanied by a certified copy of the charter, articles of association, or other similar organization papers, together with all amendments, must be filed in the Office of the Secretary of State by all foreign corporations intending to carry on business within this State, or for a foreign corporation to enforce in the courts of this State any contract made within the State.
- C. Detailed information regarding Chapters 1 - 6 of Title 7 of the General Laws of Rhode Island, 1956, relative to the conditions precedent, etc., to carrying on business with this State for Foreign Corporations may be obtained from the Rhode Island Secretary of State, State House, Smith Street, Providence, Rhode Island or by going to [www.state.ri.us](http://www.state.ri.us).

#### 16.9 Contractor's Agreement



- A. During the performance of this contract, the Contractor agrees to comply with all provisions of Executive Order 11246, as amended, relative to the Equal Employment Opportunity for all persons without regard to race, color, religion, sex or national origin, and the implementing rules and regulations prescribed by the Secretary of Labor.
- B. In the event of the Contractor's non-compliance with the non-discrimination clauses of this contract or with any such rules, regulations or orders, this contract may be cancelled, terminated or suspended in whole or in part and the Contractor may be declared ineligible for further contracts.

#### 16.10 General Specification Note

- A. The paragraph entitled "WORK INCLUDED" in each section of the technical specifications shall be considered general in nature and NOT all inclusive. The intent of the paragraph is to provide a general guide of what is included in the section.
- B. The paragraph entitled "RELATED WORK" in each section of the technical section shall be considered general in nature and NOT all inclusive. The intent of the paragraph is to provide a general guide of what Work is related to Work included in this section.

#### 16.11 Signs

- A. Contractors, subcontractors and sub-contractors are prohibited from displaying signs of any kind at the site, including advertisements, except as approved by the Owner or as required by authorities having jurisdiction.

#### 16.12 Drawings and Specifications

- A. The Contract Documents may be downloaded at the State's Purchasing website, [www.purchasing.ri.gov](http://www.purchasing.ri.gov). Printing of hard copies for contractor's use shall be the responsibility of the contractor. Printing of hard copies for permits and approvals shall be by owner.

#### 16.13 Work Not Specified

- A. Work shown on drawings where there are no particular specification shall not relieve Contractor from furnishing and installing the items indicated on the drawings. Contractors shall review plans carefully for miscellaneous Work not specified and shall perform such Work with materials and Workmanship of the highest quality.

#### 16.14 Meaning and Intent

- A. The Contractor shall provide items such as attachments, hangers, bolts and screws, which are obviously needed to perform Work properly but are not specifically indicated on the drawings and specifications.
- B. INTENT: It is the intent of the plans and these specifications that all design, equipment, materials and Workmanship used on this Project be in complete conformance with all local, state and national codes, ordinances and standards. It is the Contractor's responsibility to submit only those items that meet these codes. Should an item be inadvertently specified by model number that is not in conformance with local and state codes, the Contractor shall notify the proper

authorities prior to any submittals of the item. Regardless of any approval action given, it is the Contractor's responsibility to install only those items that are in conformance with applicable codes. Should any non-conforming code items be installed, they shall be replaced by the Contractor at no additional cost to the Owner.

#### 16.15 Use of the Premises

- A. Since the premises are occupied, Work is to be done as expeditiously as possible and with as little inconvenience as possible and without danger to occupants. The Contractors, subs, etc. shall conduct Work in such manner as to allow continued operation with minimum of interference, use and function of the buildings and premises and schedule Work in consultation with Owner or his representative. The Contractor shall leave unobstructed ways along roadways and walks, except as approved by Owner in writing and restrict introduction of materials and access and egress of Workmen and vehicles to such places as approved by Owner. The Contractor shall notify the Owner no later than twenty-four (24) hours prior to any interference, obstruction and restriction on the Owner's use of the premises and await Owner's written approval prior to such interference. All floors, wall surfaces and ceilings shall be protected during construction.

#### 16.16 Existing Utilities and Structures

- A. All existing utilities are NOT indicated on the drawings. Contractors shall use caution during construction and assume all responsibility for damage to utilities except as otherwise expressly provided herein. The Owner will cooperate fully, at the Contractor's written request, in assisting the contractor in locating and identifying underground utilities.
- B. The Contractor shall take all precautions to prevent any damage to utilities and structures encountered during the Work and ensure that they remain in constant operation except as may be required to connect or disconnect from them and shall immediately repair any active existing utility lines (cables, conduits, ducts, and piping) damaged during the performance of the Work except where such lines are to be abandoned. The Contractor shall be responsible for any and all damages to utility piping, drains, sewers, electrical wiring and conduits, buildings and/or other structures that may be met within the performance of the Work including damages caused by Subcontractors, Sub-subcontractors and material manufacturers, their agents or employees. The Contractor shall protect and maintain such active existing utilities in use, until relocation of same has been complete or cut, or capped, or prepared for service connections, as applicable; and perform such repair and protection Work at no additional cost to the Owner. The Contractor shall put in place shores, slings and/or other devices necessary to prevent such damage.
- C. The Contractor shall notify the Owner in writing not less than three (3) days in advance of the proposed time for shutting down or interrupting any utilities, services or facilities which may affect the operation of other buildings, services or facilities of the Owner. Unless otherwise authorized by the Owner, the Contractor shall schedule and coordinate this Work such that interruption will occur on weekends, holidays or before or after normal Working hours of the Owner's facility. In no case shall any shutdown or interruption of any utilities, services or facilities be made without the prior written approval and the authorization of the Owner.

#### 16.17 Protection of Persons and Property

- A. The Contractor shall provide and maintain, for the duration of the Contract, proper protective measures as may be required to adequately protect the Owner's personnel and the public from hazards resulting from the Work performed hereunder.
- B. The Contractor shall take all proper precautions to protect the Owner's property from damages and replace, or put in good condition, any existing items which are damaged in carrying out the Work, unless designated to be permanently removed or demolished.
- C. When regulated by local building code or other Authority, such requirements for protection shall be considered as minimum requirements and the Contractor shall be responsible for the protection of such minimum requirements as may be required by public safety laws.
- D. The requirements of this paragraph shall be in addition to, not in lieu of, other protection requirements contained in the Contract Documents.

#### 16.18 Damage from the Elements

- A. The Contractor will be held responsible for all damage to new and existing construction and damage and/or loss to any and all materials and/or equipment located at the site from the elements until acceptance by the Owner.
- B. The intent of this paragraph is to protect the Owner against claims made for reimbursement in cases where materials are improperly stored, protected or erected in such a manner that rain, snow, sunlight or other normal damage to these materials from the elements would result. Unforeseen natural disasters, etc., are presumed to be covered by the usual forms of property damage insurance maintained by the Contractor.

#### 16.19 Safety and Health

- A. The Contractor shall provide protective devices required by authorities having jurisdiction. The contractor shall take, use, provide and make all proper, necessary and sufficient precautions, safeguards and protection against occurrence of any accident, injury to any person or object during progress of Work. The contractor shall provide and erect temporary fences, guards, etc., required to protect Owner's employees, the public and/or Workmen, and remove same when the Work is completed. The contractor shall keep all passageways clear and safe, and comply with provisions of the following Federal Laws and regulations, as amended:
  - 1. Occupational Safety & Health Act of 1970, Public Law 91-596.
  - 2. Part 1510-Occupational Safety and Health Standards, Chapter XVII of Title 29, Code of Federal Regulations.
  - 3. Chapter XIII of Title 29, Code of Federal Regulations, Part 1518-Safety and Health Regulations of Construction. (36 FR 75)
  - 4. Any and all other applicable state or federal laws, codes, and/or regulations.

#### 16.20 Indemnification

- A. To the fullest extent permitted by law and notwithstanding any approvals or instructions which may be obtained from Owner in connection with use of premises, the Contractor agrees to indemnify and save the Owner and Architect harmless from and against (1) any and all claims, loss, liability, injury including death, damage or

costs by any person, firm, corporation or other entity including without limitation those claiming by, through or under the Contractor, its officers, agents, servants, employees, parents, subsidiaries, partners, officers, directors, attorneys, insurers, and/or affiliates, in any capacity whatsoever, including all subrogation claims and/or all claims for reimbursement, including court costs and attorneys fees and/or any other costs of defending an action arising out of or resulting from the Work provided for or performed under the Contract Documents or from any act, omission, or negligence of the Contractor, Subcontractors and their agents, or employees; and (2) any and all legal actions including third-party actions, cross-actions, and/or claims for contribution and/or indemnity with respect to any claims by any other persons, entities, parties, which may arise out of or result from the Work provided for or performed under the Contract Documents. The foregoing provisions shall not be deemed to be released, waived or modified in any respect by reason of any surety or insurance provided by the Contractor under the Contract.

- B. To the fullest extent permitted by law, the Contractor, subcontractors, sub-subcontractors, their officers, agents, servants, employees, parents, subsidiaries, partners, officers, directors, attorneys, insurers, and/or affiliates, release, waive, discharge and covenant not to sue the Owner, its officers, agents, servants and/or employees for any and all liability, claims, cross-claims, rights in law or in equity, agreements, demands, actions and any causes of actions whatsoever arising out of or related to any loss, damages, expenses (including without limitation any court costs and attorneys fees, interest and penalties) or injury of any type, kind or nature whatsoever (including death), whether based in contract, tort, warranty, or other legal, statutory, or equitable theory of recovery, which relates to or arises out of the Work provided for or performed under the Contract Documents.
- C. The Contractor shall reimburse the Owner for any and all damage to its real or personal property caused by the acts of the Contractor, Subcontractors, Sub-subcontractors, their agents or employees.
- D. The duties of Contractor, Subcontractors, etc. under this section shall remain fully in effect and binding in accordance with the terms and conditions of the Contract, without being lessened or compromised in any way, even when the Contractor is alleged or is found to merely have contributed in part to the acts giving rise to the claims and/or where the Owner is alleged or is found to have contributed to the acts giving rise to the claims.
- E. Asbestos Material Identification and Removal: During demolition operations, it shall be the responsibility of the Contractor to identify any asbestos materials that may be encountered. Should they be encountered, the Contractor shall immediately notify the Owner, stop Work in the area of concern, and not proceed with any work in that area until further notice. It is understood and agreed that the handling or removal of asbestos or asbestos products involves certain health risks which require specific safety measures. The Architect and Owner shall not be responsible for safety and safety measures on the job, including measures for the protection of employees of Contractor, Subcontractors, Sub-subcontractors, their employees and agents, nor for the protection of the general public. Such responsibility for safety and safety measures is and shall remain that of the Contractor. The Contractor, Subcontractors, Sub-subcontractors, their employees and agents, shall hold harmless and indemnify the Architect and Owner from all claims, suits, expenses and/or damages arising from or alleged to arise from exposure to or inhalation of asbestos or asbestos fibers.

## 16.21 Reports and Information

- A. Performance of the Work under this contract will be monitored. The Contractor, Subcontractors, Sub-subcontractors, their employees and agents shall provide information, as may be requested, in form as required by the Owner or Architect, pertaining to matters covered by this contract.

## 16.22 Clean Air and Water

- A. The Contractor shall comply with requirements of Section 114 of the Clean Air Act, as amended, 42 USC § 1857 *et seq.* and Section 308 of Clean Water Act, as amended, 33 USC § 1318 and regulations and guidelines issued thereunder. The Contractor shall not use any facility listed on List of Violating Facilities issued by Environmental Protection Agency (EPA) pursuant to 40 CFR § 15.20.

## 16.23 Records

- A. The Contractor shall maintain records with respect to matters covered by this Contract for a period of three (3) years after receipt of final payment including, but not limited to, costs, supported by checks, properly executed payrolls, time records, invoices, contracts, vouchers, accounting and other documents evidencing nature and propriety of charges or conditions of employment or purchasing, and shall maintain the records in a manner that they are readily accessible, clearly identified and available for audit by the Owner.

END OF SECTION 00 73 00

## SECTION 01 25 00 - 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 01 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for substitutions.
- B. Related Requirements:
  - 1. Section 016000 "Product Requirements" for requirements for submitting comparable product submittals for products by listed manufacturers.

## 1.3 DEFINITIONS

- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
  - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
  - 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

## 1.4 ACTION SUBMITTALS

- A. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
  - 1. Substitution Request Form: Use CSI Form 13.1A.
  - 2. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
    - a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
    - b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors that will be necessary to accommodate proposed substitution.
    - c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.

- d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
  - e. Samples, where applicable or requested.
  - f. Certificates and qualification data, where applicable or requested.
  - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
  - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
  - i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
  - j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
  - k. Cost information, including a proposal of change, if any, in the Contract Sum.
  - l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
  - m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
3. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
  - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

## 1.5 QUALITY ASSURANCE

- A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials. Engage a qualified testing agency to perform compatibility tests recommended by manufacturers.

## 1.6 PROCEDURES

- A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

## PART 2 - PRODUCTS

### 2.1 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
  - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
  - b. Substitution request is fully documented and properly submitted.
  - c. Requested substitution will not adversely affect Contractor's construction schedule.
  - d. Requested substitution is compatible with other portions of the Work.
  - e. Requested substitution has been coordinated with other portions of the Work.
  - f. Requested substitution provides specified warranty.
  - g. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
  
- B. Substitutions for Convenience: Not allowed.

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 25 00



## SECTION 01 29 00 - 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 01 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.
- B. Related Requirements:
  - 1. Section 013200 "Construction Progress Documentation" for administrative requirements governing the preparation and submittal of the Contractor's construction schedule.

## 1.3 DEFINITIONS

- A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

## 1.4 SCHEDULE OF VALUES

- A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule. Cost-loaded Critical Path Method Schedule may serve to satisfy requirements for the schedule of values.
  - 1. Coordinate 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. Submittal schedule.
    - c. Items required to be indicated as separate activities in Contractor's construction schedule.
  - 2. Submit the schedule of values to Architect at the earliest possible date, but no later than seven days before the date scheduled for submittal of initial Applications for Payment.
  - 3. Subschedules for Separate Elements of Work: Where the Contractor's construction schedule defines separate elements of the Work, provide subschedules showing values coordinated with each element.
- B. Format and Content: Use 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 schedule of values consistent with format of AIA Document G703.
3. 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 of the following, as a percentage of the Contract Sum to nearest one-hundredth percent, adjusted to total 100 percent.
    - 1) Labor.
    - 2) Materials.
    - 3) Equipment.
4. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
5. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
6. 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. If required, include evidence of insurance.
7. 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.
8. Allowances: Provide a separate line item in the schedule of values for each allowance. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine quantities.
9. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
  - a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
10. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

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## 1.5 APPLICATIONS FOR PAYMENT

- A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and Owner's Project 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: Submit Application for Payment to Architect by the fifteenth day of the month. The period covered by each Application for Payment is one month, ending on the last day of the month.
1. Submit draft copy of Application for Payment seven days prior to due date for review by Architect and Owner's Project Manager.
- C. Application for Payment Forms: Use AIA Document G702 and AIA Document G703 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. Architect and/or Owner's Project 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 for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
  3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
  4. Indicate separate amounts for work being carried out under Owner-requested project acceleration.
- E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site.
1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment, for stored materials.
  2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
  3. Provide summary documentation for stored materials indicating the following:
    - a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
    - b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
    - c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.
- F. Transmittal: Submit three signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.
1. Transmit copies with a transmittal form listing attachments and recording appropriate information about application.

- G. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from entities lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.
1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
  2. When an application shows completion of an item, submit conditional final or full waivers.
  3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
  4. Waiver Forms: Submit executed waivers of lien on forms acceptable to Owner.
- H. 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 in previous application, after deduction for retainage, on each item.
  2. When an application shows completion of an item, submit conditional final or full waivers.
  3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
  4. Submit final Application for Payment with or preceded by conditional 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 executed waivers of lien on forms, acceptable to Owner.
- I. 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. Combined Contractor's construction schedule (preliminary if not final) incorporating Work of multiple contracts, with indication of acceptance of schedule by each Contractor.
  5. Products list (preliminary if not final).
  6. Schedule of unit prices.
  7. Submittal schedule (preliminary if not final).
  8. List of Contractor's staff assignments.
  9. List of Contractor's principal consultants.
  10. Copies of building permits.
  11. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
  12. Initial progress report.
  13. Certificates of insurance and insurance policies.
  14. Performance and payment bonds.
  15. Data needed to acquire Owner's insurance.
- J. Application for Payment at Substantial Completion: After Architect issues 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 Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
  3. Include a contractor punch list indicating all known work items requiring completion.

- K. Final Payment Application: After completing Project closeout requirements, 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.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 29 00

## SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

## 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. Section includes requirements for temporary utilities, support facilities, and security and protection facilities.
- B. Related Requirements:
  - 1. Section 011000 "Summary" for work restrictions and limitations on utility interruptions.

## 1.3 USE CHARGES

- A. General: Installation and removal of and use charges for temporary facilities and construction shall be included in the Contract Sum unless otherwise indicated. Allow other entities to use temporary services and facilities without cost, including, but not limited to Owner, Architect, testing agencies, and authorities having jurisdiction.
- B. Sewer Service: Pay sewer-service use charges for sewer usage by all entities for construction operations.
- C. Water Service: Pay water-service use charges for water used by all entities for construction operations.
- D. Electric Power Service: Pay electric-power-service use charges for electricity used by all entities for construction operations.

## 1.4 INFORMATIONAL SUBMITTALS

- A. Site Plan: Show temporary facilities, utility hookups, staging areas, and parking areas for construction personnel.
- B. Erosion- and Sedimentation-Control Plan: Show compliance with requirements of EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.

## 1.5 QUALITY ASSURANCE

- A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
- B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

- C. Accessible Temporary Egress: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and 521 CMR – Architectural Access Board regulations.

## 1.6 PROJECT CONDITIONS

- A. Temporary Use of Permanent Facilities: Engage Installer of each permanent service to assume responsibility for operation, maintenance, and protection of each permanent service during its use as a construction facility before Owner's acceptance, regardless of previously assigned responsibilities.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Portable Chain-Link Fencing: Minimum 2-inch (50-mm), 0.148-inch- (3.8-mm-) thick, galvanized-steel, chain-link fabric fencing; minimum 6 feet (1.8 m) high with galvanized-steel pipe posts; minimum 2-3/8-inch- (60-mm-) OD line posts and 2-7/8-inch- (73-mm-) OD corner and pull posts, with 1-5/8-inch- (42-mm-) OD top and bottom rails. Provide concrete bases for supporting posts.

### 2.2 TEMPORARY FACILITIES

- A. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.
- B. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
  1. Store combustible materials apart from building.

### 2.3 EQUIPMENT

- A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.
- B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas heaters with individual space thermostatic control.
  1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
  2. Heating Units: Listed and labeled for type of fuel being consumed, by a qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
  3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 6 at each return-air grille in system. Remove filter at end of construction and clean HVAC system as required in Section 017700 "Closeout Procedures."
- C. Air-Filtration Units: Primary and secondary HEPA-filter-equipped portable units with four-stage filtration. Provide single switch for emergency shutoff. Configure to run continuously.

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**PART 3 - EXECUTION****3.1 INSTALLATION, GENERAL**

- A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.
  - 1. Locate facilities to limit site disturbance as specified in Section 011000 "Summary."
- B. Provide each facility ready for use when needed to avoid delay. 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: Install temporary service or connect to existing service.
  - 1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.
- B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
  - 1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.
- C. Water Service: Install water service and distribution piping in sizes and pressures adequate for construction.
- D. Water Service: Connect to Owner's existing water service facilities. Clean and maintain water service facilities in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.
- E. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
- F. Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.
- G. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.
  - 1. Prior to commencing work, isolate the HVAC system in area where work is to be performed according to coordination drawings.
    - a. Disconnect supply and return ductwork in work area from HVAC systems servicing occupied areas.
    - b. Maintain negative air pressure within work area using HEPA-equipped air-filtration units, starting with commencement of temporary partition construction, and continuing until removal of temporary partitions is complete.
  - 2. Maintain dust partitions during the Work. Use vacuum collection attachments on dust-producing equipment. Isolate limited work within occupied areas using portable dust-containment devices.



3. Perform daily construction cleanup and final cleanup using approved, HEPA-filter-equipped vacuum equipment.
- H. Ventilation and Humidity Control: Provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed. Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.
  1. Provide dehumidification systems when required to reduce substrate moisture levels to level required to allow installation or application of finishes.
- I. Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.
- J. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

### 3.3 SUPPORT FACILITIES INSTALLATION

- A. General: Comply with the following:
  1. Maintain support facilities until Architect schedules Substantial Completion inspection. Remove before Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.
- B. Traffic Controls: Comply with requirements of authorities having jurisdiction.
  1. Protect existing site improvements to remain including curbs, pavement, and utilities.
  2. Maintain access for fire-fighting equipment and access to fire hydrants and building standpipes.
- C. Parking: Onsite parking will be limited, use of designated areas of Owner's existing parking areas as indicated on the site work plan included in the Construction Document set of drawings for construction personnel.
- D. Dewatering Facilities and Drains: Comply with requirements of authorities having jurisdiction. Maintain Project site, excavations, and construction free of water.
  1. Dispose of rainwater in a lawful manner that will not result in flooding Project or adjoining properties, public ways or endanger permanent Work or temporary facilities.
  2. Remove snow and ice as required to minimize accumulations.
- E. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of authorities having jurisdiction. Comply with progress cleaning requirements in Section 017300 "Execution."
- F. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
  1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.
- G. Hoisting Facilities
  1. Provide hoisting facilities as required for the vertical movement of all materials.
  2. Comply with OSHA for all hoists, conveyers, and elevators and maintain the facilities in compliance with the law.

#### H. Scaffolding and Staging

1. Contractor shall furnish erect and maintain exterior staging and scaffolding for use during construction of building. Each subcontractor shall furnish, erect and maintain staging and scaffolding required in work under his subcontract. Staging shall conform to federal, state, and local requirements. On completion of his work, each subcontractor shall dismantle and remove his staging and scaffolding.

### 3.4 SECURITY AND PROTECTION FACILITIES INSTALLATION

- A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
- B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
  1. Comply with work restrictions specified in Section 011000 "Summary."
- C. Temporary Erosion and Sedimentation Control: Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to undisturbed areas and to adjacent properties and walkways, according to requirements of 2003 EPA Construction General Permit or authorities having jurisdiction, whichever is more stringent.
  1. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross tree- or plant- protection zones.
  2. Inspect, repair, and maintain erosion- and sedimentation-control measures during construction until permanent vegetation has been established.
  3. Clean, repair, and restore adjoining properties and roads affected by erosion and sedimentation from Project site during the course of Project.
  4. Remove erosion and sedimentation controls and restore and stabilize areas disturbed during removal.
- D. Stormwater Control: Comply with requirements of authorities having jurisdiction. Provide barriers in and around excavations and subgrade construction to prevent flooding by runoff of stormwater from heavy rains.
- E. Tree and Plant Protection: Install temporary fencing located as indicated or outside the drip line of trees to protect vegetation from damage from construction operations. Protect tree root systems from damage, flooding, and erosion.
- F. Pest Control: Engage pest-control service to recommend practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at Substantial Completion. Perform control operations lawfully, using environmentally safe materials.
- G. Site Enclosure Fence: Before construction operations begin, furnish and install site enclosure fence in a manner that will prevent people and animals from easily entering site except by entrance gates.
  1. Extent of Fence: As required to enclose entire Project site or portion determined sufficient to accommodate construction operations as indicated on the site work plan drawing included as part of the Construction Document drawing set.
  2. Maintain security by limiting number of keys and restricting distribution to authorized personnel. Furnish one set of keys to Owner.

- H. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each work day.
- I. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
- J. Temporary Egress: Maintain temporary egress from existing occupied facilities as required by authorities having jurisdiction.
- K. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions. Comply with regulations of authorities having jurisdiction.
1. Construct covered walkways using scaffold or shoring framing.
  2. Provide overhead decking, protective enclosure walls, handrails, barricades, warning signs, exit signs, lights, safe and well-drained walkways, and similar provisions for protection and safe passage.
  3. Paint and maintain appearance of walkway for duration of the Work.
- L. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
1. Where heating or cooling is needed and permanent enclosure is incomplete, insulate temporary enclosures.
- M. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate areas occupied by Owner and tenants from fumes and noise.
1. Construct dustproof partitions with gypsum wallboard with joints taped on occupied side, and fire-retardant-treated plywood on construction operations side.
  2. Construct dustproof partitions with two layers of 6-mil (0.14-mm) polyethylene sheet on each side. Cover floor with two layers of 6-mil (0.14-mm) polyethylene sheet, extending sheets 18 inches (460 mm) up the sidewalls. Overlap and tape full length of joints. Cover floor with fire-retardant-treated plywood.
    - a. Construct vestibule and airlock at each entrance through temporary partition with not less than 48 inches (1219 mm) between doors. Maintain water-dampened foot mats in vestibule.
  3. Where fire-resistance-rated temporary partitions are indicated or are required by authorities having jurisdiction, construct partitions according to the rated assemblies.
  4. Insulate partitions to control noise transmission to occupied areas.
  5. Seal joints and perimeter. Equip partitions with gasketed dustproof doors and security locks where openings are required.
  6. Protect air-handling equipment.
  7. Provide walk-off mats at each entrance through temporary partition.
- N. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.
1. Prohibit smoking in construction areas.
  2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
  3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.

4. Provide temporary standpipes and hoses for fire protection. Hang hoses with a warning sign stating that hoses are for fire-protection purposes only and are not to be removed. Match hose size with outlet size and equip with suitable nozzles.

### 3.5 MOISTURE AND MOLD CONTROL

- A. Contractor's Moisture-Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.
- B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
  1. Protect porous materials from water damage.
  2. Protect stored and installed material from flowing or standing water.
  3. Keep porous and organic materials from coming into prolonged contact with concrete.
  4. Remove standing water from decks.
  5. Keep deck openings covered or dammed.
- C. Partially Enclosed Construction Phase: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
  1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
  2. Keep interior spaces reasonably clean and protected from water damage.
  3. Periodically collect and remove waste containing cellulose or other organic matter.
  4. Discard or replace water-damaged material.
  5. Do not install material that is wet.
  6. Discard, replace, or clean stored or installed material that begins to grow mold.
  7. Perform work in a sequence that allows any wet materials adequate time to dry before enclosing the material in drywall or other interior finishes.
- D. Controlled Construction Phase of Construction: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
  1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
  2. Use permanent HVAC system to control humidity.
  3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.
    - a. Hygroscopic materials that may support mold growth, including wood and gypsum-based products, that become wet during the course of construction and remain wet for 48 hours are considered defective.
    - b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for 48 hours. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect.
    - c. Remove materials that cannot be completely restored to their manufactured moisture level within 48 hours.

### 3.6 OPERATION, TERMINATION, AND REMOVAL

- A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
- B. Maintenance: Maintain facilities in good operating condition until removal.

1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
- C. Operate Project-identification-sign lighting daily from dusk until 12:00 midnight.
- D. Temporary Facility Changeover: Do not change over from using temporary security and protection facilities to permanent facilities until Substantial Completion.
- E. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with 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 Contractor. Owner reserves right to take possession of Project identification signs.
  2. Remove temporary roads and paved areas not intended for or acceptable for integration into permanent construction. Where area is intended for landscape development, remove soil and aggregate fill that do not comply with requirements for fill or subsoil. Remove materials contaminated with road oil, asphalt and other petrochemical compounds, and other substances that might impair growth of plant materials or lawns. Repair or replace street paving, curbs, and sidewalks, as required by authorities having jurisdiction.
  3. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 017700 "Closeout Procedures."

END OF SECTION 01 50 00

## SECTION 01 73 00 - EXECUTION

## 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. Section includes general administrative and procedural requirements governing execution of the Work including, but not limited to, the following:

1. Construction layout.
2. Field engineering and surveying.
3. Installation of the Work.
4. Cutting and patching.
5. Coordination of Owner-installed products.
6. Progress cleaning.
7. Starting and adjusting.
8. Protection of installed construction.
9. Correction of the Work.

- B. Related Requirements:

1. Section 011000 "Summary" for limits on use of Project site.
2. Section 013300 "Submittal Procedures" for submitting surveys.
3. Section 017700 "Closeout Procedures" for submitting final property survey with Project Record Documents, recording of Owner-accepted deviations from indicated lines and levels, and final cleaning.

## 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 construction to original conditions after installation of other work.

## 1.4 INFORMATIONAL SUBMITTALS

- A. Landfill Receipts: Submit copy of receipts issued by a landfill facility, licensed to accept hazardous materials, for hazardous waste disposal.

## 1.5 QUALITY ASSURANCE

- A. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection
  2. Operational Elements: Do not cut and patch operating elements and related components in a manner that either results in reducing their capacity to perform as intended or results in increased maintenance or decreased operational life or safety.
    - a. Primary operational systems and equipment.
    - b. Fire separation assemblies.
    - c. Air or smoke barriers.
    - d. Fire-suppression systems.
    - e. Mechanical systems piping and ducts.
    - f. Control systems.
    - g. Communication systems.
    - h. Fire-detection and -alarm systems.
    - i. Conveying systems.
    - j. Electrical wiring systems.
    - k. Operating systems of special construction.
  3. Other Construction Elements: Do not cut and patch other construction elements and components in a manner that could change their load-carrying capacity, that either results in reducing their capacity to perform as intended or results in increased maintenance or decreased operational life or safety.
    - a. Water, moisture, or vapor barriers.
    - b. Membranes and flashings.
    - c. Exterior curtain-wall construction.
    - d. Sprayed fire-resistive material.
    - e. Equipment supports.
    - f. Piping, ductwork, vessels, and equipment.
    - g. Noise- and vibration-control elements and systems.
  4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction 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.
- B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. In-Place Materials: Use materials for patching 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 provide a match acceptable to Architect for the visual and functional performance of in-place materials.

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**PART 3 - EXECUTION****3.1 EXAMINATION**

- A. Existing Conditions: The existence and location of underground and other utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services, and other utilities.
  2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
- B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
  2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
  3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
- C. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
1. Description of the Work.
  2. List of detrimental conditions, including substrates.
  3. List of unacceptable installation tolerances.
  4. Recommended corrections.
- D. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

**3.2 PREPARATION**

- A. Existing Utility Information: Furnish information to [local utility that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
- B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- C. Space Requirements:
1. Verify space requirements and dimensions of items shown diagrammatically on Drawings.
  2. Verify required finished ceiling height requirements prior to fabrication of HVAC and fire protection system piping or ductwork.



- D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect according to requirements in Division 01 Section "Project Management and Coordination."

### 3.3 CONSTRUCTION LAYOUT

- A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.
- B. General: Engage a land surveyor or professional engineer to lay out the Work using accepted surveying practices.
1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
  2. Establish limits on use of Project site.
  3. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
  4. Inform installers of lines and levels to which they must comply.
  5. Check the location, level and plumb, of every major element as the Work progresses.
  6. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
- C. Site Improvements: Locate and lay out site improvements, including pavements, grading, fill and topsoil placement, utility slopes, and rim and invert elevations.
- D. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.
- E. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.

### 3.4 FIELD ENGINEERING

- A. Reference Points: Establish benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.
1. Do not change or relocate existing benchmarks or control points without prior written approval of Architect. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect before proceeding.
  2. Replace lost or destroyed permanent benchmarks and control points promptly. Base replacements on the original survey control points.
- B. Benchmarks: Establish and maintain a minimum of two permanent benchmarks on Project site, referenced to data established by survey control points. Comply with authorities having jurisdiction for type and size of benchmark.
1. Record benchmark locations, with horizontal and vertical data, on Project Record Documents.

2. Where the actual location or elevation of layout points cannot be marked, provide temporary reference points sufficient to locate the Work.
3. Remove temporary reference points when no longer needed. Restore marked construction to its original condition.

### 3.5 INSTALLATION

- A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
  1. Make vertical work plumb and make horizontal work level.
  2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
  3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
  4. Maintain minimum headroom clearance as indicated or of 96 inches (2440 mm) in occupied spaces and 90 inches (2300 mm) in unoccupied spaces, whichever is greater.
- B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.
- C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
- D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
- E. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
- F. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
- G. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
- H. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
  1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
  2. Allow for building movement, including thermal expansion and contraction.
  3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
- I. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
- J. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

### 3.6 CUTTING AND PATCHING

- A. Cutting and Patching, 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. Temporary Support: Provide temporary support of work to be cut.
- C. 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.
- 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 minimize interruption to occupied areas.
- E. 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 neatly to minimum 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 and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
  4. Excavating and Backfilling: Comply with requirements in applicable Division 31 Sections where required by cutting and patching operations.
  5. 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.
  6. Proceed with patching after construction operations requiring cutting are complete.
- F. 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 practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.
1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical 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 minimize 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, prepare substrate and apply primer and intermediate paint coats appropriate for substrate 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 and ensures thermal and moisture integrity of building enclosure.
- G. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

### 3.7 OWNER-INSTALLED PRODUCTS

- A. Site Access: Provide access to Project site for Owner's construction personnel.
- B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.
1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.
  2. Preinstallation Conferences: Include Owner's construction personnel at preinstallation conferences covering portions of the Work that are to receive Owner's work. Attend preinstallation conferences conducted by Owner's construction personnel if portions of the Work depend on Owner's construction.

### 3.8 PROGRESS CLEANING

- A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
  2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F (27 deg C).
  3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
    - a. Use containers intended for holding waste materials of type to be stored.
  4. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are working concurrently.
- B. Site: Maintain Project site free of waste materials and debris.
- C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
1. Remove liquid spills promptly.
  2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
- D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials

specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

- E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
- F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
- G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Division 01 Section "Construction Waste Management and Disposal."
- H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
- I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
- J. Limiting Exposures: Supervise construction operations to assure that no part of the construction completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

### 3.9 STARTING AND ADJUSTING

- A. Coordinate startup and adjusting of equipment and operating components with requirements in Division 01 Sections.
- B. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
- C. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.
- D. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
- E. Manufacturer's Field Service: Comply with qualification requirements in Division 01 Section "Quality Requirements."

### 3.10 PROTECTION OF INSTALLED CONSTRUCTION

- A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
- B. Comply with manufacturer's written instructions for temperature and relative humidity.

END OF SECTION 01 73 00

## SECTION 07 92 00 - 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. Section Includes:
  - 1. Urethan joint sealants.
  - 2. Latex joint sealants.
  - 3. Backer rod and sealant accessories

## 1.3 ACTION SUBMITTALS

- A. Product Data: For each joint-sealant product indicated.
- B. Samples for Initial Selection: Manufacturer's color charts consisting of strips of cured sealants showing the full range of colors available for each product exposed to view.
- C. Samples for Verification: For each kind and color of joint sealant required, provide Samples with joint sealants in 1/2-inch- (13-mm-) wide joints formed between two 6-inch- (150-mm-) long strips of material matching the appearance of exposed surfaces adjacent to joint sealants.
- D. Joint-Sealant Schedule: Include the following information:
  - 1. Joint-sealant application, joint location, and designation.
  - 2. Joint-sealant manufacturer and product name.
  - 3. Joint-sealant formulation.
  - 4. Joint-sealant color.

## 1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified Installer.
- B. Product Certificates: For each kind of joint sealant and accessory, from manufacturer.
- C. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, indicating that sealants comply with requirements.
- D. Warranties: Sample of special warranties.

## 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.
- B. Source Limitations: Obtain each kind of joint sealant from single source from single manufacturer.

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## 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 (5 deg C).
  2. When joint substrates are wet.
  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.

## 1.7 WARRANTY

- A. Special Installer's Warranty: Manufacturer's standard form in which Installer agrees to repair or replace joint sealants that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Three years from date of Substantial Completion.
- B. Special Manufacturer's Warranty: Manufacturer's standard form in which joint-sealant manufacturer agrees to furnish joint sealants to repair or replace those that do not comply with performance and other requirements specified in this Section within specified warranty period.
1. Warranty Period: Three years from date of Substantial Completion.
- C. Special warranties specified in this article exclude deterioration or failure of joint sealants from the following:
1. Movement of the structure caused by structural settlement or errors attributable to design or construction resulting in stresses on the sealant exceeding sealant manufacturer's written specifications for sealant elongation and compression.
  2. Disintegration of joint substrates from natural causes exceeding design specifications.
  3. Mechanical damage caused by individuals, tools, or other outside agents.
  4. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.

## PART 2 - PRODUCTS

### 2.1 MATERIALS, GENERAL

- A. Compatibility: Provide joint sealants, backings, 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.
- B. Liquid-Applied Joint Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied joint sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
- C. Stain-Test-Response Characteristics: Where sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.
- D. Suitability for Contact with Food: Where sealants are indicated for joints that will come in repeated contact with food, provide products that comply with 21 CFR 177.2600.

- E. Colors of Exposed Joint Sealants: As selected by Architect from manufacturer's full range.

## 2.2 URETHANE JOINT SEALANTS

- A. Single-Component, Nonsag, Urethane Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, for Use NT.
1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. BASF Building Systems; Sonolastic NP1, Sonalastic TX1, Sonolastic Ultra.
    - b. Dow #995 Structural sealant.
    - c. Pecora Corporation; Dynatrol I-XL.
    - d. Sika Corporation, Construction Products Division; Sikaflex - 1a.
    - e. Tremco Incorporated; Dymonic, Vulkem 116.
    - f. Approved Equal

## 2.3 LATEX JOINT SEALANTS

- A. Latex Joint Sealant: Acrylic latex or siliconized acrylic latex, ASTM C 834, Type OP, Grade NF, paintable.
1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. BASF Building Systems; Sonolac.
    - b. Bostik, Inc.; Chem-Calk 600.
    - c. Pecora Corporation; AC-20+.
    - d. Tremco Incorporated; Tremflex 834.
    - e. Approved Equal

## 2.4 JOINT SEALANT BACKING

- A. General: Provide sealant backings of material that are nonstaining; are compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer based on field experience and laboratory testing.
- B. Cylindrical Sealant Backings: ASTM C 1330, Type C (closed-cell material with a surface skin), Type O (open-cell material), Type B (bicellular material with a surface skin) or any of the preceding types, as approved in writing by joint-sealant manufacturer for joint application indicated, and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
- C. Bond-Breaker Tape: Polyethylene tape or other plastic tape recommended by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint. Provide self-adhesive tape where applicable.

## 2.5 MISCELLANEOUS MATERIALS

- A. Primer: Material recommended by joint-sealant manufacturer where required for adhesion of sealant to joint substrates indicated, as determined from preconstruction joint-sealant-substrate tests and field tests.



- B. Cleaners for Nonporous Surfaces: Chemical cleaners acceptable to manufacturers of sealants and sealant backing materials, free of oily residues or other substances capable of staining or harming joint substrates and adjacent nonporous surfaces in any way, and formulated to promote optimum adhesion of sealants to joint substrates.
- C. Masking Tape: Nonstaining, nonabsorbent material compatible with joint sealants and surfaces adjacent to joints.

## 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.
- B. 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 and the following requirements:
  - 1. Remove all foreign material from joint substrates that could interfere with adhesion of joint sealant, including dust, paints (except for permanent, protective coatings tested and approved for sealant adhesion and compatibility by sealant manufacturer), old joint sealants, oil, grease, waterproofing, water repellents, water, surface dirt, and frost.
  - 2. Clean porous joint substrate surfaces by brushing, grinding, mechanical abrading, or a combination of these methods to produce a clean, sound substrate capable of developing optimum bond with joint sealants. Remove loose particles remaining after cleaning operations above by vacuuming or blowing out joints with oil-free compressed air. Porous joint substrates include the following:
    - a. Concrete.
    - b. Masonry.
    - c. Unglazed surfaces of ceramic tile.
  - 3. Remove laitance and form-release agents from concrete.
  - 4. Clean nonporous joint substrate surfaces with chemical cleaners or other means that do not stain, harm substrates, or leave residues capable of interfering with adhesion of joint sealants. Nonporous joint substrates include the following:
    - a. Metal.
    - b. Glass.
    - c. Porcelain enamel.
    - d. Glazed surfaces of ceramic tile.
- B. Joint Priming: Prime joint substrates where recommended by joint-sealant manufacturer or as indicated by preconstruction joint-sealant-substrate tests or prior experience. Apply primer to comply with joint-sealant manufacturer's written instructions. Confine primers to areas of joint-sealant bond; do not allow spillage or migration onto adjoining surfaces.
- C. Masking Tape: Use masking tape where required to prevent contact of sealant or primer with adjoining surfaces that otherwise would be permanently stained or damaged by such contact or by cleaning methods required to remove sealant smears. Remove tape immediately after tooling without disturbing joint seal.

### 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 sealant backings of kind 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 sealant backings.
  - 2. Do not stretch, twist, puncture, or tear sealant backings.
  - 3. Remove absorbent sealant backings that have become wet before sealant application and replace them with dry materials.
- D. Install bond-breaker tape behind sealants where sealant backings are not used between sealants and backs of joints.
- E. 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 in each joint configuration.
  - 3. Produce uniform, cross-sectional shapes and depths relative to joint widths that allow optimum sealant movement capability.
- F. Tooling of Nonsag Sealants: Immediately after sealant application and before skinning or curing begins, tool sealants according to requirements specified in subparagraphs 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 sealant from surfaces adjacent to joints.
  - 2. Use tooling agents that are approved in writing by sealant manufacturer and that do not discolor sealants or adjacent surfaces.
  - 3. Provide concave joint profile per Figure 8A in ASTM C 1193, unless otherwise indicated.
  - 4. Provide flush joint profile where indicated per Figure 8B in ASTM C 1193.
  - 5. Provide recessed joint configuration of recess depth and at locations indicated per Figure 8C in ASTM C 1193.
    - a. Use masking tape to protect surfaces adjacent to recessed tooled joints.

### 3.4 CLEANING

- A. Clean off excess sealant or sealant smears adjacent to joints as the Work progresses by methods and with cleaning materials approved in writing 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 so installations with repaired areas are indistinguishable from original work.

## 3.6 JOINT-SEALANT SCHEDULE

A. Joint-Sealant Application: Exterior joints in vertical surfaces and horizontal nontraffic surfaces.

1. Joint Locations:

- a. Seals between Air Vapor Barrier Membrane and frames of windows, doors, louvers  
Curtainwall and other penetrations through the air vapor barrier
- b. Joints between different materials.
- c. Other joints as indicated on the drawings.

2. Urethane Joint Sealant: Single component, nonsag, Class 25.

B. Joint-Sealant Application: Interior joints in vertical surfaces and horizontal nontraffic surfaces.

1. Joint Locations:

- a. Control and expansion joints on exposed interior surfaces of exterior walls.
- b. Interior perimeter joints of exterior openings where indicated. Vertical joints on  
exposed surfaces of interior unit masonry walls and partitions.
- c. Perimeter joints between interior wall surfaces and frames of interior doors, windows  
and elevator entrances.
- d. Perimeter joints of plumbing fixtures at walls, floors and counters.
- e. Perimeter of countertops and backsplashes at adjacent walls.
- f. Other joints as indicated.

2. Joint Sealant: Latex.

END OF SECTION 07 92 00

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## SECTION 011000 - SUMMARY

### 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. Section Includes:
  - 1. Project information.
  - 2. Work covered by Contract Documents.
  - 3. Work under separate contracts.
  - 4. Access to site.
  - 5. Work restrictions.
  - 6. Specification and drawing conventions.
  - 7. Miscellaneous provisions.

- B. Related Requirements:

#### 1.3 PROJECT INFORMATION

- A. Project Identification: Rhode Island Lottery, Office Expansion
  - 1. Project Location: 1425 Pontiac Ave, Cranston, RI 02920
- B. Owner: Rhode Island Lottery
  - 1. Owner's Representative: Mitch Kerwin, Project Manager 401-463-6500 Ext. 123
- C. Architect: Brittany Grant, Rowse Architects, Inc.; 401-331-9200.
- D. Architect's Consultants: The Architect has retained the following design professionals who have prepared designated portions of the Contract Documents:
  - 1. Mechanical, Electrical, Plumbing and Fire Protection Engineering: Building Engineering Resources, 351 Centerville Rd, Warwick, RI 02886. Tel: 401-942-3500.

#### 1.4 DEFINITIONS

- A. General: Basic Contract definitions are included in the Conditions of the Contract.
- B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
- C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."

- D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
- E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
- F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
- G. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
- H. "Provide": Furnish and install, complete and ready for the intended use.

#### 1.5 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of Project is defined by the Contract Documents and consists of the following:
  - 1. The project consists of minor renovations to the existing Rhode Island Lottery Headquarters Building. An existing interior storage space of approximately 900 SF is being modified into office space; Work includes, but is not limited to, saw cutting an opening in CMU construction, metal stud and gypsum interior partitions with 2x2 ACT ceilings and finishes, minor Electrical, HVAC, and Fire Alarm modifications, and new furniture.
    - a. The building is designed in accordance with the 2021 Rhode Island State Building Code (2018 Edition of IBC with RI Amendments) and the 2021 Rhode Island Life Safety Code (2018 Edition of NFPA 101 with RI Amendments).
  - 2. The Contractor must provide all material, labor, tools, plant, supplies, equipment, transportation, superintendence, temporary construction of every nature and all other services and facilities necessary to complete the construction for the Owner, including all incidental work as required or described in the contract documents.
- B. Type of Contract:
  - 1. Project will be constructed under a single prime contract.

#### 1.6 WORK UNDER SEPARATE CONTRACTS

- A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.
- B. Concurrent Work: Owner will award separate contract(s) for the following construction operations at Project site. Those operations will be conducted simultaneously with work under this Contract.
  - 1. Security System: Installation of certain security equipment by Owner's vendor. Installation of raceway systems and wiring in support of the Owner's security system is provided under this Contract.

## 1.7 ACCESS TO SITE

- A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
- B. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

## 1.8 WORK RESTRICTIONS

- A. Work Restrictions, General: Comply with restrictions on construction operations.
  - 1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
- B. On-Site Work Hours: Limit work in the existing building to normal business working hours as mutually agreed upon between the Contractor and Owner.
- C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
  - 1. Notify Owner not less than two days in advance of proposed utility interruptions.
  - 2. Obtain Owner's written permission before proceeding with utility interruptions.
- D. Nonsmoking Building: Smoking is not permitted within the building or within **25 feet (8 m)** of entrances, operable windows, or outdoor-air intakes.
- E. Controlled Substances: Use of tobacco products and other controlled substances within the existing building and on Project site is not permitted.

## 1.9 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
  - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
  - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:
  - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
  - 2. Abbreviations: Materials and products are identified by abbreviations.

3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.
4. All work drawn on Plans and not specified or all work specified and not drawn are part of Contract Work required to be done and are to be executed as fully as if described in both of these ways. Only work specifically noted in the following manner shall be considered as not being in the contract:  
".....by Owner".  
".....NIC (Not In Contract)".
5. If, after examination of Contract Drawings and Specifications, or after a visit to the premises, any discrepancies, omissions, ambiguities, or conflicts are found in or amount contract documents or there is doubt as to their meaning, Architect is to be notified at the earliest possible date. Where information sought is not clearly indicated or specified, the Architect will issue addendum to the Contractor clarifying conditions, which addendum will become part of the Contract Documents. Neither the Owner nor the Architect will be responsible for any oral instructions.
6. If there are two ways and/or instruction in drawings and/or specifications, it shall be assumed that the Contractor has based his base bid price on the most expensive way.
7. If duplication is shown on drawings and/or specifications of work by more than one trade, Architect shall determine which trade shall do work and rebate shall be due from the other trades to Owner.
8. Drawings DO NOT include any necessary components for construction safety.
9. In all work shown on Drawings, figured dimensions are to be followed in all cases, though they may differ from scaled measurements. Before beginning the work, Contractor is to check through and verify all dimensions/elevations and call to the attention of the Architect any apparent or manifest discrepancy.
10. Contractor shall verify all dimensions with existing and actual field conditions, prior to start of any work.
11. All work and materials shown on drawings shall be interpreted by the Contractor as being new work and materials to be furnished and installed unless are specifically indicated as existing to remain.
12. Omissions from the drawings and specifications of items obviously needed to properly perform the Work, such as attachments, bolts, hangers and other fastening devices shall not relieve the Contractor from furnishing and installing the same.

#### 1.10 MISCELLANEOUS PROVISIONS

- A. Sales Tax: The Owner hereby affirms that, in accordance with the Rhode Island Sales and Use Tax Laws, that they are in possession of a bonafide Exemption Certificate. Contractors shall not include any Rhode Island State Sales and Use Taxes relative to the performance of Work that is covered by this exemption.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000

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## 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 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements governing allowances.
  - 1. Certain items are specified in the Contract Documents by allowances. Allowances have been established in lieu of additional requirements and to defer selection of actual materials and equipment to a later date when direction will be provided to Contractor. If necessary, additional requirements will be issued by Change Order.
- B. Types of allowances include the following:
  - 1. Lump-sum allowances.
  - 2. Contingency 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 ACTION SUBMITTALS

- A. Submit proposals for purchase of products or systems included in allowances, in the form specified for Change Orders.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Submit invoices or delivery slips to show actual quantities of materials delivered to the site for use in fulfillment of each allowance.
- B. Submit time sheets and other documentation to show labor time and cost for installation of allowance items that include installation as part of the allowance.
- C. Coordinate and process submittals for allowance items in same manner as for other portions of the Work.



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## 1.6 COORDINATION

- A. Coordinate allowance items with other portions of the Work. Furnish templates as required to coordinate installation.

## 1.7 LUMP-SUM ALLOWANCES

- A. Allowance shall include cost to Contractor of specific products and materials ordered by Owner or selected by Architect under allowance and shall include taxes, freight, and delivery to Project site.
- B. Unless otherwise indicated, Contractor's costs for receiving and handling at Project site, labor, installation, overhead and profit, and similar costs related to products and materials ordered by Owner or selected by Architect under allowance shall be included as part of the Contract Sum and not part of the allowance.

## 1.8 CONTINGENCY ALLOWANCES

- A. Use the contingency allowance only as directed by Architect for Owner's purposes and only by Change Orders that indicate amounts to be charged to the allowance.
- B. Contractor's overhead, profit, and related costs for products and equipment ordered by Owner under the contingency allowance are included in the allowance and are not part of the Contract Sum. These costs include delivery, installation, taxes, insurance, equipment rental, and similar costs.
- C. Change Orders authorizing use of funds from the contingency allowance will include Contractor's related costs and reasonable overhead and profit margins.
- D. At Project closeout, credit unused amounts remaining in the contingency allowance to Owner by Change Order.

## 1.9 ADJUSTMENT OF ALLOWANCES

- A. Allowance Adjustment: To adjust allowance amounts, prepare a Change Order proposal based on the difference between purchase amount and the allowance, multiplied by final measurement of work-in-place where applicable. If applicable, include reasonable allowances for cutting losses, tolerances, mixing wastes, normal product imperfections, and similar margins.
  - 1. Include installation costs in purchase amount only where indicated as part of the allowance.
  - 2. If requested, prepare explanation and documentation to substantiate distribution of overhead costs and other margins claimed.
- B. Submit claims for increased costs because of a change in scope or nature of the allowance described in the Contract Documents, whether for the purchase order amount or Contractor's handling, labor, installation, overhead, and profit.
  - 1. Do not include Contractor's or subcontractor's indirect expense in the Change Order cost amount unless it is clearly shown that the nature or extent of work has changed from what could have been foreseen from information in the Contract Documents.
  - 2. No change to Contractor's indirect expense is permitted for selection of higher- or lower-priced materials or systems of the same scope and nature as originally indicated.

## 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. Allowance No.1: Contingency Allowance: Include a contingency allowance of \$10,000 for use at the Owner's discretion and according to the Owner's written instructions.
- B. Allowance No.2: Lump Sum Allowance: Include a lump sum allowance of \$80,000 for the procurement and installation of office furniture, to be provided by W.B. Mason, as part of the MPA 573 Agreement. GC to coordinate installation and all connection points.

END OF SECTION 012100

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**SECTION 013100 - PROJECT MANAGEMENT AND COORDINATION****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. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
  - 1. General coordination procedures.
  - 2. Requests for Information (RFIs).
  - 3. Project meetings.
- B. Each contractor shall participate in coordination requirements. Certain areas of responsibility are assigned to a specific contractor.
- C. Related Requirements:
  - 1. Division 01 Section "Construction Progress Documentation" for preparing and submitting Contractor's construction schedule.
  - 2. Division 01 Section "Closeout Procedures" for coordinating closeout of the Contract.
  - 3. Division 01 Section "Execution" for procedures for coordinating general installation and field-engineering services, including establishment of benchmarks and control points.

**1.3 DEFINITIONS**

- A. RFI: Request from Owner, Architect, or Contractor seeking information required by or clarifications of the Contract Documents.

**1.4 INFORMATIONAL SUBMITTALS**

- A. 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.
- B. Key Personnel Names: Within 15 days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site. Identify individuals and their duties and responsibilities; list addresses and telephone numbers, including home, office, and cellular telephone numbers and e-mail addresses. Provide names, addresses, and telephone numbers of individuals assigned as alternates in the absence of individuals assigned to Project.

## 1.5 GENERAL COORDINATION PROCEDURES

- A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, which depend on each other for proper installation, connection, and operation.
1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
  2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
  3. Make adequate provisions to accommodate items scheduled for later installation.
- B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.
- C. Conservation: Coordinate construction activities to ensure that operations are carried out with consideration given to conservation of energy, water, and materials. Coordinate use of temporary utilities to minimize waste.
1. Salvage materials and equipment involved in performance of, but not actually incorporated into, the Work. See other Sections for disposition of salvaged materials that are designated as Owner's property.

## 1.6 COORDINATION DRAWINGS

- A. Coordination Drawings, General: Prepare coordination drawings according to requirements in individual Sections, and additionally where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.
1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:
    - a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
    - b. Coordinate the addition of trade-specific information to the coordination drawings by multiple contractors in a sequence that best provides for coordination of the information and resolution of conflicts between installed components before submitting for review.
    - c. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
    - d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
    - e. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
    - f. Indicate required installation sequences.
    - g. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed

resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

B. Coordination Drawing Organization: Organize coordination drawings as follows:

1. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire-protection, fire-alarm, and electrical Work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the Work.
2. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical and electrical equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings. Indicate areas of conflict between light fixtures and other components.
3. Mechanical Rooms: Provide coordination drawings for mechanical rooms showing plans and elevations of mechanical, plumbing, fire-protection, fire-alarm, and electrical equipment.
4. Structural Penetrations: Indicate penetrations and openings required for all disciplines.
5. Slab Edge and Embedded Items: Indicate slab edge locations and sizes and locations of embedded items for metal fabrications, sleeves, anchor bolts, bearing plates, angles, door floor closers, slab depressions for floor finishes, curbs and housekeeping pads, and similar items.
6. Mechanical and Plumbing Work: Show the following:
  - a. Sizes and bottom elevations of ductwork, piping, and conduit runs, including insulation, bracing, flanges, and support systems.
  - b. Dimensions of major components, such as dampers, valves, diffusers, access doors, cleanouts and electrical distribution equipment.
  - c. Fire-rated enclosures around ductwork.
7. Electrical Work: Show the following:
  - a. Runs of vertical and horizontal conduit 1-1/4 inches (32 mm) in diameter and larger.
  - b. Light fixture, exit light, emergency battery pack, smoke detector, and other fire-alarm locations.
  - c. Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
  - d. Location of pull boxes and junction boxes, dimensioned from column center lines.
8. Fire-Protection System: Show the following:
  - a. Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.
9. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect will so inform Contractor, who shall make changes as directed and resubmit.

1.7 REQUESTS FOR INFORMATION (RFIs)

- A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.

2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
- B. Frivolous RFIs: RFIs generated by the contractor because of his failure to adequately study and compare the Contract Documents, or coordinating their own work, shall be considered frivolous. The contractor shall pay all A/E and owner costs associated with responding to these RFIs.
- C. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
1. Project name.
  2. Project number.
  3. Date.
  4. Name of Contractor.
  5. Name of Architect
  6. RFI number, numbered sequentially.
  7. RFI subject.
  8. Specification Section number and title and related paragraphs, as appropriate.
  9. Drawing number and detail references, as appropriate.
  10. Field dimensions and conditions, as appropriate.
  11. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
  12. Contractor's signature.
  13. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
    - a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.
- D. RFI Forms: AIA Document G716 or another form that in the sole opinion of the Architect is acceptable.
1. Attachments shall be electronic files in Adobe Acrobat PDF format.
- E. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days plus seven days for consultants for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.
1. The following Contractor-generated RFIs will be returned without action:
    - a. Requests for approval of submittals.
    - b. Requests for approval of substitutions.
    - c. Requests for approval of Contractor's means and methods.
    - d. Requests for coordination information already indicated in the Contract Documents.
    - e. Requests for adjustments in the Contract Time or the Contract Sum.
    - f. Requests for interpretation of Architect's actions on submittals.
    - g. Frivolous, Incomplete or inaccurately prepared RFIs.
  2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
    - a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 5 days of receipt of the RFI response.

- F. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Include the following:
1. Project name.
  2. Name and address of Contractor.
  3. Name and address of Architect
  4. RFI number including RFIs that were returned without action or withdrawn.
  5. RFI description.
  6. Date the RFI was submitted.
  7. Date Architect's response was received.
- G. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within five days if Contractor disagrees with response.
1. Identification of related Minor Change in the Work, Construction Change Directive, and Proposal Request, as appropriate. Identification of related Field Order, Work Change Directive, and Proposal Request, as appropriate.

## 1.8 PROJECT MEETINGS

- A. General: Schedule and conduct meetings and conferences at Project site unless otherwise indicated.
1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
  2. Agenda: Prepare the meeting agenda. Distribute the agenda to all invited attendees.
  3. Minutes: Entity responsible for conducting meeting will record significant discussions and agreements achieved. Distribute the meeting minutes to everyone concerned, including Owner and Architect, within three days of the meeting.
- B. Preconstruction Conference: Schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner and Architect, but no later than 15 days after execution of the Agreement.
1. Conduct the conference to review responsibilities and personnel assignments.
  2. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
  3. Agenda: Discuss items of significance that could affect progress, including the following:
    - a. Tentative construction schedule.
    - b. Phasing.
    - c. Critical work sequencing and long-lead items.
    - d. Designation of key personnel and their duties.
    - e. Lines of communications.
    - f. Procedures for processing field decisions and Change Orders.
    - g. Procedures for RFIs.
    - h. Procedures for testing and inspecting.
    - i. Procedures for processing Applications for Payment.
    - j. Distribution of the Contract Documents.
    - k. Submittal procedures.
    - l. Preparation of record documents.
    - m. Use of the premises and existing building.
    - n. Work restrictions.
    - o. Working hours.

- p. Owner's occupancy requirements.
  - q. Responsibility for temporary facilities and controls.
  - r. Procedures for moisture and mold control.
  - s. Procedures for disruptions and shutdowns.
  - t. Construction waste management and recycling.
  - u. Parking availability.
  - v. Office, work, and storage areas.
  - w. Equipment deliveries and priorities.
  - x. First aid.
  - y. Security.
  - z. Progress cleaning.
4. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.
- C. Project Closeout Conference: Schedule and conduct a project closeout conference, at a time convenient to Owner and Architect, but no later than 30 days prior to the scheduled date of Substantial Completion.
- 1. Conduct the conference to review requirements and responsibilities related to Project closeout.
  - 2. Attendees: Authorized representatives of Owner, Architect, and their consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
  - 3. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:
    - a. Preparation of record documents.
    - b. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
    - c. Submittal of written warranties.
    - d. Requirements for preparing operations and maintenance data.
    - e. Requirements for delivery of material samples, attic stock, and spare parts.
    - f. Requirements for demonstration and training.
    - g. Preparation of Contractor's punch list.
    - h. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
    - i. Submittal procedures.
    - j. Responsibility for removing temporary facilities and controls.
  - 4. Minutes: Entity conducting meeting will record and distribute meeting minutes.
- D. Progress Meetings: Conduct progress meetings at weekly intervals.
- 1. Coordinate dates of meetings with preparation of payment requests.
  - 2. Attendees: In addition to representatives of Owner, and Architect, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
  - 3. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
    - a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties



involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.

1) Review schedule for next period.

b. Review present and future needs of each entity present, including the following:

- 1) Interface requirements.
- 2) Sequence of operations.
- 3) Status of submittals.
- 4) Deliveries.
- 5) Off-site fabrication.
- 6) Access.
- 7) Site utilization.
- 8) Temporary facilities and controls.
- 9) Progress cleaning.
- 10) Quality and work standards.
- 11) Status of correction of deficient items.
- 12) Field observations.
- 13) Status of RFIs.
- 14) Status of proposal requests.
- 15) Pending changes.
- 16) Status of Change Orders.
- 17) Pending claims and disputes.
- 18) Documentation of information for payment requests.

4. Minutes: Entity responsible for conducting the meeting will record and distribute the meeting minutes to each party present and to parties requiring information.

1.9 Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01 31 00

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**SECTION 013200 - CONSTRUCTION PROGRESS DOCUMENTATION****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. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the Work, including the following:
  - 1. Contractor's construction schedule.
  - 2. Construction schedule updating reports.
  - 3. Daily construction reports.
  - 4. Site condition reports.
  - 5. Special reports.
- B. Related Requirements:
  - 1. Division 01 Section "Submittal Procedures" for submitting schedules and reports.
  - 2. Division 01 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 Activity: An activity on the critical path that must start and finish on the planned early start and finish times.
  - 2. Predecessor Activity: An activity that precedes another activity in the network.
  - 3. Successor Activity: An activity that follows another activity in the network.
- B. Event: The starting or ending point of an activity.

**1.4 INFORMATIONAL SUBMITTALS**

- A. Format for Submittals: Submit required submittals in the following format:
  - 1. PDF electronic file.
- B. Contractor's Construction Schedule: Initial schedule, of size required to display entire schedule for entire construction period.
- C. Construction Schedule Updating Reports: Submit with preliminary (pencil copy) Applications for Payment.
- D. Daily Construction Reports: Submit at weekly intervals.

- E. Site Condition Reports: Submit at time of discovery of differing conditions.
- F. Special Reports: Submit at time of unusual event.

## 1.5 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, submittal schedule, progress reports, payment requests, and other required schedules and reports.
  - 1. Secure time commitments for performing critical elements of the Work from entities involved.
  - 2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

## PART 2 - PRODUCTS

### 2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE, GENERAL

- A. 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.
- B. Activities: Treat each story or separate area as a separate numbered activity for each main element of the Work. Comply with the following:
  - 1. Activity Duration: Define activities so no activity is longer than 20 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 01 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's construction schedule with submittal schedule.
  - 4. Startup and Testing Time: Include no fewer than 15 days for startup and testing.
  - 5. Substantial Completion: Indicate completion in advance of date established for Substantial Completion, and allow time for Architect's administrative procedures necessary for certification of Substantial Completion.
  - 6. Punch List and Final Completion: Include not more than 30 days for completion of punch list items and final completion.
- C. 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. Work under More Than One Contract: Include a separate activity for each contract.
  - 3. Work by Owner: Include a separate activity for each portion of the Work performed by Owner.
  - 4. Products Ordered in Advance: Include a separate activity for each product. Include delivery date indicated in Division 01 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.

5. Owner-Furnished Products: Include a separate activity for each product. Include delivery date indicated in Division 01 Section "Summary." Delivery dates indicated stipulate the earliest possible delivery date.
  6. Work Restrictions: Show the effect of the following items on the schedule:
    - a. Coordination with site use limitations.
    - b. Limitations of continued occupancies of adjacent buildings.
    - c. Uninterruptible services.
    - d. Use of premises restrictions.
    - e. Environmental control.
  7. 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.
- D. Milestones: Include milestones indicated in the Contract Documents in schedule, including, but not limited to, the Notice to Proceed, Substantial Completion, final completion, and the following interim milestones:
1. Temporary enclosure and space conditioning.
  2. North parking lot access roadway completion.
- E. Recovery Schedule: When periodic update indicates the Work is 14 or more calendar days behind the current approved schedule, submit a separate recovery schedule indicating means by which Contractor intends to regain compliance with the schedule. Indicate changes to working hours, working days, crew sizes, equipment required to achieve compliance and date by which recovery will be accomplished.
- F. Computer Scheduling Software: Prepare schedules using current version of a program that has been developed specifically to manage construction schedules.
1. Use Microsoft Project for Windows XP operating system.

## 2.2 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 of Award. Base schedule on the startup construction schedule and additional information 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 two months or longer to complete, indicate an estimated completion percentage in 5 percent increments within time bar.

## 2.3 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. Equipment at Project site.
  5. Material deliveries.
  6. High and low temperatures and general weather conditions, including presence of rain or snow.
  7. Accidents.
  8. Meetings and significant decisions.
  9. Unusual events (see special reports).
  10. Stoppages, delays, shortages, and losses.
  11. Meter readings and similar recordings.
  12. Emergency procedures.
  13. Orders and requests of authorities having jurisdiction.
  14. Change Orders received and implemented.
  15. Change Directives received and implemented.
  16. Services connected and disconnected.
  17. Equipment or system tests and startups.
  18. Partial completions and occupancies.
  19. Substantial Completions authorized.
- B. Site Condition Reports: Immediately on discovery of a difference between site conditions and the Contract Documents, prepare and submit 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.

## 2.4 SPECIAL REPORTS

- A. General: Submit special reports directly to Owner within two day(s) 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, 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 final 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 01 32 00

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## SECTION 013300 - SUBMITTAL PROCEDURES

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
- B. Related Requirements:
  - 1. Division 01 Section "Project Management and Coordination" for submitting Contractor's construction schedule.

#### 1.2 DEFINITIONS

- A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action.
- B. Informational Submittals: Written and graphic information and physical samples that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements.

#### 1.3 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

- A. Architect's Digital Data Files: Electronic copies of digital data files of the Contract Drawings will not be provided by Architect for Contractor's use in preparing submittals.
- B. Architect will not process or review submittals that have not been reviewed by the Contractor or that do not have the Contractor's review / approval stamp on them.
- C. Submittals received by Architect after 12:00 p.m. will be considered as received the following working day.
- D. 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.
    - a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
- E. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.

1. Initial Review: Allow 15 days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination.
    - a. Allow additional 5 days for review of each submittal where it is necessary for review by Architect or Owner consultant.
  2. Intermediate Review: If intermediate submittal is necessary, process it in same manner as initial submittal.
  3. Resubmittal Review: Allow 15 days for review of each resubmittal.
    - a. Allow additional 5 days for review of each submittal where it is necessary for review by Architect or Owner consultant.
- F. Paper Submittals: Place a permanent label or title block on each submittal item for identification.
1. Indicate name of firm or entity that prepared each submittal on label or title block.
  2. Provide a space approximately 6 by 8 inches (150 by 200 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 for processing and recording action taken:
    - a. Project name.
    - b. Date.
    - c. Name of Architect.
    - d. Name of Construction Manager.
    - e. Name of Contractor.
    - f. Name of subcontractor.
    - g. Name of supplier.
    - h. Name of manufacturer.
    - i. Submittal number or other unique identifier, including revision identifier.
      - 1) Submittal number shall use Specification Section number followed by a decimal point and then a sequential number (e.g., 061000.01). Resubmittals shall include an alph numeric suffix (e.g., 061000.01R1).
    - j. Number and title of appropriate Specification Section.
    - k. Drawing number and detail references, as appropriate.
    - l. Location(s) where product is to be installed, as appropriate.
    - m. Other necessary identification.
  4. Additional Paper Copies: Unless additional copies are required for final submittal, and unless Architect observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal.
  5. Transmittal for Paper Submittals: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal form. Architect will discard submittals received from sources other than Contractor.
    - a. Transmittal Form for Paper Submittals: Use AIA Document G810.
    - b. Transmittal Form for Paper Submittals: Provide locations on form for the following information:
      - 1) Project name.
      - 2) Date.
      - 3) Destination (To:).
      - 4) Source (From:).
      - 5) Name and address of Architect.
      - 6) Name of Construction Manager.



- 7) Name of Contractor.
  - 8) Name of firm or entity that prepared submittal.
  - 9) Names of subcontractor, manufacturer, and supplier.
  - 10) Category and type of submittal.
  - 11) Submittal purpose and description.
  - 12) Specification Section number and title.
  - 13) Specification paragraph number or drawing designation and generic name for each of multiple items.
  - 14) Drawing number and detail references, as appropriate.
  - 15) Indication of full or partial submittal.
  - 16) Transmittal number, numbered consecutively.
  - 17) Submittal and transmittal distribution record.
  - 18) Remarks.
  - 19) Signature of transmitter.
- G. Options: Identify options requiring selection by Architect.
- H. Deviations: Identify deviations from the Contract Documents on submittals.
- I. Resubmittals: Make resubmittals in same form and number of copies as initial submittal.
1. Note date and content of previous submittal.
  2. Note date and content of revision in label or title block and clearly indicate extent of revision.
  3. Resubmit submittals until they are marked with approval notation from Architect's action stamp.
- J. 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.
- K. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

## PART 2 - PRODUCTS

### 2.1 SUBMITTAL PROCEDURES

- A. General Submittal Procedure Requirements:
1. Action Submittals: Submit five paper copies of each submittal unless otherwise indicated. Architect will return two copies.
  2. Informational Submittals: Submit three paper copies of each submittal unless otherwise indicated. Architect will not return copies.
  3. Certificates and Certifications Submittals: Provide a 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.
    - a. Provide a notarized statement on original paper copy certificates and certifications where indicated.
- 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 published 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 catalog cuts.
    - b. Manufacturer's product specifications.
    - c. Standard color charts.
    - d. Statement of compliance with specified referenced standards.
    - e. Testing by recognized testing agency.
    - f. Application of testing agency labels and seals.
    - g. Notation of coordination requirements.
    - h. Availability and delivery time information.
  4. For equipment, include the following in addition to the above, as applicable:
    - a. Wiring diagrams showing factory-installed wiring.
    - b. Printed performance curves.
    - c. Operational range diagrams.
    - d. Clearances required to other construction, if not indicated on accompanying Shop Drawings.
  5. Submit Product Data before or concurrent with Samples.
  6. Submit Product Data in the following format:
    - a. Five paper copies of Product Data unless otherwise indicated. Architect will return two copies.
- 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: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
    - a. Identification of products.
    - b. Schedules.
    - c. Compliance with specified standards.
    - d. Notation of coordination requirements.
    - e. Notation of dimensions established by field measurement.
    - f. Relationship and attachment to adjoining construction clearly indicated.
    - g. Seal and signature of professional engineer if specified.
  2. 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 1067 mm).
  3. Submit Shop Drawings in the following format:
    - a. Five opaque copies of each submittal. Architect will retain three copies; remainder will be returned.
- D. Samples: Submit Samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.
1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
  2. Identification: Attach label on unexposed side of Samples that includes the following:
    - a. Generic description of Sample.
    - b. Product name and name of manufacturer.
    - c. Sample source.

- d. Number and title of applicable Specification Section.
3. 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.
  4. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
    - a. Number of Samples: Submit two full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Architect will return submittal with options selected.
  5. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or 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.
    - a. Number of Samples: Submit 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.
      - 1) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a Sample, submit at least three sets of paired units that show approximate limits of variations.
- E. Product Schedule: As required in individual Specification Sections, prepare a written summary indicating types of products required for the Work and their intended location. Include the following information in tabular form:
1. Submit product schedule in the following format:
    - a. Four paper copies of product schedule or list unless otherwise indicated. Architect will return two copies.
- F. Coordination Drawings Submittals: Comply with requirements specified in Division 01 Section "Project Management and Coordination."
- G. Contractor's Construction Schedule: Comply with requirements specified in Division 01 Section "Project Management and Coordination."
- H. Application for Payment and Schedule of Values: Comply with requirements specified in Division 01 Section "Summary."
- I. Test and Inspection Reports and Schedule of Tests and Inspections Submittals: Comply with requirements specified in Division 01 Section "Quality Requirements."
- J. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Division 01 Section "Closeout Procedures."

- K. Maintenance Data: Comply with requirements specified in Division 01 Section "Operation and Maintenance Data."
- L. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.
- M. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure Specification and Procedure Qualification Record on AWS forms. Include names of firms and personnel certified.
- N. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
- O. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
- P. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
- Q. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
- R. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
- S. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. 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.
- T. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project.
- U. Schedule of Tests and Inspections: Comply with requirements specified in Division 01 Section "Quality Requirements."
- V. Preconstruction Test Reports: Submit 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 in the Contract Documents.
- W. Compatibility Test Reports: Submit 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.
- X. Field Test Reports: Submit written reports 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 in the Contract Documents.

## 2.2 DELEGATED-DESIGN SERVICES

- A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
  - 1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.
- B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF electronic file and five paper copies of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
  - 1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

## PART 3 - EXECUTION

### 3.1 CONTRACTOR'S REVIEW

- A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
  - 1. Contractor shall clearly identify "any" and "all" deviations from the contract documents.
  - 2. Contractor shall clearly identify items which need clarification with other trades than the trade submitting the submittal.
  - 3. Contractor shall clearly identify "any" and "all" modifications to the contract documents required by the submittal.
- B. Resubmittals shall have "all" changes, modifications, etc. clearly identified. Failure to identify changes, modifications, etc. shall be justification for returning the submittal without A/E review.
- C. Project Closeout and Maintenance Material Submittals: See requirements in Division 01 Section "Closeout Procedures."
- D. 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.
- E. Failure of Contractor to properly review or stamp submittal shall be justification for returning the submittal without A/E review.
- F. Contractor shall submit documents required by authorities having jurisdiction and obtain their approvals prior to submission to the Architect.

### 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 revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action.
- C. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
- D. Incomplete submittals are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
- E. Submittals not required by the Contract Documents may not be reviewed and may be discarded.

END OF SECTION 01 33 00

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**SECTION 01 40 00 - 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 assurance and quality control.
- B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.
  - 1. Specific quality-assurance and -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 tests, inspections, and related actions do not limit Contractor's other quality-assurance and -control procedures that facilitate compliance with the Contract Document requirements.
  - 3. Requirements for Contractor to provide quality-assurance and -control services required by Architect, Owner, or authorities having jurisdiction are not limited by provisions of this Section.
- C. The contractor is responsible for the overall quality of all its own work and the work performed by the subcontractors working under this contract. The quality of any part of the work installed must not be less than that required by the contract documents. If the Architect or Owner determines that the quality of work does not conform to the applicable specifications and drawings, the contractor will be advised in writing of the areas of nonconformance and within 24 hours the contractor must correct the deficiencies and advise the Architect and Owner in writing of the corrective action taken.
- D. Related Sections include the following:
  - 1. Sections 02 through 33 for specific test and inspection requirements.

**1.3 DEFINITIONS**

- A. **Quality-Assurance Services:** Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
- B. **Quality-Control Services:** Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Architect.
- C. **Mockups:** Full-size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under Sample submittals; to demonstrate aesthetic effects and, where

indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not Samples. Unless otherwise indicated, approved mockups establish the standard by which the Work will be judged.

1. Integrated Exterior Mockups: Mockups of the exterior envelope erected separately from the building but on Project site, consisting of multiple products, assemblies, and subassemblies.
- D. Preconstruction Testing: Tests and inspections performed specifically for Project before products and materials are incorporated into the Work, to verify performance or compliance with specified criteria.
- E. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with industry standards.
- F. Source Quality-Control Testing: Tests and inspections that are performed at the source, i.e., plant, mill, factory, or shop.
- G. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the Work and for completed Work.
- H. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.
- I. Installer/Applicator/Erector: 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.
  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 tradespeople of the corresponding generic name.
- J. Experienced: When used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this Project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction. If individual specification sections require a higher minimum experience requirement that requirement shall supersede this subparagraph.

#### 1.4 CONFLICTING REQUIREMENTS

- A. General: 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.
- B. 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.



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## 1.5 ACTION SUBMITTALS

- A. Shop Drawings: For integrated exterior mockups, provide plans, sections, and elevations, indicating materials and size of mockup construction.
1. Indicate manufacturer and model number of individual components.
  2. Provide axonometric drawings for conditions difficult to illustrate in two dimensions.

## 1.6 INFORMATIONAL SUBMITTALS

- A. Contractor's Quality-Control Plan: For quality-assurance and quality-control activities and responsibilities.
- B. Qualification Data : For Contractor's quality-control personnel.
- C. Contractor's Statement of Responsibility: When required by applicable building code, authorities having jurisdiction or the contract documents submit copy of written statement of responsibility sent to authorities having jurisdiction before starting work on the following systems:
1. Seismic-force-resisting system, designated seismic system, or component listed in the designated seismic system quality-assurance plan prepared by Architect.
  2. Main wind-force-resisting system or a wind-resisting component listed in the wind-force-resisting system quality-assurance plan prepared by Architect.
- D. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.
- E. Schedule of Tests and Inspections: Prepare in tabular form and include the following:
1. Specification Section number and title.
  2. Entity responsible for performing tests and inspections.
  3. Description of test and inspection.
  4. Identification of applicable standards.
  5. Identification of test and inspection methods.
  6. Number of tests and inspections required.
  7. Time schedule or time span for tests and inspections.
  8. Requirements for obtaining samples.
  9. Unique characteristics of each quality-control service.
- F. Reports: Prepare and submit certified written reports that include the following:
1. Date of issue.
  2. Project title and number.
  3. Name, address, and telephone number of testing agency.
  4. Dates and locations of samples and tests or inspections.
  5. Names of individuals making tests and inspections.
  6. Description of the Work and test and inspection method.
  7. Identification of product and Specification Section.
  8. Complete test or inspection data.
  9. Test and inspection results and an interpretation of test results.
  10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
  11. Comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
  12. Name and signature of laboratory inspector.
  13. Recommendations on retesting and reinspecting.

- G. Permits, Licenses, and Certificates: For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

## 1.7 QUALITY ASSURANCE

- A. General: Qualifications paragraphs in this Article establish the minimum qualification levels required; individual Specification Sections specify additional requirements.
- B. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has resulted in construction with a record of successful in-service performance.
- C. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- D. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
- E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar to those indicated for this Project in material, design, and extent.
- F. Specialists: Certain sections of the Specifications require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
1. Requirement for specialists shall not supersede building codes and regulations governing the Work.
- G. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 548; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.
1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
  2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.
- H. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
- I. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:
1. Contractor responsibilities include the following:
    - a. Provide test specimens representative of proposed products and construction.
    - b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the Work.

- c. Provide sizes and configurations of test assemblies, mockups, and laboratory mockups to adequately demonstrate capability of products to comply with performance requirements.
  - d. Build site-assembled test assemblies and mockups using installers who will perform same tasks for Project.
  - e. Build laboratory mockups at testing facility using personnel, products, and methods of construction indicated for the completed Work.
  - f. When testing is complete, remove test specimens, assemblies, mockups, and laboratory mockups; do not reuse products on Project.
2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Architect, with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.
- J. Integrated Exterior Mockups: Construct integrated exterior mockup as indicated on Drawings. Coordinate installation of exterior envelope materials and products for which mockups are required in individual Specification Sections, along with supporting materials.

## 1.8 QUALITY CONTROL

- A. Special Tests and Inspections: Owner will engage a qualified testing agency and special inspector to conduct special tests and inspections per the requirements of Chapter 17 of the Rhode Island State Building Code as the responsibility of the Owner as indicated in the Statement of Special Inspections attached to this Section and as follows:
1. Verifying that manufacturer maintains detailed fabrication and quality-control procedures and reviewing the completeness and adequacy of those procedures to perform the Work.
  2. Notifying Architect and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
  3. Submitting a certified written report of each test, inspection, and similar quality-control service to Architect with copy to Contractor and to authorities having jurisdiction.
  4. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.
  5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
  6. Retesting and reinspecting corrected work. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor.
- B. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
- C. Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Unless otherwise indicated, provide quality-control services specified and those required by authorities having jurisdiction. Perform quality-control services required of Contractor by authorities having jurisdiction, whether specified or not.
1. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality-control services.
    - a. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.
  2. Notify testing agencies at least 24 hours in advance of time when Work that requires testing or inspecting will be performed.

3. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality-control service.
  4. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
  5. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.
- D. **Manufacturer's Field Services:** Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Division 1 Section "Submittal Procedures."
- E. **Retesting/Reinspecting:** Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
1. All costs associated with retesting shall be the responsibility of the Contractor.
- F. **Testing Agency Responsibilities:** Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
1. Notify Architect and Contractor promptly of irregularities or deficiencies observed in the Work during performance of its services.
  2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
  3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
  4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality-control service through Contractor.
  5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the Work.
  6. Do not perform any duties of Contractor.
- G. **Associated Services:** Cooperate with Owner's special inspector, testing agency and other agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:
1. Access to the Work.
  2. Incidental labor and facilities necessary to facilitate tests and inspections.
  3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
  4. Facilities for storage and field curing of test samples.
  5. Delivery of samples to testing agencies.
  6. Preliminary design mix proposed for use for material mixes that require control by testing agency.
  7. Security and protection for samples and for testing and inspecting equipment at Project site.
- H. **Coordination:** Coordinate sequence of activities to accommodate required quality-assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.
1. Schedule times for tests, inspections, obtaining samples, and similar activities.

## 1.9 SPECIAL TESTS AND INSPECTIONS

- A. Special Tests and Inspections: Owner will engage a qualified testing agency and special inspector to conduct special tests and inspections required by authorities having jurisdiction as the responsibility of Owner, as indicated in Statement of Special Inspections attached to this Section, and as follows:
1. Verifying that manufacturer maintains detailed fabrication and quality-control procedures and reviews the completeness and adequacy of those procedures to perform the Work.
  2. Notifying Architect, Commissioning Authority, and Contractor promptly of irregularities and deficiencies observed in the Work during performance of its services.
  3. Submitting a certified written report of each test, inspection, and similar quality-control service to Architect and Commissioning Authority with copy to Contractor and to authorities having jurisdiction.
  4. Submitting a final report of special tests and inspections at Substantial Completion, which includes a list of unresolved deficiencies.
  5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
  6. Retesting and reinspecting corrected work.
    - 1) Owner will furnish Contractor with names, addresses and phone numbers of special inspector and testing agencies engaged and a description of testing and inspecting they are engaged to perform.

## PART 2 - PRODUCTS (Not Used)

## PART 3 - EXECUTION

### 3.1 TEST AND INSPECTION LOG

- A. Prepare a record of tests and inspections. Include the following:
1. Date test or inspection was conducted.
  2. Description of the Work tested or inspected.
  3. Date test or inspection results were transmitted to Architect.
  4. Identification of testing agency or special inspector conducting test or inspection.
- B. Maintain log at Project site. Post changes and modifications as they occur. Provide access to test and inspection log for Architect's and Owner's Project Manager reference during normal working hours.

### 3.2 REPAIR AND PROTECTION

- A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
1. Provide materials and comply with installation requirements specified in other Specification Sections. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible.
  2. Comply with the Contract Document requirements for cutting and patching in Division 01 Section "Execution."
- B. Protect construction exposed by or for quality-control service activities.

- C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

END OF SECTION 01 40 00

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## 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 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; comparable products and substitutions.
- B. Related Requirements:
  - 1. Division 01 for applicable industry standards for products specified.

#### 1.3 DEFINITIONS

- A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
  - 1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature, which is current as of date of the Contract Documents.
  - 2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
  - 3. Comparable Product: Product that is demonstrated and approved through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.
- B. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.
- C. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
  - 1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
  - 2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

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#### 1.4 ACTION SUBMITTALS

- A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
1. Include data to indicate compliance with the requirements specified in "Comparable Products" Article.
  2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Architect will notify Contractor of approval or rejection of proposed comparable product request within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
    - a. Form of Approval: As specified in Division 01 Section "Submittal Procedures."
    - b. Use product specified if Architect does not issue a decision on use of a comparable product request within time allocated.
- B. Basis-of-Design Product Specification Submittal: Comply with requirements in Division 01 Section "Submittal Procedures." Show compliance with requirements.
- C. Substitution Requests: Submit three copies of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
1. Substitution Request Form: Use CSI Form 13.1A or another form that is acceptable to the Architect.
  2. Form shall be sent to Architect in both hardcopy and electronic file form so that Architect may respond back to Contractor electronically.
  3. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
    - a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
    - b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution.
    - c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
    - d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
    - e. Samples, where applicable or requested.
    - f. Certificates and qualification data, where applicable or requested.
    - g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
    - h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
    - i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
    - j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's



- letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
  - k. Cost information, including a proposal of change, if any, in the Contract Sum.
  - l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
  - m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
4. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 15 days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.
- a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
  - b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.
- 1.5 QUALITY ASSURANCE
- A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.
- 1.6 PRODUCT DELIVERY, STORAGE, AND HANDLING
- A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
- B. Delivery and Handling:
- 1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
  - 2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
  - 3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
  - 4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.
- C. Storage:
- 1. Store products to allow for inspection and measurement of quantity or counting of units.
  - 2. Store materials in a manner that will not endanger Project structure.
  - 3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
  - 4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
  - 5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
  - 6. Protect stored products from damage and liquids from freezing.

7. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

## 1.7 PRODUCT WARRANTIES

- A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
  1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
  2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.
- B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.
  1. Manufacturer's Standard Form: Modified to include Project-specific information and properly executed.
  2. Specified Form: When specified forms are included with the Specifications, prepare a written document using indicated form properly executed.
  3. See Divisions 02 through 33 Sections for specific content requirements and particular requirements for submitting special warranties.
- C. Submittal Time: Comply with requirements in Division 01 Section "Closeout Procedures."

## 1.8 SUBSTITUTIONS

- A. Limitations on substitutions:
  1. During Bidding period, Instructions to Bidders govern times for submitting requests for substitutions under requirements specified in this Section.
  2. Substitutions will not be considered when indicated on shop drawings or product data submittals without separate formal request, when requested directly by subcontractor or supplier, or when acceptance will require substantial revision of Contract Documents.
  3. Substitute products shall not be ordered or installed without written acceptance.
  4. Only one request for substitution for each product will be considered. When substitution is not accepted, provide specified product.
  5. Architect has sole right of determination of acceptability of substitutions.
  6. A contractor or subcontractor who carries the cost of a substitute in his bid without prior review by the Architect, does so at his own risk. The Owner is no way obligated to review nor allow that a speculative substitution be furnished.

## PART 2 - PRODUCTS

### 2.1 PRODUCT SELECTION PROCEDURES

- A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
  1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.

2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
  3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
  4. Where products are accompanied by the term "as selected," Architect will make selection.
  5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
  6. Or Equal: For products specified by name and accompanied by the term "or equal," or "or approved equal," or "or approved," comply with requirements in "Comparable Products" Article to obtain approval for use of an unnamed product.
- B. Product Selection Procedures:
1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
  3. Products:
    - a. Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered unless otherwise indicated.
  4. Manufacturers:
    - a. Restricted List: Where Specifications include a list of manufacturers' names, provide a product by one of the manufacturers listed that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered unless otherwise indicated.
  5. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.
- C. Visual Matching Specification: Where Specifications require "match Architect's sample", provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.
1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Division 01 Section "Substitution Procedures" for proposal of product.
- D. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

## 2.2 COMPARABLE PRODUCTS

- A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:
1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
  2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
  3. Evidence that proposed product provides specified warranty.
  4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
  5. Samples, if requested.

## 2.3 SUBSTITUTIONS

- A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 days prior to time required for preparation and review of related submittals.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
    - a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
    - b. Requested substitution provides sustainable design characteristics that specified product provided.
    - c. Substitution request is fully documented and properly submitted.
    - d. Requested substitution will not adversely affect Contractor's construction schedule.
    - e. Requested substitution has received necessary approvals of authorities having jurisdiction.
    - f. Requested substitution is compatible with other portions of the Work.
    - g. Requested substitution has been coordinated with other portions of the Work.
    - h. Requested substitution provides specified warranty.
    - i. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
- B. Substitutions for Convenience: Architect will consider requests for substitution if received within 30 days after the Notice of Award. Requests received after that time may be considered or rejected at discretion of Architect.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
    - a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.

- b. Requested substitution does not require extensive revisions to the Contract Documents.
- c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
- d. Requested substitution provides sustainable design characteristics that specified product provided.
- e. Substitution request is fully documented and properly submitted.
- f. Requested substitution will not adversely affect Contractor's construction schedule.
- g. Requested substitution has received necessary approvals of authorities having jurisdiction.
- h. Requested substitution is compatible with other portions of the Work.
- i. Requested substitution has been coordinated with other portions of the Work.
- j. Requested substitution provides specified warranty.
- k. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

#### 2.4 MANUFACTURER'S INSTRUCTIONS

- A. When contract documents require installation of work to comply with manufacturer's printed instructions, obtain and distribute copies of such instructions to parties involved in the installation, including two copies to the Owner's Representative. Maintain one copy of the instructions at the job site until project completion.
- B. Should project conditions, drawings or specification requirements conflict with manufacturer's instructions the Contractor shall advise the Architect for further instructions, prior to commencement of the work.
- C. Perform all work in accordance with manufacturer's instructions. Do not omit any preparatory step or installation procedure. If there are any conflicts with the contract documents notify the Architect prior to proceeding with the work.

#### PART 3 - EXECUTION (Not Used)

END OF SECTION 01 60 00

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**SECTION 01 74 19 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL****PART 1 - GENERAL****1.1 RELATED DOCUMENTS**

- A. Drawings and general provisions of the Contract, including General Conditions and other Division 01 Specification Sections, apply to this Section.

**1.2 SUMMARY**

- A. Section includes administrative and procedural requirements for the following:
  - 1. Salvaging nonhazardous demolition and construction waste.
  - 2. Recycling nonhazardous demolition and construction waste.
  - 3. Disposing of nonhazardous demolition and construction waste.
- B. Related Requirements
  - 1. Section 024119 "Selective Demolition" for disposal of waste resulting from partial demolition of building materials.

**1.3 DEFINITIONS**

- A. Construction Waste: Building and site improvement materials and other solid waste resulting from construction, remodeling, renovation, or repair operations. Construction waste includes packaging.
- B. Demolition Waste: Building materials resulting from selective demolition operations.
- C. Disposal: Removal off-site of demolition and construction waste and subsequent sale, recycling, reuse, or deposit in landfill or incinerator acceptable to authorities having jurisdiction.
- D. Recycle: Recovery of demolition or construction waste for subsequent processing in preparation for reuse.
- E. Salvage: Recovery of demolition or construction waste and subsequent sale or reuse in another facility.

**1.4 PERFORMANCE REQUIREMENTS**

- A. General: Achieve end-of-Project rates for salvage/recycling of 50 percent by weight of total non-hazardous solid waste generated by the Work. Practice efficient waste management in the use of materials in the course of the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials, including the following:
  - 1. Construction Waste:
    - a. Lumber.
    - b. Wood sheet materials.
    - c. Metals.

- d. Insulation.
- e. Packaging: Regardless of salvage/recycle goal indicated in "General" Paragraph above, salvage or recycle 100 percent of the following uncontaminated packaging materials:
  - 1) Paper.
  - 2) Cardboard.
  - 3) Boxes.
  - 4) Plastic sheet and film.
  - 5) Polystyrene packaging.
  - 6) Wood crates.
  - 7) Plastic pails.

#### 1.5 ACTION SUBMITTALS

- A. Waste Management Plan: Submit plan within 7 days of date established for the Notice of Award.

#### 1.6 INFORMATIONAL SUBMITTALS

- A. Waste Reduction Progress Reports: Concurrent with each Application for Payment, submit report. Use Form CWM-7 for construction waste and Form CWM-8 for demolition waste. Include the following information:
  - 1. Material category.
  - 2. Generation point of waste.
  - 3. Total quantity of waste in tons (tonnes).
  - 4. Quantity of waste salvaged, both estimated and actual in tons (tonnes).
  - 5. Quantity of waste recycled, both estimated and actual in tons (tonnes).
  - 6. Total quantity of waste recovered (salvaged plus recycled) in tons (tonnes).
  - 7. Total quantity of waste recovered (salvaged plus recycled) as a percentage of total waste.
- B. Waste Reduction Calculations: Before request for Substantial Completion, submit calculated end-of-Project rates for salvage, recycling, and disposal as a percentage of total waste generated by the Work.
- C. Records of Donations: Indicate receipt and acceptance of salvageable waste donated to individuals and organizations. Indicate whether organization is tax exempt.
- D. Records of Sales: Indicate receipt and acceptance of salvageable waste sold to individuals and organizations. Indicate whether organization is tax exempt.
- E. Recycling and Processing Facility Records: Indicate receipt and acceptance of recyclable waste by recycling and processing facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- F. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.

#### 1.7 QUALITY ASSURANCE

- A. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.

- B. Waste Management Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to waste management including, but not limited to, the following:
1. Review and discuss waste.
  2. Review requirements for documenting quantities of each type of waste and its disposition.
  3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
  4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
  5. Review waste management requirements for each trade.

## 1.8 WASTE MANAGEMENT PLAN

- A. General: Develop a waste management plan according to ASTM E 1609 and requirements in this Section. Plan shall consist of waste identification, waste reduction work plan, and cost/revenue analysis. Distinguish between demolition and construction waste. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
- B. Waste Identification: Indicate anticipated types and quantities of site-preparation and construction waste generated by the Work. Use Form CWM-1 for construction waste and Form CWM-2 for site preparation waste. Include estimated quantities and assumptions for estimates.
- C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Use Form CWM-3 for construction waste and Form CWM-4 for site preparation waste. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.
1. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
  2. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
  3. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
  4. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
  5. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location where materials separation will be performed.
- 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. Use Form CWM-5 for construction waste and Form CWM-6 for site preparation waste. 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. Include 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 PLAN IMPLEMENTATION

- A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
  1. Comply with operation, termination, and removal requirements in Division 01 Section "Temporary Facilities and Controls."
- B. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work.
  1. Distribute waste management plan to everyone concerned within three days of submittal return.
  2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.
- C. Site Access and Temporary Controls: Conduct waste management operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
  1. Designate and label specific areas on Project site necessary for separating materials that are to be salvaged, recycled, reused, donated, and sold.
  2. Comply with Division 01 Section "Temporary Facilities and Controls" for controlling dust and dirt, environmental protection, and noise control.

### 3.2 SALVAGING DEMOLITION WASTE

- A. Salvaged Items for Sale and Donation: Not permitted on Project site.

### 3.3 RECYCLING WASTE, GENERAL

- A. General: Recycle paper and beverage containers used by on-site workers.
- B. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall accrue to Contractor.
- C. Preparation of Waste: Prepare and maintain recyclable waste materials according to recycling or reuse facility requirements. Maintain materials free of dirt, adhesives, solvents, petroleum contamination, and other substances deleterious to the recycling process.
- D. Procedures: Separate recyclable waste from other waste materials, trash, and debris. Separate recyclable waste by type at Project site to the maximum extent practical according to approved construction waste management plan.

1. Contractor's Option: As this construction site is very limited in area the use of a commingled collection system with off site separation is acceptable.
2. Provide appropriately marked containers or bins for controlling recyclable waste until removed from Project site. Include list of acceptable and unacceptable materials at each container and bin.
  - a. Inspect containers and bins for contamination and remove contaminated materials if found.
3. Stockpile processed materials on-site without intermixing with other materials. Place, grade, and shape stockpiles to drain surface water. Cover to prevent windblown dust.
4. Stockpile materials away from construction area. Do not store within drip line of remaining trees.
5. Store components off the ground and protect from the weather.
6. Remove recyclable waste from Owner's property and transport to recycling receiver or processor.

### 3.4 RECYCLING CONSTRUCTION WASTE

#### A. Packaging:

1. Cardboard and Boxes: Break down packaging into flat sheets. Bundle and store in a dry location.
2. Polystyrene Packaging: Separate and bag materials.
3. Pallets: As much as possible, require deliveries using pallets to remove pallets from Project site. For pallets that remain on-site, break down pallets into component wood pieces and comply with requirements for recycling wood.
4. Crates: Break down crates into component wood pieces and comply with requirements for recycling wood.

#### B. Wood Materials:

1. Clean Cut-Offs of Lumber: Grind or chip into small pieces.
2. Clean Sawdust: Bag sawdust that does not contain painted or treated wood.

### 3.5 DISPOSAL OF WASTE

#### A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.

1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.

#### B. Burning: Do not burn waste materials.

#### C. Disposal: Remove waste materials from Owner's property and legally dispose of them.

END OF SECTION 01 74 19

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## 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 01 Specification Sections, apply to this Section.

#### 1.2 SUMMARY

- A. Section includes administrative and procedural requirements for contract closeout, including, but not limited to, the following:
  - 1. Substantial Completion procedures.
  - 2. Final completion procedures.
  - 3. Warranties.
  - 4. Final cleaning.
  - 5. Repair of the Work.
- B. Related Requirements:
  - 1. Division 01 Section "Execution" for progress cleaning of Project site.
  - 2. Division 01 Section "Operation and Maintenance Data" for operation and maintenance manual requirements.
  - 3. Division 01 Section "Project Record Documents" for submitting record Drawings, record Specifications, and record Product Data.
  - 4. Division 01 Section "Demonstration and Training" for requirements for instructing Owner's personnel.
  - 5. Divisions 02 through 33 Sections for specific closeout and special cleaning requirements for the Work in those Sections.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For cleaning agents.
- B. Contractor's List of Incomplete Items: Initial submittal at Substantial Completion.
- C. Certified List of Incomplete Items: Final submittal at Final Completion.

#### 1.4 CLOSEOUT SUBMITTALS

- A. Certificates of Release: From authorities having jurisdiction.
- B. Certificate of Insurance: For continuing coverage.
- C. Field Report: For pest control inspection.
- D. Certificate Of Occupancy from the authorities having jurisdiction.

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## 1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Schedule of Maintenance Material Items: For maintenance material submittal items specified in other Sections.

## 1.6 SUBSTANTIAL COMPLETION PROCEDURES

- A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's punch list), indicating the value of each item on the list and reasons why the Work is incomplete.
- B. Submittals Prior to Substantial Completion: Complete the following a minimum of 21 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
  2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, damage or settlement surveys, property surveys, and similar final record information.
  3. Submit closeout submittals specified in individual Divisions 02 through 33 Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
  4. Submit maintenance material submittals specified in individual Divisions 02 through 33 Sections, including tools, spare parts, extra materials, and similar items, and deliver to location designated by Architect. Label with manufacturer's name and model number where applicable.
    - a. Schedule of Maintenance Material Items: Prepare and submit schedule of maintenance material submittal items, including name and quantity of each item and name and number of related Specification Section. Obtain Architect's signature for receipt of submittals.
  5. Submit test/adjust/balance records.
  6. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
- C. Procedures Prior to Substantial Completion: Complete the following a minimum of 21 days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Advise Owner of pending insurance changeover requirements.
  2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
  3. Complete startup and testing of systems and equipment.
  4. Perform preventive maintenance on equipment used prior to Substantial Completion.
  5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
  6. Advise Owner of changeover in heat and other utilities.
  7. Participate with Owner in conducting inspection and walkthrough with local emergency responders.
  8. Terminate and remove temporary facilities from Project site, along with mockups, construction tools, and similar elements.
  9. Complete final cleaning requirements, including touchup painting.
  10. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.

- D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 21 days prior to date the work will be completed and ready for final inspection and tests. 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 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.

## 1.7 FINAL COMPLETION PROCEDURES

- A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, complete the following:
1. Submit a final Application for Payment according to Division 01 Section "Payment Procedures."
  2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Architect. Certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
  3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
  4. Submit pest-control final inspection report.
- B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 14 days prior to date the work will be completed and ready for final inspection and tests. 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.

## 1.8 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

- A. Organization 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. Use CSI Form 14.1A.
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. Submit list of incomplete items in the following format:
    - a. MS Excel electronic file. Architect will return annotated file.

- b. PDF electronic file. This file is for record purposes.

## 1.9 SUBMITTAL OF PROJECT WARRANTIES

- A. Time of Submittal: 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, or when delay in submittal of warranties might limit Owner's rights under warranty.
- B. Organize warranty documents into an orderly sequence based on the table of contents of Project Manual.
  - 1. Bind warranties and bonds in heavy-duty, three-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch (215-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.
  - 4. Warranty Electronic File: Scan warranties and bonds and assemble complete warranty and bond submittal package into a single indexed electronic PDF file with links enabling navigation to each item. Provide bookmarked table of contents at beginning of document.
- C. Provide additional copies of each warranty to include in operation and maintenance manuals.

## 1.10 RE-INSPECTION FEES

- A. Should Architect perform re-inspections due to failure of the work to comply with the claims or status of completion made by the Contractor:
  - 1. Owner will compensate the Architect for such additional services.

## 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.
  - 1. Use cleaning products that comply with Green Seal's GS-37, or if GS-37 is not applicable, use products that comply with the California Code of Regulations maximum allowable VOC levels.

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**PART 3 - EXECUTION****3.1 FINAL CLEANING**

- A. General: Perform 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 designated 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.
    - 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; clean according to manufacturer's recommendations 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. Polish mirrors and glass, taking care not to scratch surfaces.
    - k. Remove labels that are not permanent.
    - l. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
    - m. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.
    - n. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
    - o. Clean ducts, blowers, and coils if units were operated without filters during construction or that display contamination with particulate matter on inspection.
      - 1) Clean HVAC system in compliance with NADCA Standard 1992-01. Provide written report on completion of cleaning.
    - p. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency.
    - q. Leave Project clean and ready for occupancy.
- C. Pest Control: Comply with pest control requirements in Division 01 Section "Temporary Facilities and Controls." Prepare written report.

- D. Construction Waste Disposal: Comply with waste disposal requirements in Division 01 Section "Construction Waste Management and Disposal."

### 3.2 REPAIR OF THE WORK

- A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.
- B. Repair or remove and replace defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used during construction to specified condition.
  - 1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and other damaged transparent materials.
  - 2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that that already show evidence of repair or restoration.
    - a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
  - 3. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
  - 4. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

END OF SECTION 01 77 00



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**SECTION 017823 - OPERATION AND MAINTENANCE DATA****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. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:
  - 1. Operation and maintenance documentation directory.
  - 2. Emergency manuals.
  - 3. Operation manuals for systems, subsystems, and equipment.
  - 4. Product maintenance manuals.
  - 5. Systems and equipment maintenance manuals.
- B. Related Requirements:
  - 1. Division 01 Section "Submittal Procedures" for submitting copies of submittals for operation and maintenance manuals.
  - 2. Divisions 02 through 33 Sections for specific operation and maintenance manual requirements for the Work in those Sections.

**1.3 DEFINITIONS**

- A. System: An organized collection of parts, equipment, or subsystems united by regular interaction.
- B. Subsystem: A portion of a system with characteristics similar to a system.

**1.4 CLOSEOUT SUBMITTALS**

- A. Manual Content: Operations and maintenance manual content is specified in individual Specification Sections to be reviewed at the time of Section submittals. Submit reviewed manual content formatted and organized as required by this Section.
  - 1. Architect will comment on whether content of operations and maintenance submittals are acceptable.
  - 2. Where applicable, clarify and update reviewed manual content to correspond to revisions and field conditions.
- B. Format: Submit operations and maintenance manuals in the following format:
  - 1. PDF electronic file. Assemble each manual into a composite electronically indexed file. Submit on digital media acceptable to Architect.

- a. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically linked operation and maintenance directory.
  - b. Enable inserted reviewer comments on draft submittals.
2. Three paper copies. Include a complete operation and maintenance directory. Enclose title pages and directories in clear plastic sleeves. Architect will return two copies.
- C. Initial Manual Submittal: Submit draft copy of each manual at least 30 days before commencing demonstration and training. Architect will comment on whether general scope and content of manual are acceptable.
- D. Final Manual Submittal: Submit each manual in final form prior to requesting inspection for Substantial Completion and at least 15 days before commencing demonstration and training. Architect will return copy with comments.
1. Correct or revise each manual to comply with Architect's comments. Submit copies of each corrected manual within 15 days of receipt of Architect's comments and prior to commencing demonstration and training.

## PART 2 - PRODUCTS

### 2.1 OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY

- A. Directory: Prepare a single, comprehensive directory of emergency, operation, and maintenance data and materials, listing items and their location to facilitate ready access to desired information. Include a section in the directory for each of the following:
1. List of documents.
  2. List of systems.
  3. List of equipment.
  4. Table of contents.
- B. List of Systems and Subsystems: List systems alphabetically. Include references to operation and maintenance manuals that contain information about each system.
- C. List of Equipment: List equipment for each system, organized alphabetically by system. For pieces of equipment not part of system, list alphabetically in separate list.
- D. Tables of Contents: Include a table of contents for each emergency, operation, and maintenance manual.
- E. Identification: In the documentation directory and in each operation and maintenance manual, identify each system, subsystem, and piece of equipment with same designation used in the Contract Documents. If no designation exists, assign a designation according to ASHRAE Guideline 4, "Preparation of Operating and Maintenance Documentation for Building Systems."

### 2.2 REQUIREMENTS FOR EMERGENCY, OPERATION, AND MAINTENANCE MANUALS

- A. Organization: Unless otherwise indicated, organize each manual into a separate section for each system and subsystem, and a separate section for each piece of equipment not part of a system. Each manual shall contain the following materials, in the order listed:

1. Title page.
  2. Table of contents.
  3. Manual contents.
- B. Title Page: Include the following information:
1. Subject matter included in manual.
  2. Name and address of Project.
  3. Name and address of Owner.
  4. Date of submittal.
  5. Name and contact information for Contractor.
  6. Name and contact information for Construction Manager.
  7. Name and contact information for Architect.
  8. Name and contact information for Commissioning Authority.
  9. Names and contact information for major consultants to the Architect that designed the systems contained in the manuals.
  10. Cross-reference to related systems in other operation and maintenance manuals.
- C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.
1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.
- D. Manual Contents: Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.
- E. Manuals, Electronic Files: Submit manuals in the form of a multiple file composite electronic PDF file for each manual type required.
1. Electronic Files: Use electronic files prepared by manufacturer where available. Where scanning of paper documents is required, configure scanned file for minimum readable file size.
  2. File Names and Bookmarks: Enable bookmarking of individual documents based on file names. Name document files to correspond to system, subsystem, and equipment names used in manual directory and table of contents. Group documents for each system and subsystem into individual composite bookmarked files, then create composite manual, so that resulting bookmarks reflect the system, subsystem, and equipment names in a readily navigated file tree. Configure electronic manual to display bookmark panel on opening file.
- F. Manuals, Paper Copy: Submit manuals in the form of hard copy, bound and labeled volumes.
1. Binders: Heavy-duty, three-ring, vinyl-covered, loose-leaf binders, in thickness necessary to accommodate contents, sized to hold 8-1/2-by-11-inch (215-by-280-mm) paper; with clear plastic sleeve on spine to hold label describing contents and with pockets inside covers to hold folded oversize sheets.
    - a. If two or more binders are necessary to accommodate data of a system, organize data in each binder into groupings by subsystem and related components. Cross-reference other binders if necessary to provide essential information for proper operation or maintenance of equipment or system.
    - b. Identify each binder on front and spine, with printed title "OPERATION AND MAINTENANCE MANUAL," Project title or name, subject matter of contents, and indicate Specification Section number on bottom of spine. Indicate volume number for multiple-volume sets.

2. Dividers: Heavy-paper dividers with plastic-covered tabs for each section of the manual. Mark each tab to indicate contents. Include typed list of products and major components of equipment included in the section on each divider, cross-referenced to Specification Section number and title of Project Manual.
3. Protective Plastic Sleeves: Transparent plastic sleeves designed to enclose diagnostic software storage media for computerized electronic equipment.
4. Supplementary Text: Prepared on 8-1/2-by-11-inch (215-by-280-mm) white bond paper.
5. Drawings: Attach reinforced, punched binder tabs on drawings and bind with text.
  - a. If oversize drawings are necessary, fold drawings to same size as text pages and use as foldouts.
  - b. If drawings are too large to be used as foldouts, fold and place drawings in labeled envelopes and bind envelopes in rear of manual. At appropriate locations in manual, insert typewritten pages indicating drawing titles, descriptions of contents, and drawing locations.

## 2.3 EMERGENCY MANUALS

- A. Content: Organize manual into a separate section for each of the following:
  1. Type of emergency.
  2. Emergency instructions.
  3. Emergency procedures.
- B. Type of Emergency: Where applicable for each type of emergency indicated below, include instructions and procedures for each system, subsystem, piece of equipment, and component:
  1. Fire.
  2. Flood.
  3. Gas leak.
  4. Water leak.
  5. Power failure.
  6. Water outage.
  7. System, subsystem, or equipment failure.
  8. Chemical release or spill.
- C. Emergency Instructions: Describe and explain warnings, trouble indications, error messages, and similar codes and signals. Include responsibilities of Owner's operating personnel for notification of Installer, supplier, and manufacturer to maintain warranties.
- D. Emergency Procedures: Include the following, as applicable:
  1. Instructions on stopping.
  2. Shutdown instructions for each type of emergency.
  3. Operating instructions for conditions outside normal operating limits.
  4. Required sequences for electric or electronic systems.
  5. Special operating instructions and procedures.

## 2.4 OPERATION MANUALS

- A. Content: In addition to requirements in this Section, include operation data required in individual Specification Sections and the following information:
  1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
  2. Performance and design criteria if Contractor has delegated design responsibility.

3. Operating standards.
4. Operating procedures.
5. Operating logs.
6. Wiring diagrams.
7. Control diagrams.
8. Piped system diagrams.
9. Precautions against improper use.
10. License requirements including inspection and renewal dates.

B. Descriptions: Include the following:

1. Product name and model number. Use designations for products indicated on Contract Documents.
2. Manufacturer's name.
3. Equipment identification with serial number of each component.
4. Equipment function.
5. Operating characteristics.
6. Limiting conditions.
7. Performance curves.
8. Engineering data and tests.
9. Complete nomenclature and number of replacement parts.

C. Operating Procedures: Include the following, as applicable:

1. Startup procedures.
2. Equipment or system break-in procedures.
3. Routine and normal operating instructions.
4. Regulation and control procedures.
5. Instructions on stopping.
6. Normal shutdown instructions.
7. Seasonal and weekend operating instructions.
8. Required sequences for electric or electronic systems.
9. Special operating instructions and procedures.

D. Systems and Equipment Controls: Describe the sequence of operation, and diagram controls as installed.

E. Piped Systems: Diagram piping as installed, and identify color-coding where required for identification.

## 2.5 PRODUCT MAINTENANCE MANUALS

A. Content: Organize manual into a separate section for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds, as described below.

B. Source Information: List each product included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.

C. Product Information: Include the following, as applicable:

1. Product name and model number.
2. Manufacturer's name.
3. Color, pattern, and texture.
4. Material and chemical composition.

5. Reordering information for specially manufactured products.
- D. Maintenance Procedures: Include manufacturer's written recommendations and the following:
1. Inspection procedures.
  2. Types of cleaning agents to be used and methods of cleaning.
  3. List of cleaning agents and methods of cleaning detrimental to product.
  4. Schedule for routine cleaning and maintenance.
  5. Repair instructions.
- E. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.
- F. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.
1. Include procedures to follow and required notifications for warranty claims.

## 2.6 SYSTEMS AND EQUIPMENT MAINTENANCE MANUALS

- A. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranty and bond information, as described below.
- B. Source Information: List each system, subsystem, and piece of equipment included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.
- C. Manufacturers' Maintenance Documentation: Manufacturers' maintenance documentation including the following information for each component part or piece of equipment:
1. Standard maintenance instructions and bulletins.
  2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.
  3. Identification and nomenclature of parts and components.
  4. List of items recommended to be stocked as spare parts.
- D. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:
1. Test and inspection instructions.
  2. Troubleshooting guide.
  3. Precautions against improper maintenance.
  4. Disassembly; component removal, repair, and replacement; and reassembly instructions.
  5. Aligning, adjusting, and checking instructions.
  6. Demonstration and training video recording, if available.
- E. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.
1. Scheduled Maintenance and Service: Tabulate actions for daily, weekly, monthly, quarterly, semiannual, and annual frequencies.

2. Maintenance and Service Record: Include manufacturers' forms for recording maintenance.
- F. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross-referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.
- G. Maintenance Service Contracts: Include copies of maintenance agreements with name and telephone number of service agent.
- H. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.
  1. Include procedures to follow and required notifications for warranty claims.

### PART 3 - EXECUTION

#### 3.1 MANUAL PREPARATION

- A. Emergency Manual: Assemble a complete set of emergency information indicating procedures for use by emergency personnel and by Owner's operating personnel for types of emergencies indicated.
- B. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.
- C. Operation and Maintenance Manuals: Assemble a complete set of operation and maintenance data indicating operation and maintenance of each system, subsystem, and piece of equipment not part of a system.
  1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
  2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.
- D. Manufacturers' Data: Where manuals contain manufacturers' standard printed data, include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.
  1. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.
- E. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.
  1. Do not use original project record documents as part of operation and maintenance manuals.
  2. Comply with requirements of newly prepared record Drawings in Division 01 Section "Project Record Documents."
- F. Comply with Division 01 Section "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

END OF SECTION 01 78 23



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## SECTION 017839 - PROJECT RECORD DOCUMENTS

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. Section includes administrative and procedural requirements for project record documents, including the following:
  - 1. Record Drawings.
  - 2. Record Specifications.
  - 3. Record Product Data.
- B. Related Requirements:
  - 1. Division 01 Section "Operation and Maintenance Data" for operation and maintenance manual requirements.
  - 2. Divisions 02 through 33 Sections for specific requirements for project record documents of the Work in those Sections.

#### 1.2 CLOSEOUT SUBMITTALS

- A. Record Drawings: Comply with the following:
  - 1. Number of Copies: Submit copies of record Drawings as follows:
    - a. Initial Submittal:
      - 1) Submit PDF electronic files of scanned record prints and one set of file prints.
      - 2) Architect will indicate whether general scope of changes, additional information recorded, and quality of drafting are acceptable.
    - b. Final Submittal:
      - 1) Submit PDF electronic files of scanned record prints and two set(s) of prints.
      - 2) Print each drawing, whether or not changes and additional information were recorded.
- B. Record Specifications: Submit annotated PDF electronic files of Project's Specifications, including addenda and contract modifications.
- C. Record Product Data: Submit one paper copy of each submittal.

### PART 2 - PRODUCTS

#### 2.1 RECORD DRAWINGS

- A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings, incorporating new and revised Drawings as modifications are issued.

1. Preparation: 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 provide information for preparation of corresponding marked-up record prints.
    - a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
    - b. Record data as soon as possible after obtaining it.
    - c. Record and check the markup before enclosing concealed installations.
  2. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
  3. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
  4. Note Construction Change Directive numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.
- B. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
1. Record Prints: Organize record prints and newly prepared record Drawings into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.
  2. Format: Annotated PDF electronic file with comment function enabled.
  3. Identification: As follows:
    - a. Project name.
    - b. Date.
    - c. Designation "PROJECT RECORD DRAWINGS."
    - d. Name of Architect.
    - e. Name of Contractor.

## 2.2 RECORD SPECIFICATIONS

- A. Preparation: Mark Specifications 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.
- B. Format: Submit record Specifications as annotated PDF electronic file.

## 2.3 RECORD PRODUCT DATA

- A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.
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.
- B. Format: Submit record Product Data as annotated PDF electronic file.

## 2.4 MISCELLANEOUS RECORD SUBMITTALS

- A. 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.
- B. Format: Submit miscellaneous record submittals as PDF electronic file.

## PART 3 - EXECUTION

### 3.1 RECORDING AND MAINTENANCE

- A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and revisions to project record documents as they occur; do not wait until end of Project.
- B. Maintenance of Record Documents and Samples: Store record documents and Samples in the field office apart from the Contract Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Architect's reference during normal working hours.

END OF SECTION 01 78 39

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## SECTION 017900 - DEMONSTRATION AND TRAINING

### 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. Section includes administrative and procedural requirements for instructing Owner's personnel, including the following:
  - 1. Demonstration of operation of systems, subsystems, and equipment.
  - 2. Training in operation and maintenance of systems, subsystems, and equipment.
- B. Related Requirements:
  - 1. Divisions 02 through 33 Sections for specific requirements for demonstration and training for products in those Sections.

#### 1.3 QUALITY ASSURANCE

- A. Instructor Qualifications: A factory-authorized service representative, complying with requirements in Division 01 Section "Quality Requirements," experienced in operation and maintenance procedures and training.

#### 1.4 COORDINATION

- A. Coordinate instruction schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations and to ensure availability of Owner's personnel.
- B. Coordinate instructors, including providing notification of dates, times, length of instruction time, and course content.
- C. Coordinate content of training modules with content of approved emergency, operation, and maintenance manuals.

### PART 2 - PRODUCTS

#### 2.1 INSTRUCTION PROGRAM

- A. Program Structure: Develop an instruction program that includes individual training modules for each system and for equipment not part of a system, as required by individual Specification Sections.
- B. Training: Include instruction for the following as applicable to the system, equipment, or component:

1. Basis of System Design, Operational Requirements, and Criteria: Include the following:
  - a. System, subsystem, and equipment descriptions.
  - b. Performance and design criteria if Contractor is delegated design responsibility.
  - c. Operating standards.
  - d. Regulatory requirements.
  - e. Equipment function.
  - f. Operating characteristics.
  - g. Limiting conditions.
  - h. Performance curves.
2. Documentation: Review the following items in detail:
  - a. Emergency manuals.
  - b. Operations manuals.
  - c. Maintenance manuals.
  - d. Project record documents.
  - e. Identification systems.
  - f. Warranties and bonds.
  - g. Maintenance service agreements and similar continuing commitments.
3. Emergencies: Include the following, as applicable:
  - a. Instructions on meaning of warnings, trouble indications, and error messages.
  - b. Instructions on stopping.
  - c. Shutdown instructions for each type of emergency.
  - d. Operating instructions for conditions outside of normal operating limits.
  - e. Sequences for electric or electronic systems.
  - f. Special operating instructions and procedures.
4. Operations: Include the following, as applicable:
  - a. Startup procedures.
  - b. Equipment or system break-in procedures.
  - c. Routine and normal operating instructions.
  - d. Regulation and control procedures.
  - e. Control sequences.
  - f. Safety procedures.
  - g. Instructions on stopping.
  - h. Normal shutdown instructions.
  - i. Operating procedures for emergencies.
  - j. Operating procedures for system, subsystem, or equipment failure.
  - k. Seasonal and weekend operating instructions.
  - l. Required sequences for electric or electronic systems.
  - m. Special operating instructions and procedures.
5. Adjustments: Include the following:
  - a. Alignments.
  - b. Checking adjustments.
  - c. Noise and vibration adjustments.
  - d. Economy and efficiency adjustments.
6. Troubleshooting: Include the following:
  - a. Diagnostic instructions.
  - b. Test and inspection procedures.
7. Maintenance: Include the following:

- a. Inspection procedures.
  - b. Types of cleaning agents to be used and methods of cleaning.
  - c. List of cleaning agents and methods of cleaning detrimental to product.
  - d. Procedures for routine cleaning
  - e. Procedures for preventive maintenance.
  - f. Procedures for routine maintenance.
  - g. Instruction on use of special tools.
8. Repairs: Include the following:
- a. Diagnosis instructions.
  - b. Repair instructions.
  - c. Disassembly; component removal, repair, and replacement; and reassembly instructions.
  - d. Instructions for identifying parts and components.
  - e. Review of spare parts needed for operation and maintenance.

### PART 3 - EXECUTION

#### 3.1 PREPARATION

- A. Assemble educational materials necessary for instruction, including documentation. Assemble documentation into a training manual organized in coordination with requirements in Division 01 Section "Operations and Maintenance Data."
- B. Set up instructional equipment at instruction location.

#### 3.2 INSTRUCTION

- A. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.
  - 1. Owner will furnish Contractor with names and positions of participants.
- B. Scheduling: Provide instruction at mutually agreed on times. For equipment that requires seasonal operation, provide similar instruction at start of each season.
  - 1. Schedule training with Owner, through Architect, with at least 21 days' advance notice.
- C. Training Location and Reference Material: Conduct training on-site in the completed and fully operational facility using the actual equipment in-place. Conduct training using final operation and maintenance data submittals.
- D. Cleanup: Remove instructional equipment. Restore systems and equipment to condition existing before initial training use.

END OF SECTION 01 79 00

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## SECTION 024119 - SELECTIVE DEMOLITION

### 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. Section Includes:

- 1. Demolition and removal of selected portions of building or structure.
- 2. Demolition and removal of selected site elements.
- 3. Salvage of existing items to be reused or recycled.

- B. Related Requirements:

- C. Section 003126 "Existing Hazardous Material Information" for status of existing hazardous materials.

- 1. Section 011000 "Summary" for restrictions on use of the premises, Owner-occupancy requirements, and phasing requirements.
- 2. Section 017300 "Execution" for cutting and patching procedures.
- 3. Section 013516 "Alteration Project Procedures" for general protection and work procedures for alteration projects.
- 4. Section 311000 "Site Clearing" for site clearing and removal of above- and below-grade improvements not part of selective demolition.

#### 1.3 DEFINITIONS

- A. Remove or Remove and Dispose: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.
- B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse or store as indicated on the Drawings.
- C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.
- E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

#### 1.4 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.

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### 1.5 INFORMATIONAL SUBMITTALS

- A. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by demolition operations.
- B. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.
- C. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

### 1.6 CLOSEOUT SUBMITTALS

- A. Inventory: Submit a list of items that have been removed and salvaged.

### 1.7 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

### 1.8 FIELD CONDITIONS

- A. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- B. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.
  - 1. Hazardous materials have been removed by Owner before start of the Work. See Section 003126 "Existing Hazardous Materials Information" for descriptions of hazardous materials that were present and removed.
  - 2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.
- D. Storage or sale of removed items or materials on-site is not permitted.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.
  - 1. Maintain fire-protection facilities in service during selective demolition operations.

### 1.9 WARRANTY

- A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during selective demolition, by methods and with materials and using approved contractors so as not to void existing warranties. Notify warrantor before proceeding.



- B. Notify warrantor on completion of selective demolition, and obtain documentation verifying that existing system has been inspected and warranty remains in effect. Submit documentation at Project closeout.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ASSE A10.6 and NFPA 241.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped before starting selective demolition operations.
- B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.
- C. Perform an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
  - 1. Perform surveys as the Work progresses to detect hazards resulting from selective demolition activities.
- D. Verify that hazardous materials have been remediated before proceeding with building demolition operations.
- E. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or video.
  - 1. Inventory and record the condition of items to be removed and salvaged. Provide photographs or video of conditions that might be misconstrued as damage caused by salvage operations.

### 3.2 PREPARATION

- A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

### 3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.

- B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.
1. Arrange to shut off utilities with utility companies.
  2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
  3. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.
    - a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
    - b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.
    - c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
    - d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
    - e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
    - f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
    - g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

### 3.4 PROTECTION

- A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
  2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
  3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
  4. Cover and protect furniture, furnishings, and equipment that have not been removed.
  5. Comply with requirements for temporary enclosures, dust control, heating, and cooling specified in Section 015000 "Temporary Facilities and Controls."
- B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.
1. Strengthen or add new supports when required during progress of selective demolition.
- C. Remove temporary barricades and protections where hazards no longer exist.

### 3.5 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:

1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
  2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
  3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
  4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
  5. Maintain fire watch during and for at least six hours after flame-cutting operations.
  6. Maintain adequate ventilation when using cutting torches.
  7. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
  8. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
  9. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
  10. Dispose of demolished items and materials promptly. Comply with requirements in Section 017419 "Construction Waste Management and Disposal."
- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- C. Removed and Salvaged Items:
1. Clean salvaged items.
  2. Pack or crate items after cleaning. Identify contents of containers.
  3. Store items in a secure area until delivery to Owner.
  4. Transport items to Owner's storage area designated by Owner.
  5. Protect items from damage during transport and storage.
- D. Removed and Reinstalled Items:
1. Clean and repair items to functional condition adequate for intended reuse.
  2. Pack or crate items after cleaning and repairing. Identify contents of containers.
  3. Protect items from damage during transport and storage.
  4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.
- E. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition[ **and cleaned**] and reinstalled in their original locations after selective demolition operations are complete.
- 3.6 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS
- A. Concrete: Demolish in sections. Cut concrete full depth at junctures with construction to remain and at regular intervals using power-driven saw, and then remove concrete between saw cuts.
- B. Masonry: Demolish in small sections. Cut masonry at junctures with construction to remain, using power-driven saw, and then remove masonry between saw cuts.

- C. Concrete Slabs-on-Grade: Saw-cut perimeter full depth of area to be demolished, and then break up and remove.
- D. Resilient Floor Coverings: Remove floor coverings and adhesive according to recommendations in RFCI's "Recommended Work Practices for the Removal of Resilient Floor Coverings." Do not use methods requiring solvent-based adhesive strippers.
- E. Roofing: Remove no more existing roofing than what can be covered in one day by new roofing and so that building interior remains watertight and weathertight. See Section 075323 "EPDM Roof System" for new roofing requirements.
  - 1. Remove existing roof membrane, flashings, copings, and roof accessories.
  - 2. Remove existing roofing system down to substrate.
- F. Floor Coatings: Remove existing sealer, paint, adhesives and other existing finishes at the existing concrete slabs scheduled for new finishes. Roughen existing concrete substrates to provide sound concrete surfaces free of laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants incompatible with resinous flooring.
  - 1. Roughen concrete substrates as follows:
    - a. Shot-blast surfaces with an apparatus that abrades the concrete surface, contains the dispensed shot within the apparatus, and recirculates the shot by vacuum pickup leaving a bare concrete surface having a minimum profile in accordance with manufacturer's requirements as described by the International Concrete Repair Institute.
    - b. Floor areas inaccessible to the mobile blast machines shall be mechanically abraded to the same degree of cleanliness, soundness and profile using diamond grinders, needle guns, bush hammers or other suitable equipment.

### 3.7 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove demolition waste materials from Project site and recycle or dispose of them according to Section 017419 "Construction Waste Management and Disposal."
  - 1. Do not allow demolished materials to accumulate on-site.
  - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
  - 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
  - 4. Comply with requirements specified in Section 017419 "Construction Waste Management and Disposal."
- B. Burning: Do not burn demolished materials.

### 3.8 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION 024119

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**SECTION 042200 – CONCRETE UNIT MASONRY****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. Section Includes:**

1. Concrete masonry units.
2. Mortar and grout.
3. Steel reinforcing bars.
4. Masonry joint reinforcement.
5. Ties and anchors.
6. Embedded flashing.
7. Miscellaneous masonry accessories.

**B. Related Sections:**

1. Section 017419 "Construction Waste Management Plan" for provision of waste management.
2. Section 055000 "Metal Fabrications" for furnishing steel lintels for unit masonry.

**1.3 DEFINITIONS**

- A. CMU(s): Concrete masonry unit(s).
- B. Reinforced Masonry: Masonry containing reinforcing steel in grouted cells.

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: For the following:
  1. Reinforcing Steel: Detail bending and placement of unit masonry reinforcing bars. Comply with ACI 315, "Details and Detailing of Concrete Reinforcement." Show elevations of reinforced walls.

**1.5 INFORMATIONAL SUBMITTALS**

- A. Material Certificates: For each type and size of the following:
  1. Masonry units.
    - a. Include material test reports substantiating compliance with requirements.

- b. For masonry units used in structural masonry, include data and calculations establishing average net-area compressive strength of units.
  2. Cementitious materials. Include brand, type, and name of manufacturer.
  3. Preblended, dry mortar mixes. Include description of type and proportions of ingredients.
  4. Grout mixes. Include description of type and proportions of ingredients.
  5. Reinforcing bars.
  6. Joint reinforcement.
  7. Anchors, ties, and metal accessories.
- B. Mix Designs: For each type of mortar and grout. Include description of type and proportions of ingredients.
  1. Include test reports for mortar mixes required to comply with property specification. Test according to ASTM C 109/C 109M for compressive strength, ASTM C 1506 for water retention, and ASTM C 91 for air content.
  2. Include test reports, according to ASTM C 1019, for grout mixes required to comply with compressive strength requirement.
- C. Statement of Compressive Strength of Masonry: For each combination of masonry unit type and mortar type, provide statement of average net-area compressive strength of masonry units, mortar type, and resulting net-area compressive strength of masonry determined according to Tables 1 and 2 in ACI 530.1/ASCE 6/TMS 602.

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store masonry units on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied. If units become wet, do not install until they are dry.
- B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.
- C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.
- D. Deliver preblended, dry mortar mix in moisture-resistant containers designed for use with dispensing silos. Store preblended, dry mortar mix in delivery containers on elevated platforms, under cover, and in a dry location or in covered weatherproof dispensing silos.
- E. Store masonry accessories, including metal items, to prevent corrosion and accumulation of dirt and oil.

#### 1.7 FIELD CONDITIONS

- A. Protection of Masonry: During construction, cover tops of walls, projections, and sills with waterproof sheeting at end of each day's work. Cover partially completed masonry when construction is not in progress.
  1. Extend cover a minimum of 24 inches (600 mm) down both sides of walls and hold cover securely in place.
  2. Where one wythe of multiwythe masonry walls is completed in advance of other wythes, secure cover a minimum of 24 inches (600 mm) down face next to unconstructed wythe and hold cover in place.
- B. Do not apply uniform floor or roof loads for at least 12 hours and concentrated loads for at least three days after building masonry walls or columns.

- C. Stain Prevention: Prevent grout, mortar, and soil from staining the face of masonry to be left exposed or painted. Immediately remove grout, mortar, and soil that come in contact with such masonry.
1. Protect base of walls from rain-splashed mud and from mortar splatter by spreading coverings on ground and over wall surface.
  2. Protect sills, ledges, and projections from mortar droppings.
  3. Protect surfaces of window and door frames, as well as similar products with painted and integral finishes, from mortar droppings.
  4. Turn scaffold boards near the wall on edge at the end of each day to prevent rain from splashing mortar and dirt onto completed masonry.
- D. Cold-Weather Requirements: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in ACI 530.1/ASCE 6/TMS 602.
1. Cold-Weather Cleaning: Use liquid cleaning methods only when air temperature is 40 deg F (4 deg C) and higher and will remain so until masonry has dried, but not less than seven days after completing cleaning.
- E. Hot-Weather Requirements: Comply with hot-weather construction requirements contained in ACI 530.1/ASCE 6/TMS 602.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Source Limitations for Masonry Units: Obtain exposed masonry units of a uniform texture and color, or a uniform blend within the ranges accepted for these characteristics, from single source from single manufacturer for each product required.
- B. Source Limitations for Mortar Materials: Obtain mortar ingredients of a uniform quality, including color for exposed masonry, from single manufacturer for each cementitious component and from single source or producer for each aggregate.

### 2.2 PERFORMANCE REQUIREMENTS

- A. Provide structural unit masonry that develops indicated net-area compressive strengths at 28 days.
1. Determine net-area compressive strength of masonry from average net-area compressive strengths of masonry units and mortar types (unit-strength method) according to TMS 602/ACI 530.1/ASCE 6..

### 2.3 UNIT MASONRY, GENERAL

- A. Masonry Standard: Comply with ACI 530.1/ASCE 6/TMS 602 unless modified by requirements in the Contract Documents.
- B. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated in the standard. Do not use units where such defects will be exposed in the completed Work.

- C. Fire-Resistance Ratings: Where indicated, provide units that comply with requirements for fire-resistance ratings indicated as determined by testing according to ASTM E 119, by equivalent masonry thickness, or by other means, as acceptable to authorities having jurisdiction.

## 2.4 CONCRETE MASONRY UNITS

- A. Shapes: Provide shapes indicated and as follows, with exposed surfaces matching exposed faces of adjacent units unless otherwise indicated.
1. Provide special shapes for lintels, corners, jambs, sashes, movement joints, headers, bonding, and other special conditions.
  2. Provide square-edged units for outside corners unless otherwise indicated.
- B. CMUs: ASTM C 90.
1. Unit Compressive Strength: As indicated on structural drawings.
  2. Density Classification: As indicated on structural drawings.
  3. Size (Width): Manufactured to dimensions 3/8 inch less than nominal dimensions.

## 2.5 MORTAR AND GROUT MATERIALS

- A. Portland Cement: ASTM C 150, Type I or II, except Type III may be used for cold-weather construction. Provide natural color or white cement as required to produce mortar color indicated.
- B. Hydrated Lime: ASTM C 207, Type S.
- C. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.
- D. Masonry Cement: ASTM C 91.
- E. Mortar Cement: ASTM C 1329.
- F. Aggregate for Mortar: ASTM C 144.
1. For mortar that is exposed to view, use washed aggregate consisting of natural sand or crushed stone.
  2. For joints less than 1/4 inch (6 mm) thick, use aggregate graded with 100 percent passing the No. 16 (1.18-mm) sieve.
- G. Aggregate for Grout: ASTM C 404.
- H. Cold-Weather Admixture: Nonchloride, noncorrosive, accelerating admixture complying with ASTM C 494/C 494M, Type C, and recommended by manufacturer for use in masonry mortar of composition indicated.
1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Euclid Chemical Company (The); Accelguard 80.
    - b. Grace Construction Products, W. R. Grace & Co. - Conn.; Morset.
    - c. Sonneborn Products, BASF Aktiengesellschaft; Trimix-NCA.
- I. Water: Potable.



## 2.6 REINFORCEMENT

- A. Uncoated Steel Reinforcing Bars: ASTM A 615/A 615M or ASTM A 996/A 996M, **Grade 60 (Grade 420)**.
- B. Masonry Joint Reinforcement, General: ASTM A 951/A 951M.
  - 1. Interior Walls: Mill galvanized, carbon steel.
  - 2. Exterior Walls: Hot-dip galvanized, carbon steel.
  - 3. Wire Size for Side Rods: 0.148-inch (3.77-mm) diameter.
  - 4. Wire Size for Cross Rods: 0.148-inch (3.77-mm) diameter.
  - 5. Wire Size for Veneer Ties: 0.148-inch (3.77-mm) diameter.
  - 6. Spacing of Cross Rods, Tabs, and Cross Ties: Not more than 16 inches (407 mm) o.c.
  - 7. Provide in lengths of not less than 10 feet (3 m), with prefabricated corner and tee units.
- C. Masonry Joint Reinforcement for Single-Wythe Masonry: Either ladder or truss type with single pair of side rods.

## 2.7 TIES AND ANCHORS

- A. Materials: Provide ties and anchors specified in this article that are made from materials that comply with the following unless otherwise indicated.
  - 1. Mill-Galvanized, Carbon-Steel Wire: ASTM A 82/A 82M; with ASTM A 641/A 641M, Class 1 coating.
  - 2. Hot-Dip Galvanized, Carbon-Steel Wire: ASTM A 82/A 82M; with ASTM A 153/A 153M, Class B-2 coating.
  - 3. Stainless-Steel Wire: ASTM A 580/A 580M, Type 304.
  - 4. Galvanized Steel Sheet: ASTM A 653/A 653M, Commercial Steel, G60 (Z180) zinc coating.
  - 5. Steel Sheet, Galvanized after Fabrication: ASTM A 1008/A 1008M, Commercial Steel, with ASTM A 153/A 153M, Class B coating.
  - 6. Stainless-Steel Sheet: ASTM A 666, Type 304.
  - 7. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
  - 8. Stainless-Steel Bars: ASTM A 276 or ASTM a 666, Type 304.
- B. Partition Top anchors: 0.105-inch- (2.66-mm-) thick metal plate with 3/8-inch- (9.5-mm-) diameter metal rod 6 inches (152 mm) long welded to plate and with closed-end plastic tube fitted over rod that allows rod to move in and out of tube. Fabricate from steel, hot-dip galvanized after fabrication.
- C. Rigid Anchors: Fabricate from steel bars 1-1/2 inches (38 mm) wide by 1/4 inch (6.35 mm) thick by 24 inches (610 mm) long, with ends turned up 2 inches (51 mm) or with cross pins unless otherwise indicated or bent to configuration indicated.
  - 1. Corrosion Protection: Hot-dip galvanized to comply with ASTM A 153/A 153M.

## 2.8 MISCELLANEOUS ANCHORS

- A. Anchor Bolts: Headed or L-shaped steel bolts complying with ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6); with ASTM A 563 (ASTM A 563M) hex nuts and, where indicated, flat washers; hot-dip galvanized to comply with ASTM A 153/A 153M, Class C; of dimensions indicated.
- B. Postinstalled Anchors: Torque-controlled expansion anchors or chemical anchors.

1. Load Capacity: Capable of sustaining, without failure, a load equal to six times the load imposed when installed in unit masonry and four times the load imposed when installed in concrete, as determined by testing according to ASTM E 488, conducted by a qualified independent testing agency.
2. Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B 633 or ASTM F 1941 (ASTM F 1941M), Class Fe/Zn 5 unless otherwise indicated.
3. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 1 (A1) stainless-steel bolts, ASTM F 593 (ASTM F 738M), and nuts, ASTM F 594 (ASTM F 836M).

## 2.9 EMBEDDED FLASHING MATERIALS

- A. Metal Flashing: Provide metal flashings complying with Section 076200 "Sheet Metal Flashing and Trim".
- B. Flexible Flashing: Use the following unless otherwise indicated:
  1. Rubberized-Asphalt Flashing: Composite flashing product consisting of a pliable, adhesive rubberized-asphalt compound, bonded to a high-density, cross-laminated polyethylene film to produce an overall thickness of not less than 0.040 inch (1.02 mm).
    - a. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
      - 1) Advanced Building Products Inc.; Peel-N-Seal.
      - 2) Carlisle Coatings & Waterproofing; CCW-705-TWF Thru-Wall Flashing.
      - 3) Dayton Superior Corporation, Dur-O-Wal Division; Dur-O-Barrier Thru-Wall Flashing.
      - 4) Fiberweb, Clark Hammerbeam Corp.; Aquaflash 500.
      - 5) Grace Construction Products, W. R. Grace & Co. - Conn.; Perm-A-Barrier Wall Flashing.
      - 6) Heckmann Building Products Inc.; No. 82 Rubberized-Asphalt Thru-Wall Flashing.
      - 7) Hohmann & Barnard, Inc.; Textroflash.
      - 8) W. R. Meadows, Inc.; Air-Shield Thru-Wall Flashing.
      - 9) Sandell Manufacturing Co., Inc.; Sando-Seal.
    - b. Accessories: Provide preformed corners, end dams, other special shapes, and seaming materials produced by flashing manufacturer.
- C. Application: Unless otherwise indicated, use the following:
  1. Where flashing is indicated to receive counterflashing, use metal flashing.
  2. Where flashing is indicated to be turned down at or beyond the wall face, use metal flashing.
  3. Where flashing is partly exposed and is indicated to terminate at the wall face, use metal flashing with a drip edge with a sealant stop.
- D. Adhesives, Primers, and Seam Tapes for Flashings: Flashing manufacturer's standard products or products recommended by flashing manufacturer for bonding flashing sheets to each other and to substrates.

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## 2.10 MISCELLANEOUS MASONRY ACCESSORIES

- A. Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade 2A1; compressible up to 35 percent; of width and thickness indicated; formulated from neoprene, urethane or PVC.
- B. Bond-Breaker Strips: Asphalt-saturated, organic roofing felt complying with ASTM D 226, Type I (No. 15 asphalt felt).
- C. Reinforcing Bar Positioners: Wire units designed to fit into mortar bed joints spanning masonry unit cells and hold reinforcing bars in center of cells. Units are formed from 0.148-inch (3.77-mm) steel wire, hot-dip galvanized after fabrication. Provide units designed for number of bars indicated.
  - 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Dayton Superior Corporation, Dur-O-Wal Division; D/A 810, D/A 812 or D/A 817.
    - b. Heckmann Building Products Inc.; No. 376 Rebar Positioner.
    - c. Hohmann & Barnard, Inc.; #RB or #RB-Twin Rebar Positioner.
    - d. Wire-Bond; O-Ring or Double O-Ring Rebar Positioner.

## 2.11 MASONRY CLEANERS

- A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by cleaner manufacturer and manufacturer of masonry units being cleaned.
  - 1. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Diedrich Technologies, Inc.
    - b. EaCo Chem, Inc.
    - c. ProSoCo, Inc.

## 2.12 MORTAR AND GROUT MIXES

- A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures, unless otherwise indicated.
  - 1. Do not use calcium chloride in mortar or grout.
  - 2. Use portland cement-lime, masonry cement or mortar cement mortar unless otherwise indicated.
  - 3. Add cold-weather admixture (if used) at same rate for all mortar that will be exposed to view, regardless of weather conditions, to ensure that mortar color is consistent.
- B. Preblended, Dry Mortar Mix: Furnish dry mortar ingredients in form of a preblended mix. Measure quantities by weight to ensure accurate proportions, and thoroughly blend ingredients before delivering to Project site.
- C. Mortar for Unit Masonry: As indicated on structural drawings.
- D. Grout for Unit Masonry: As indicated on structural drawings.

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**PART 3 - EXECUTION****3.1 EXAMINATION**

- A. Examine conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
  - 1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of work.
  - 2. Verify that foundations are within tolerances specified.
  - 3. Verify that reinforcing dowels are properly placed.
- B. Before installation, examine rough-in and built-in construction for piping systems to verify actual locations of piping connections.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

**3.2 INSTALLATION, GENERAL**

- A. Thickness: Build single-wythe walls to actual widths of masonry units, using units of widths indicated.
- B. Build chases and recesses to accommodate items specified in this and other Sections.
- C. Leave openings for equipment to be installed before completing masonry. After installing equipment, complete masonry to match the construction immediately adjacent to opening.
- D. Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.
- E. Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures.
  - 1. Mix units from several pallets or cubes as they are placed.

**3.3 TOLERANCES**

- A. Dimensions and Locations of Elements:
  - 1. For dimensions in cross section or elevation do not vary by more than plus 1/2 inch (12 mm) or minus 1/4 inch (6 mm).
  - 2. For location of elements in plan do not vary from that indicated by more than plus or minus 1/2 inch (12 mm).
  - 3. For location of elements in elevation do not vary from that indicated by more than plus or minus 1/4 inch (6 mm) in a story height or 1/2 inch (12 mm) total.
- B. Lines and Levels:
  - 1. For bed joints and top surfaces of bearing walls do not vary from level by more than 1/4 inch in 10 feet (6 mm in 3 m), or 1/2 inch (12 mm) maximum.
  - 2. For conspicuous horizontal lines, such as lintels, sills, parapets, and reveals, do not vary from level by more than 1/8 inch in 10 feet (3 mm in 3 m), 1/4 inch in 20 feet (6 mm in 6 m), or 1/2 inch (12 mm) maximum.

3. For vertical lines and surfaces do not vary from plumb by more than 1/4 inch in 10 feet (6 mm in 3 m), 3/8 inch in 20 feet (9 mm in 6 m), or 1/2 inch (12 mm) maximum.
4. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/8 inch in 10 feet (3 mm in 3 m), 1/4 inch in 20 feet (6 mm in 6 m), or 1/2 inch (12 mm) maximum.
5. For lines and surfaces do not vary from straight by more than 1/4 inch in 10 feet (6 mm in 3 m), 3/8 inch in 20 feet (9 mm in 6 m), or 1/2 inch (12 mm) maximum.
6. For vertical alignment of exposed head joints, do not vary from plumb by more than 1/4 inch in 10 feet (6 mm in 3 m), or 1/2 inch (12 mm) maximum.
7. For faces of adjacent exposed masonry units, do not vary from flush alignment by more than 1/16 inch (1.5 mm) except due to warpage of masonry units within tolerances specified for warpage of units.

C. Joints:

1. For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch (3 mm), with a maximum thickness limited to 1/2 inch (12 mm).
2. For exposed bed joints, do not vary from bed-joint thickness of adjacent courses by more than 1/8 inch (3 mm).
3. For head and collar joints, do not vary from thickness indicated by more than plus 3/8 inch (9 mm) or minus 1/4 inch (6 mm).
4. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch (3 mm). Do not vary from adjacent bed-joint and head-joint thicknesses by more than 1/8 inch (3 mm).
5. For exposed bed joints and head joints of stacked bond, do not vary from a straight line by more than 1/16 inch (1.5 mm) from one masonry unit to the next.

### 3.4 LAYING MASONRY WALLS

- A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.
- B. Bond Pattern for Exposed Masonry: Unless otherwise indicated, lay exposed masonry in running bond; do not use units with less than nominal 4-inch (100-mm) horizontal face dimensions at corners or jambs.
- C. Lay concealed masonry with all units in a wythe in running bond. Bond and interlock each course of each wythe at corners. Do not use units with less than nominal 4-inch (100-mm) horizontal face dimensions at corners or jambs.
- D. Stopping and Resuming Work: Stop work by racking back units in each course from those in course below; do not tooth. When resuming work, clean masonry surfaces that are to receive mortar, remove loose masonry units and mortar, and wet brick if required before laying fresh masonry.
- E. Built-in Work: As construction progresses, build in items specified in this and other Sections. Fill in solidly with masonry around built-in items.
- F. Fill space between steel frames and masonry solidly with mortar unless otherwise indicated.
- G. Where built-in items are to be embedded in cores of hollow masonry units, place a layer of metal lath, wire mesh, or plastic mesh in the joint below and rod mortar or grout into core.
- H. Fill cores in hollow CMUs with grout 24 inches (600 mm) under bearing plates, beams, lintels, posts, and similar items unless otherwise indicated.

- I. Build non-load-bearing interior partitions full height of story to underside of solid floor or roof structure above unless otherwise indicated.
  1. Install compressible filler in joint between top of partition and underside of structure above.
  2. Wedge non-load-bearing partitions against structure above with small pieces of tile, slate, or metal. Fill joint with mortar after dead-load deflection of structure above approaches final position.
  3. At fire-rated partitions, treat joint between top of partition and underside of structure above to comply with Section 078413 "Penetration Firestopping."

### 3.5 MORTAR BEDDING AND JOINTING

- A. Lay hollow CMUs as follows:
  1. With face shells fully bedded in mortar and with head joints of depth equal to bed joints.
  2. With webs fully bedded in mortar in all courses of piers, columns, and pilasters.
  3. With webs fully bedded in mortar in grouted masonry, including starting course on footings.
  4. With entire units, including areas under cells, fully bedded in mortar at starting course on footings where cells are not grouted.
- B. Lay solid masonry units with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.
- C. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.
- D. Cut joints flush for masonry walls to receive plaster or other direct-applied finishes (other than paint) unless otherwise indicated.

### 3.6 MASONRY JOINT REINFORCEMENT

- A. General: Install entire length of longitudinal side rods in mortar with a minimum cover of 5/8 inch (16 mm) on exterior side of walls, 1/2 inch (13 mm) elsewhere. Lap reinforcement a minimum of 6 inches (150 mm).
  1. Space reinforcement not more than 16 inches (406 mm) o.c.
  2. Provide reinforcement not more than 8 inches (203 mm) above and below wall openings and extending 12 inches (305 mm) beyond openings in addition to continuous reinforcement.
- B. Interrupt joint reinforcement at control and expansion joints unless otherwise indicated.
- C. Provide continuity at wall intersections by using prefabricated T-shaped units.
- D. Provide continuity at corners by using prefabricated L-shaped units.
- E. Cut and bend reinforcing units as directed by manufacturer for continuity at returns, offsets, column fireproofing, pipe enclosures, and other special conditions.

### 3.7 CONTROL AND EXPANSION JOINTS

- A. General: Install control and expansion joint materials in unit masonry as masonry progresses. Do not allow materials to span control and expansion joints without provision to allow for in-plane wall or partition movement.
- B. Form control joints in concrete masonry using one of the following methods:
  - 1. Fit bond-breaker strips into hollow contour in ends of CMUs on one side of control joint. Fill resultant core with grout and rake out joints in exposed faces for application of sealant.
  - 2. Install preformed control-joint gaskets designed to fit standard sash block.
  - 3. Install interlocking units designed for control joints. Install bond-breaker strips at joint. Keep head joints free and clear of mortar or rake out joint for application of sealant.
  - 4. Install temporary foam-plastic filler in head joints and remove filler when unit masonry is complete for application of sealant.
- C. Provide horizontal, pressure-relieving joints by either leaving an air space or inserting a compressible filler of width required for installing sealant and backer rod specified in Division 07 Section "Joint Sealants," but not less than 3/8 inch (10 mm).
  - 1. Locate horizontal, pressure-relieving joints beneath shelf angles supporting masonry.

### 3.8 LINTELS

- A. Install steel lintels where indicated.
- B. Provide masonry lintels where shown and where openings of more than 12 inches (305 mm) for brick-size units and 24 inches (610 mm) for block-size units are shown without structural steel or other supporting lintels.
- C. Provide minimum bearing of 8 inches (200 mm) at each jamb unless otherwise indicated.

### 3.9 FLASHING

- A. General: Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated.
- B. Install flashing as follows unless otherwise indicated:
  - 1. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape as recommended by flashing manufacturer.
  - 2. At lintels and shelf angles, extend flashing a minimum of 6 inches (150 mm) into masonry at each end. At heads and sills, extend flashing 6 inches (150 mm) at ends and turn up not less than 2 inches (50 mm) to form end dams.
  - 3. Install metal drip edges beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2 inch (13 mm) back from outside face of wall and adhere flexible flashing to top of metal drip edge.
- C. Install reglets and nailers for flashing and other related construction where they are shown to be built into masonry.

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### 3.10 REINFORCED UNIT MASONRY INSTALLATION

- A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.
  - 1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace, tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.
  - 2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and other loads that may be placed on them during construction.
- B. Placing Reinforcement: Comply with requirements in ACI 530.1/ASCE 6/TMS 602.
- C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.
  - 1. Comply with requirements in ACI 530.1/ASCE 6/TMS 602 for cleanouts and for grout placement, including minimum grout space and maximum pour height.
  - 2. Limit height of vertical grout pours to not more than 60 inches (1520 mm) [12.67 ft. (3.86 m)].

### 3.11 FIELD QUALITY CONTROL

- A. Testing and Inspecting: Owner will engage special inspectors to perform tests and inspections and prepare reports. Allow inspectors access to scaffolding and work areas, as needed to perform tests and inspections. Retesting of materials that fail to comply with specified requirements shall be done at Contractor's expense.
- B. Inspections: Level 2 special inspections according to the "Rhode Island State Building Code, 11<sup>th</sup> Edition."
  - 1. Begin masonry construction only after inspectors have verified proportions of site-prepared mortar.
  - 2. Place grout only after inspectors have verified compliance of grout spaces and of grades, sizes, and locations of reinforcement.
  - 3. Place grout only after inspectors have verified proportions of site-prepared grout.
- C. Testing Prior to Construction: One set of tests.
- D. Mortar Aggregate Ratio Test (Proportion Specification): As indicated in the Statement of Special Inspections as prepared by the Design Engineer of Record.
- E. Mortar Test (Property Specification): As indicated in the Statement of Special Inspections prepared by the Design Engineer of Record.
- F. Grout Test (Compressive Strength): As indicated in the Statement of Special Inspections prepared by the Design Engineer of Record.
- G. Prism Test: For each type of construction provided, according to ASTM C 1314 at 7 days and at 28 days.



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### 3.12 REPAIRING, POINTING, AND CLEANING

- A. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement.
- B. Pointing: During the tooling of joints, enlarge voids and holes, except weep holes, and completely fill with mortar. Point up joints, including corners, openings, and adjacent construction, to provide a neat, uniform appearance. Prepare joints for sealant application, where indicated.
- C. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints.
- D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:
  - 1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
  - 2. Test cleaning methods on sample wall panel; leave one-half of panel uncleaned for comparison purposes. Obtain Architect's approval of sample cleaning before proceeding with cleaning of masonry.
  - 3. Protect adjacent stone and nonmasonry surfaces from contact with cleaner by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape.
  - 4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.
  - 5. Clean brick by bucket-and-brush hand-cleaning method described in BIA Technical Notes 20.
  - 6. Clean masonry with a proprietary acidic cleaner applied according to manufacturer's written instructions.
  - 7. Clean concrete masonry by cleaning method indicated in NCMA TEK 8-2A applicable to type of stain on exposed surfaces.

### 3.13 MASONRY WASTE DISPOSAL

- A. Salvageable Materials: Unless otherwise indicated, excess masonry materials are Contractor's property. At completion of unit masonry work, remove from Project site.
- B. Excess Masonry Waste: Remove excess clean masonry waste and legally dispose of off Owner's property.

END OF SECTION 04 20 00

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**SECTION 055000 - METAL FABRICATIONS****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. Section Includes:
  - 1. Steel tube reinforcement for low partitions.
  - 2. Steel framing and supports for mechanical and electrical equipment.
  - 3. Steel framing and supports for applications where framing and supports are not specified in other Sections.
  - 4. Shelf angles.
- B. Products furnished, but not installed, under this Section include the following:
  - 1. Loose steel lintels.
  - 2. Anchor bolts, steel pipe sleeves, slotted-channel inserts, and wedge-type inserts indicated to be cast into concrete or built into unit masonry.
- C. Related Requirements:
  - 1. Section 042200 "Concrete Unit Masonry" for installing loose lintels, anchor bolts, and other items built into unit masonry.

**1.3 COORDINATION**

- A. Coordinate selection of shop primers with topcoats to be applied over them. Comply with paint and coating manufacturers' written recommendations to ensure that shop primers and topcoats are compatible with one another.
- B. Coordinate installation of metal fabrications that are anchored to or that receive other work. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

**1.4 ACTION SUBMITTALS**

- A. Product Data: For the following:
  - 1. Nonslip aggregates and nonslip-aggregate surface finishes.
  - 2. Elevator sump pit cover.
  - 3. Treads for ship's ladder.
  - 4. Paint products.
  - 5. Grout.
- B. Shop Drawings: Show fabrication and installation details. Include plans, elevations, sections, and details of metal fabrications and their connections. Show anchorage and accessory items. Provide Shop Drawings for the following:

1. Steel framing and supports for operable partitions.
2. Steel framing and supports for overhead doors.
3. Steel tube reinforcement for low partitions.
4. Steel framing and supports for mechanical and electrical equipment.
5. Steel framing and supports for applications where framing and supports are not specified in other Sections.
6. Elevator machine beams, hoist beams..
7. Steel shapes for supporting elevator door sills.
8. Shelf angles.
9. Metal ladders.
10. Metal ships' ladders.
11. Elevator pit sump covers.
12. Metal bollards.
13. Loose steel lintels.

- C. Delegated-Design Submittal: For ladders and ships' ladders, including analysis data signed and sealed by the qualified professional engineer responsible for their preparation.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For professional engineer.
- B. Welding certificates.

#### 1.6 QUALITY ASSURANCE

- A. Welding Qualifications: Qualify procedures and personnel according to AWS D1.1/D1.1M, "Structural Welding Code - Steel."
- B. Welding Qualifications: Qualify procedures and personnel according to the following:
  1. AWS D1.1/D1.1M, "Structural Welding Code - Steel."

#### 1.7 FIELD CONDITIONS

- A. Field Measurements: Verify actual locations of walls and other construction contiguous with metal fabrications by field measurements before fabrication.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer registered in the state of Rhode Island, as defined in Section 014000 "Quality Requirements," to design ladders and ships' ladders.
- B. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on exterior metal fabrications by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects.
  1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

## 2.2 METALS

- A. Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
- B. Steel Plates, Shapes, and Bars: ASTM A 36/A 36M.
- C. Stainless-Steel Sheet, Strip, and Plate: ASTM A 240/A 240M or ASTM A 666, Type 304.
- D. Stainless-Steel Bars and Shapes: ASTM A 276, Type 304.
- E. Rolled-Steel Floor Plate: ASTM A 786/A 786M, rolled from plate complying with ASTM A 36/A 36M or ASTM A 283/A 283M, Grade C or D.
- F. Rolled-Stainless-Steel Floor Plate: ASTM A 793.
- G. Steel Tubing: ASTM A 500/A 500M, cold-formed steel tubing.
- H. Steel Pipe: ASTM A 53/A 53M, Standard Weight (Schedule 40) unless otherwise indicated.
- I. Slotted Channel Framing: Cold-formed metal box channels (struts) complying with MFMA-4.
  - 1. Size of Channels: As indicated.
  - 2. Material: Galvanized steel, ASTM A 653/A 653M, **commercial steel, Type B**, with G90 (Z275) coating; 0.079-inch (2-mm) nominal thickness.
  - 3. Material: Cold-rolled steel, ASTM A 1008/A 1008M, commercial steel, Type B; 0.0677-inch (1.7-mm) minimum thickness; unfinished.

## 2.3 FASTENERS

- A. General: Unless otherwise indicated, provide Type 304 stainless-steel fasteners for exterior use and zinc-plated fasteners with coating complying with ASTM B 633 or **ASTM F 1941 (ASTM F 1941M)**, Class Fe/Zn 5, at exterior walls. Select fasteners for type, grade, and class required.
  - 1. Provide stainless-steel fasteners for fastening aluminum.
  - 2. Provide stainless-steel fasteners for fastening stainless steel.
- B. Steel Bolts and Nuts: Regular hexagon-head bolts, **ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6)**; with hex nuts, **ASTM A 563 (ASTM A 563M)**; and, where indicated, flat washers.
- C. Stainless-Steel Bolts and Nuts: Regular hexagon-head annealed stainless-steel bolts, **ASTM F 593 (ASTM F 738M)**; with hex nuts, **ASTM F 594 (ASTM F 836M)**; and, where indicated, flat washers; Alloy [**Group 1 (A1)**] [**Group 2 (A4)**].
- D. Anchor Bolts: ASTM F 1554, Grade 36, of dimensions indicated; with nuts, **ASTM A 563 (ASTM A 563M)**; and, where indicated, flat washers.
  - 1. Hot-dip galvanize or provide mechanically deposited, zinc coating where item being fastened is indicated to be galvanized.
- E. Anchors, General: Anchors capable of sustaining, without failure, a load equal to six times the load imposed when installed in unit masonry and four times the load imposed when installed in concrete, as determined by testing according to ASTM E 488/E 488M, conducted by a qualified independent testing agency.

- F. Cast-in-Place Anchors in Concrete: Either threaded type or wedge type unless otherwise indicated; galvanized ferrous castings, either ASTM A 47/A 47M malleable iron or ASTM A 27/A 27M cast steel. Provide bolts, washers, and shims as needed, all hot-dip galvanized per ASTM F 2329.
- G. Post-Installed Anchors: Torque-controlled expansion anchors or chemical anchors.
  - 1. Material for Interior Locations: Carbon-steel components zinc plated to comply with ASTM B 633 or **ASTM F 1941 (ASTM F 1941M)**, Class Fe/Zn 5, unless otherwise indicated.
  - 2. Material for Exterior Locations and Where Stainless Steel Is Indicated: Alloy Group 1 (A1) stainless-steel bolts, ASTM F 593 (ASTM F 738M), and nuts, ASTM F 594 (ASTM F 836M).
- H. Slotted-Channel Inserts: Cold-formed, hot-dip galvanized-steel box channels (struts) complying with MFMA-4, 1-5/8 by 7/8 inches (41 by 22 mm) by length indicated with anchor straps or studs not less than 3 inches (75 mm) long at not more than 8 inches (200 mm) o.c. Provide with temporary filler and tee-head bolts, complete with washers and nuts, all zinc-plated to comply with ASTM B 633, Class Fe/Zn 5, as needed for fastening to inserts.

#### 2.4 MISCELLANEOUS MATERIALS

- A. Universal Shop Primer: Fast-curing, lead- and chromate-free, universal modified-alkyd primer complying with MPI#79 and compatible with topcoat.
  - 1. Use primer containing pigments that make it easily distinguishable from zinc-rich primer.
- B. Epoxy Zinc-Rich Primer: Complying with MPI#20 and compatible with topcoat.
- C. Galvanizing Repair Paint: High-zinc-dust-content paint complying with SSPC-Paint 20 and compatible with paints specified to be used over it.
- D. Bituminous Paint: Cold-applied asphalt emulsion complying with ASTM D 1187/D 1187M.
- E. Nonshrink, Nonmetallic Grout: Factory-packaged, nonstaining, noncorrosive, nongaseous grout complying with ASTM C 1107/C 1107M. Provide grout specifically recommended by manufacturer for interior and exterior applications.
- F. Concrete: Comply with requirements in Section 033000 "Cast-in-Place Concrete" for normal-weight, air-entrained, concrete with a minimum 28-day compressive strength of 3000 psi (20 MPa).

#### 2.5 FABRICATION, GENERAL

- A. Shop Assembly: Preassemble items in the shop to greatest extent possible. Disassemble units only as necessary for shipping and handling limitations. Use connections that maintain structural value of joined pieces. Clearly mark units for reassembly and coordinated installation.
- B. Cut, drill, and punch metals cleanly and accurately. Remove burrs and ease edges to a radius of approximately **1/32 inch (1 mm)** unless otherwise indicated. Remove sharp or rough areas on exposed surfaces.
- C. Form bent-metal corners to smallest radius possible without causing grain separation or otherwise impairing work.
- D. Form exposed work with accurate angles and surfaces and straight edges.

- E. Weld corners and seams continuously to comply with the following:
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
  - 2. Obtain fusion without undercut or overlap.
  - 3. Remove welding flux immediately.
  - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
- F. Form exposed connections with hairline joints, flush and smooth, using concealed fasteners or welds where possible. Where exposed fasteners are required, use Phillips flat-head (countersunk) fasteners unless otherwise indicated. Locate joints where least conspicuous.
- G. Fabricate seams and other connections that are exposed to weather in a manner to exclude water. Provide weep holes where water may accumulate.
- H. Cut, reinforce, drill, and tap metal fabrications as indicated to receive finish hardware, screws, and similar items.
- I. Provide for anchorage of type indicated; coordinate with supporting structure. Space anchoring devices to secure metal fabrications rigidly in place and to support indicated loads.
- J. Where units are indicated to be cast into concrete or built into masonry, equip with integrally welded steel strap anchors, 1/8 by 1-1/2 inches (3.2 by 38 mm), with a minimum 6-inch (150-mm) embedment and 2-inch (50-mm) hook, not less than 8 inches (200 mm) from ends and corners of units and 24 inches (600 mm) o.c., unless otherwise indicated.

## 2.6 MISCELLANEOUS FRAMING AND SUPPORTS

- A. General: Provide steel framing and supports not specified in other Sections as needed to complete the Work.
- B. Fabricate units from steel shapes, plates, and bars of welded construction unless otherwise indicated. Fabricate to sizes, shapes, and profiles indicated and as necessary to receive adjacent construction.
  - 1. Fabricate units from slotted channel framing where indicated.
  - 2. Furnish inserts for units installed after concrete is placed.
- C. Fabricate supports for operable partitions from continuous steel beams of sizes indicated with attached supports, bearing plates, anchors, and braces as indicated or recommended by partition manufacturer. Drill or punch bottom flanges of beams to receive partition track hanger rods; locate holes where indicated on operable partition Shop Drawings.
- D. Galvanize miscellaneous framing and supports where indicated.
- E. Prime miscellaneous framing and supports with zinc-rich primer where indicated.

## 2.7 SHELF ANGLES

- A. Fabricate shelf angles from steel angles of sizes indicated and for attachment to concrete framing. Provide horizontally slotted holes to receive 3/4-inch (19-mm) bolts, spaced not more than 6 inches (150 mm) from ends and 24 inches (600 mm) o.c., unless otherwise indicated.
  - 1. Provide mitered and welded units at corners.

2. Provide open joints in shelf angles at expansion and control joints. Make open joint approximately **2 inches (50 mm)** larger than expansion or control joint.

- B. Galvanize shelf angles located in exterior walls.
- C. Furnish wedge-type concrete inserts, complete with fasteners, to attach shelf angles to cast-in-place concrete.

## 2.8 LOOSE STEEL LINTELS

- A. Fabricate loose steel lintels from steel angles and shapes of size indicated for openings and recesses in masonry walls and partitions at locations indicated. Fabricate in single lengths for each opening unless otherwise indicated. Weld adjoining members together to form a single unit where indicated.
- B. Size loose lintels to provide bearing length at each side of openings equal to 1/12 of clear span, but not less than **8 inches (200 mm)** unless otherwise indicated.
- C. Hot dip galvanize loose steel lintels located in exterior walls.

## 2.9 STEEL WELD PLATES AND ANGLES

- A. Provide steel weld plates and angles not specified in other Sections, for items supported from concrete construction as needed to complete the Work. Provide each unit with no fewer than two integrally welded steel strap anchors for embedding in concrete.

## 2.10 FINISHES, GENERAL

- A. Finish metal fabrications after assembly.
- B. Finish exposed surfaces to remove tool and die marks and stretch lines, and to blend into surrounding surface.

## 2.11 STEEL AND IRON FINISHES

- A. Galvanizing: Hot-dip galvanize items as indicated to comply with ASTM A 153/A 153M for steel and iron hardware and with ASTM A 123/A 123M for other steel and iron products.
- B. Shop prime iron and steel items not indicated to be galvanized unless they are to be embedded in concrete, sprayed-on fireproofing, or masonry, or unless otherwise indicated.
  1. Shop prime with universal shop primer indicated.
- C. Preparation for Shop Priming: Prepare surfaces to comply with requirements indicated below:
  1. Exterior Items: SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."
  2. Items Indicated to Receive Zinc-Rich Primer: SSPC-SP 6/NACE No. 3, "Commercial Blast Cleaning."
  3. Other Items: SSPC-SP 3, "Power Tool Cleaning."
- D. Shop Priming: Apply shop primer to comply with SSPC-PA 1, "Paint Application Specification No. 1: Shop, Field, and Maintenance Painting of Steel," for shop painting.
  1. Stripe paint corners, crevices, bolts, welds, and sharp edges.

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**PART 3 - EXECUTION****3.1 INSTALLATION, GENERAL**

- A. Cutting, Fitting, and Placement: Perform cutting, drilling, and fitting required for installing metal fabrications. Set metal fabrications accurately in location, alignment, and elevation; with edges and surfaces level, plumb, true, and free of rack; and measured from established lines and levels.
- B. Fit exposed connections accurately together to form hairline joints. Weld connections that are not to be left as exposed joints but cannot be shop welded because of shipping size limitations. Do not weld, cut, or abrade surfaces of exterior units that have been hot-dip galvanized after fabrication and are for bolted or screwed field connections.
- C. Field Welding: Comply with the following requirements:
  - 1. Use materials and methods that minimize distortion and develop strength and corrosion resistance of base metals.
  - 2. Obtain fusion without undercut or overlap.
  - 3. Remove welding flux immediately.
  - 4. At exposed connections, finish exposed welds and surfaces smooth and blended so no roughness shows after finishing and contour of welded surface matches that of adjacent surface.
- D. Fastening to In-Place Construction: Provide anchorage devices and fasteners where metal fabrications are required to be fastened to in-place construction. Provide threaded fasteners for use with concrete and masonry inserts, toggle bolts, through bolts, lag screws, wood screws, and other connectors.
- E. Provide temporary bracing or anchors in formwork for items that are to be built into concrete, masonry, or similar construction.
- F. Corrosion Protection: Coat concealed surfaces of aluminum that come into contact with grout, concrete, masonry, wood, or dissimilar metals with the following:
  - 1. Cast Aluminum: Heavy coat of bituminous paint.
  - 2. Extruded Aluminum: Two coats of clear lacquer.

**3.2 INSTALLING MISCELLANEOUS FRAMING AND SUPPORTS**

- A. General: Install framing and supports to comply with requirements of items being supported, including manufacturers' written instructions and requirements indicated on Shop Drawings.
- B. Anchor supports for operable partitions and overhead doors securely to, and rigidly brace from, building structure.
- C. Support steel girders on solid grouted masonry, concrete, or steel pipe columns. Secure girders with anchor bolts embedded in grouted masonry or concrete or with bolts through top plates of pipe columns.
  - 1. Where grout space under bearing plates is indicated for girders supported on concrete or masonry, install as specified in "Installing Bearing and Leveling Plates" Article.



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### 3.3 INSTALLING METAL BOLLARDS

- A. Anchor bollards to existing construction with expansion anchors. Provide four 3/4-inch (19-mm) bolts at each bollard unless otherwise indicated.
  - 1. Embed anchor bolts at least 4 inches (100 mm) in concrete.
- B. Anchor bollards in concrete with pipe sleeves preset and anchored into concrete. Fill annular space around bollard solidly with nonshrink grout; mixed and placed to comply with grout manufacturer's written instructions. Slope grout up approximately 1/8 inch (3 mm) toward bollard.
- C. Fill bollards solidly with concrete, mounding top surface to shed water.
  - 1. Do not fill removable bollards with concrete.

### 3.4 INSTALLING BEARING AND LEVELING PLATES

- A. Clean concrete and masonry bearing surfaces of bond-reducing materials, and roughen to improve bond to surfaces. Clean bottom surface of plates.
- B. Set bearing and leveling plates on wedges, shims, or leveling nuts. After bearing members have been positioned and plumbed, tighten anchor bolts. Do not remove wedges or shims but, if protruding, cut off flush with edge of bearing plate before packing with nonshrink grout. Pack grout solidly between bearing surfaces and plates to ensure that no voids remain.

### 3.5 ADJUSTING AND CLEANING

- A. Touchup Painting: Cleaning and touchup painting of field welds, bolted connections, and abraded areas of shop paint are specified in Section 099100 "Painting."
- B. Galvanized Surfaces: Clean field welds, bolted connections, and abraded areas and repair galvanizing to comply with ASTM A 780/A 780M.

END OF SECTION 055000

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**SECTION 061053 - MISCELLANEOUS ROUGH CARPENTRY****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. Section Includes:**

1. Framing with dimension lumber.
2. Wood blocking, cants, and nailers.
3. Wood furring.
4. Wood sleepers.
5. Plywood backing panels.

**B. Related Requirements:**

1. Section 017419 "Construction Waste Management Plan" for provision of waste management.

**1.3 DEFINITIONS**

- A. Dimension Lumber: Lumber of 2 inches nominal (38 mm actual) or greater but less than 5 inches nominal (114 mm actual) in least dimension.

- B. Lumber grading agencies, and the abbreviations used to reference them, include the following:

1. NeLMA: Northeastern Lumber Manufacturers' Association.
2. NHLA: National Hardwood Lumber Association.
3. NLGA: National Lumber Grades Authority.
4. SPIB: The Southern Pine Inspection Bureau.
5. WCLIB: West Coast Lumber Inspection Bureau.
6. WWPA: Western Wood Products Association.

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.

1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used and net amount of preservative retained.
2. Include data for fire-retardant treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Include physical properties of treated materials based on testing by a qualified independent testing agency.

3. For fire-retardant treatments, include physical properties of treated lumber both before and after exposure to elevated temperatures, based on testing by a qualified independent testing agency according to ASTM D 5664.
4. For products receiving a waterborne treatment, include statement that moisture content of treated materials was reduced to levels specified before shipment to Project site.
5. Include copies of warranties from chemical treatment manufacturers for each type of treatment.

## 1.5 INFORMATIONAL SUBMITTALS

- A. Evaluation Reports: For the following, from ICC-ES:
1. Preservative-treated wood.
  2. Fire-retardant-treated wood.

## 1.6 QUALITY ASSURANCE

- A. Testing Agency Qualifications: For testing agency providing classification marking for fire-retardant treated material, an inspection agency acceptable to authorities having jurisdiction that periodically performs inspections to verify that the material bearing the classification marking is representative of the material tested.

## 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Stack lumber flat with spacers beneath and between each bundle to provide air circulation. Protect lumber from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

## PART 2 - PRODUCTS

### 2.1 WOOD PRODUCTS, GENERAL

- A. Lumber: DOC PS 20 and applicable rules of grading agencies indicated. If no grading agency is indicated, provide lumber that complies with the applicable rules of any rules-writing agency certified by the ALSC Board of Review. Provide lumber graded by an agency certified by the ALSC Board of Review to inspect and grade lumber under the rules indicated.
1. Factory mark each piece of lumber with grade stamp of grading agency.
  2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece.
  3. Where nominal sizes are indicated, provide actual sizes required by DOC PS 20 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.
  4. Provide dressed lumber, S4S, unless otherwise indicated.
- B. Maximum Moisture Content of Lumber: 19 percent for 2-inch nominal (38-mm actual) thickness or less, no limit for more than 2-inch nominal (38-mm actual) thickness unless otherwise indicated.

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## 2.2 WOOD-PRESERVATIVE-TREATED MATERIALS

- A. Preservative Treatment by Pressure Process: AWWA U1; Use Category UC2 for interior construction not in contact with the ground, Use Category UC3b for exterior construction not in contact with the ground, and Use Category UC4a for items in contact with the ground.
1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium. Do not use inorganic boron (SBX) for sill plates.
  2. For exposed items indicated to receive a stained or natural finish, use chemical formulations that do not require incising, contain colorants, bleed through, or otherwise adversely affect finishes.
- B. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Do not use material that is warped or does not comply with requirements for untreated material.
- C. Mark lumber with treatment quality mark of an inspection agency approved by the ALSC Board of Review.
- D. Application: Treat items indicated on Drawings, and the following:
1. Wood cants, nailers, curbs, equipment support bases, blocking, stripping, and similar members in connection with roofing, flashing, vapor barriers, and waterproofing.
  2. Wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with masonry or concrete.
  3. Wood framing and furring attached directly to the interior of below-grade exterior masonry or concrete walls.
  4. Wood framing members that are less than 18 inches (460 mm) above the ground in crawl spaces or unexcavated areas.
  5. Wood floor plates that are installed over concrete slabs-on-grade.

## 2.3 FIRE-RETARDANT-TREATED MATERIALS

- A. General: Where fire-retardant-treated materials are indicated, use materials complying with requirements in this article, that are acceptable to authorities having jurisdiction, and with fire-test-response characteristics specified as determined by testing identical products per test method indicated by a qualified testing agency.
- B. Fire-Retardant-Treated Lumber and Plywood by Pressure Process: Products with a flame spread index of 25 or less when tested according to ASTM E 84, and with no evidence of significant progressive combustion when the test is extended an additional 20 minutes, and with the flame front not extending more than 10.5 feet (3.2 m) beyond the centerline of the burners at any time during the test.
1. Use treatment that does not promote corrosion of metal fasteners.
  2. Exterior Type: Treated materials shall comply with requirements specified above for fire-retardant-treated lumber and plywood by pressure process after being subjected to accelerated weathering according to ASTM D 2898. Use for exterior locations and where indicated.
  3. Interior Type A: Treated materials shall have a moisture content of 28 percent or less when tested according to ASTM D 3201 at 92 percent relative humidity. Use where exterior type is not indicated.
- C. Kiln-dry lumber after treatment to a maximum moisture content of 19 percent. Kiln-dry plywood after treatment to a maximum moisture content of 15 percent.
- D. Identify fire-retardant-treated wood with appropriate classification marking of testing and inspecting agency acceptable to authorities having jurisdiction. At a minimum, identify fire

retardant treated wood with the Underwriter's Laboratories label or stamp attesting to the FRS rating or flame spread and smoke index rating, or the ESR Building Code Approval.

E. Application: Treat items indicated on Drawings, and the following:

1. Framing for raised platforms.
2. Concealed blocking in fire rated assemblies.
3. Plywood backing panels.

## 2.4 DIMENSION LUMBER FRAMING

A. Framing: Construction or No. 2 grade and any of the following species:

1. Hem-fir (north); NLGA.
2. Southern pine; SPIB.
3. Douglas fir-larch; WCLIB or WWPA.
4. Spruce-pine-fir; NLGA.
5. Douglas fir-south; WWPA.
6. Hem-fir; WCLIB or WWPA.
7. Douglas fir-larch (north); NLGA.
8. Spruce-pine-fir (south); NeLMA, WCLIB, or WWPA.

## 2.5 MISCELLANEOUS LUMBER

A. General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:

1. Blocking.
2. Nailers.
3. Rooftop equipment bases and support curbs.
4. Cants.
5. Furring.
6. Grounds.

B. For items of dimension lumber size, provide Construction or No. 2 grade lumber of any species.

C. For concealed boards, provide lumber with 19 percent maximum moisture content and any of the following species and grades:

1. Mixed southern pine, No. 2 grade; SPIB.
2. Hem-fir or hem-fir (north), Construction or No. 2 Common grade; NLGA, WCLIB, or WWPA.
3. Eastern softwoods, No. 2 Common grade; NELMA.
4. Northern species, No. 2 Common grade; NLGA.

D. For blocking not used for attachment of other construction, Utility, Stud, or No. 3 grade lumber of any species may be used provided that it is cut and selected to eliminate defects that will interfere with its attachment and purpose.

E. For blocking and nailers used for attachment of other construction, select and cut lumber to eliminate knots and other defects that will interfere with attachment of other work.

F. For furring strips for installing plywood or hardboard paneling, select boards with no knots capable of producing bent-over nails and damage to paneling.

## 2.6 PLYWOOD BACKING PANELS

- A. Equipment Backing Panels: DOC PS 1, Exposure 1, C-D Plugged, fire-retardant treated, in thickness indicated or, if not indicated, not less than [1/2-inch (13-mm)] [3/4-inch (19-mm)] nominal thickness.

## 2.7 FASTENERS

- A. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
1. Where carpentry is exposed to weather, in ground contact, pressure-preservative treated, or in area of high relative humidity, provide fasteners with hot-dip zinc coating complying with ASTM A 153/A 153M.
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Power-Driven Fasteners: NES NER-272.
- D. Wood Screws: ASME B18.6.1.
- E. Screws for Fastening to Metal Framing: ASTM C 1002, length as recommended by screw manufacturer for material being fastened.
- F. Lag Bolts: **ASME B18.2.1 (ASME B18.2.3.8M)**.
- G. Bolts: Steel bolts complying with **ASTM A 307, Grade A (ASTM F 568M, Property Class 4.6)**; with **ASTM A 563 (ASTM A 563M)** hex nuts and, where indicated, flat washers.
- H. Expansion Anchors: Anchor bolt and sleeve assembly of material indicated below with capability to sustain, without failure, a load equal to 6 times the load imposed when installed in unit masonry assemblies and equal to 4 times the load imposed when installed in concrete as determined by testing per ASTM E 488 conducted by a qualified independent testing and inspecting agency.
1. Material: Carbon-steel components, zinc plated to comply with ASTM B 633, Class Fe/Zn 5.
  2. Material: Stainless steel with bolts and nuts complying with **ASTM F 593 and ASTM F 594, Alloy Group 1 or 2 (ASTM F 738M and ASTM F 836M, Grade A1 or A4)**.

## 2.8 MISCELLANEOUS MATERIALS

- A. Adhesives for Gluing Furring and Sleepers to Concrete or Masonry: Formulation complying with ASTM D 3498 that is approved for use indicated by adhesive manufacturer.

## PART 3 - EXECUTION

### 3.1 INSTALLATION, GENERAL

- A. Set carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Fit carpentry to other construction; scribe and cope as needed for accurate fit. Locate furring, nailers, blocking, and similar supports to comply with requirements for attaching other construction.

- B. Where wood-preservative-treated lumber is installed adjacent to metal decking, install continuous flexible flashing separator between wood and metal decking.
- C. Framing Standard: Comply with AF&PA's WCD 1, "Details for Conventional Wood Frame Construction," unless otherwise indicated.
- D. Install plywood backing panels by fastening to studs; coordinate locations with utilities requiring backing panels. Install fire-retardant treated plywood backing panels with classification marking of testing agency exposed to view.
- E. Do not splice structural members between supports unless otherwise indicated.
- F. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, trim and other items attached to wall surfaces.
  - 1. Provide metal clips for fastening gypsum board or lath at corners and intersections where framing or blocking does not provide a surface for fastening edges of panels. Space clips not more than **16 inches (406 mm)** o.c.
- G. Provide fire blocking in furred spaces, stud spaces, and other concealed cavities as indicated and as follows:
  - 1. Fire block furred spaces of walls, at each floor level, at ceiling, and at not more than **96 inches (2438 mm)** o.c. with solid wood blocking or noncombustible materials accurately fitted to close furred spaces.
  - 2. Fire block concealed spaces of wood-framed walls and partitions at each floor level, at ceiling line of top story, and at not more than **96 inches (2438 mm)** o.c. Where fire blocking is not inherent in framing system used, provide closely fitted solid wood blocks of same width as framing members and **2-inch nominal (38-mm actual)** thickness.
  - 3. Fire block concealed spaces between floor sleepers with same material as sleepers to limit concealed spaces to not more than **100 sq. ft. (9.3 sq. m)** and to solidly fill space below partitions.
  - 4. Fire block concealed spaces behind combustible cornices and exterior trim at not more than **20 feet (6 m)** o.c.
- H. Sort and select lumber so that natural characteristics will not interfere with installation or with fastening other materials to lumber. Do not use materials with defects that interfere with function of member or pieces that are too small to use with minimum number of joints or optimum joint arrangement.
- I. Comply with AWPA M4 for applying field treatment to cut surfaces of preservative-treated lumber.
  - 1. Use inorganic boron for items that are continuously protected from liquid water.
  - 2. Use copper naphthenate for items not continuously protected from liquid water.
- J. Securely attach carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
  - 1. NES NER-272 for power-driven fasteners.
  - 2. Table 2304.9.1, "Fastening Schedule," in ICC's International Building Code.
- K. Use steel common nails unless otherwise indicated. Select fasteners of size that will not fully penetrate members where opposite side will be exposed to view or will receive finish materials. Make tight connections between members. Install fasteners without splitting wood. Drive nails snug but do not countersink nail heads unless otherwise indicated.

### 3.2 WOOD SLEEPER, BLOCKING, AND NAILER INSTALLATION

- A. Install where indicated and where required for attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
- B. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.

### 3.3 WOOD FURRING INSTALLATION

- A. Install level and plumb with closure strips at edges and openings. Shim with wood as required for tolerance of finish work.
- B. Furring to Receive Plywood or Hardboard Paneling: Install 1-by-3-inch nominal-size (19-by-63-mm actual-size) furring at 24 inches (610 mm) o.c.
- C. Furring to Receive Gypsum Board: Install 1-by-2-inch nominal-size (19-by-38-mm actual-size) furring vertically at 16 inches (406 mm) o.c.

### 3.4 SPECIAL COORDINATION

- A. Not all items requiring blocking are indicated on drawings. Contractor shall be responsible to review the Drawings and identify all items attached to the walls and ceilings that require blocking for support and attachment. All required blocking shall be included in the Contract Sum.

### 3.5 PROTECTION

- A. Protect miscellaneous rough carpentry from weather. If, despite protection, miscellaneous rough carpentry becomes wet, apply EPA-registered borate treatment. Apply borate solution by spraying to comply with EPA-registered label.

END OF SECTION 061053



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## SECTION 072100 - THERMAL INSULATION

### 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. Section Includes:
  - 1. Glass fiber blanket
  - 2. Mineral-wool blanket.
  - 3. Mineral-wool board.
- B. Related Requirements:
  - 1. Section 017419 "Construction Waste Management Plan" for provision of waste management.
  - 2. Section 092900 "Gypsum Board" for sound attenuation blanket used as acoustic insulation.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

#### 1.4 INFORMATIONAL SUBMITTALS

- A. Product Test Reports: For each product, for tests performed by a qualified testing agency.
- B. Evaluation Reports: For foam-plastic insulation, from ICC-ES.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Protect insulation materials from physical damage and from deterioration due to moisture, soiling, and other sources. Store inside and in a dry location. Comply with manufacturer's written instructions for handling, storing, and protecting during installation.
- B. Protect foam-plastic board insulation as follows:
  - 1. Do not expose to sunlight except to necessary extent for period of installation and concealment.
  - 2. Protect against ignition at all times. Do not deliver foam-plastic board materials to Project site until just before installation time.
  - 3. Quickly complete installation and concealment of foam-plastic board insulation in each area of construction.

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**PART 2 - PRODUCTS****2.1 GLASS-FIBER BLANKET**

- A. Sustainability Requirements: Provide glass-fiber blanket insulation as follows:
1. Free of Formaldehyde: Insulation manufactured with 100 percent acrylic binders and no formaldehyde.
  2. Low Emitting: Insulation tested according to ASTM D 5116 and shown to emit less than 0.05-ppm formaldehyde.
- B. Glass-Fiber Blanket, Unfaced: ASTM C 665, Type I; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively, per ASTM E 84; passing ASTM E 136 for combustion characteristics.

**2.2 VAPOR RETARDERS**

- A. Fire-Retardant, Reinforced-Polyethylene Vapor Retarders: Two outer layers of polyethylene film laminated to an inner reinforcing layer consisting of either nonwoven grid of nylon cord or polyester scrim and weighing not less than 22 lb/1000 sq. ft. (10 kg/100 sq. m), with maximum permeance rating of 0.1317 perm (7.56 ng/Pa x s x sq. m) and with flame-spread and smoke-developed indexes of not more than 25 and 450, respectively, per ASTM E 84.
1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Raven Industries Inc.; DURA-SKRIM 2FR.
    - b. Reef Industries, Inc.; Griffolyn T-55 FR.
- B. Vapor-Retarder Tape: Pressure-sensitive tape of type recommended by vapor-retarder manufacturer for sealing joints and penetrations in vapor retarder.
- C. Vapor-Retarder Fasteners: Pancake-head, self-tapping steel drill screws; with fender washers.
- D. Single-Component Nonsag Urethane Sealant: ASTM C 920, Type I, Grade NS, Class 25, Use NT related to exposure, and Use O related to vapor-barrier-related substrates.

**2.3 INSULATION FASTENERS**

- A. Adhesively Attached, Spindle-Type Anchors: Plate welded to projecting spindle; capable of holding insulation of specified thickness securely in position with self-locking washer in place.
1. Plate: Perforated, galvanized carbon-steel sheet, 0.030 inch (0.762 mm) thick by 2 inches (50 mm) square.
  2. Spindle: Copper-coated, low-carbon steel; fully annealed; 0.105 inch (2.67 mm) in diameter; length to suit depth of insulation.
- B. Adhesively Attached, Angle-Shaped, Spindle-Type Anchors: Angle welded to projecting spindle; capable of holding insulation of specified thickness securely in position with self-locking washer in place.
1. Angle: Formed from 0.030-inch- (0.762-mm-) thick, perforated, galvanized carbon-steel sheet with each leg 2 inches (50 mm) square.
  2. Spindle: Copper-coated, low-carbon steel; fully annealed; 0.105 inch (2.67 mm) in diameter; length to suit depth of insulation.

- C. Insulation-Retaining Washers: Self-locking washers formed from 0.016-inch- (0.41-mm-) thick galvanized-steel sheet, with beveled edge for increased stiffness, sized as required to hold insulation securely in place, but not less than 1-1/2 inches (38 mm) square or in diameter.
- D. Anchor Adhesive: Product with demonstrated capability to bond insulation anchors securely to substrates without damaging insulation, fasteners, or substrates.

## 2.4 ACCESSORIES

- A. Insulation for Miscellaneous Voids:
  - 1. Glass-Fiber Insulation: ASTM C 764, Type II, loose fill; with maximum flame-spread and smoke-developed indexes of 5, per ASTM E 84.
  - 2. Spray Polyurethane Foam Insulation: ASTM C 1029, Type II, closed cell, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, per ASTM E 84.
- B. Adhesive for Bonding Insulation: Product compatible with insulation and air and water barrier materials, and with demonstrated capability to bond insulation securely to substrates without damaging insulation and substrates.

## PART 3 - EXECUTION

### 3.1 PREPARATION

- A. Clean substrates of substances that are harmful to insulation, including removing projections capable of puncturing insulation or vapor retarders, or that interfere with insulation attachment.

### 3.2 INSTALLATION, GENERAL

- A. Comply with insulation manufacturer's written instructions applicable to products and applications.
- B. Install insulation that is undamaged, dry, and unsoiled and that has not been left exposed to ice, rain, or snow at any time.
- C. Extend insulation to envelop entire area to be insulated. Fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.
- D. Provide sizes to fit applications and selected from manufacturer's standard thicknesses, widths, and lengths. Apply single layer of insulation units unless multiple layers are otherwise shown or required to make up total thickness or to achieve R-value.

### 3.3 INSTALLATION OF FOUNDATION WALL INSULATION

- A. Butt panels together for tight fit.
- B. Adhesive Installation: Install with adhesive or press into tacky waterproofing or dampproofing according to manufacturer's written instructions.

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### 3.4 INSTALLATION OF INSULATION IN FRAMED CONSTRUCTION

- A. Blanket Insulation: Install in cavities formed by framing members according to the following requirements:
1. Use insulation widths and lengths that fill the cavities formed by framing members. If more than one length is required to fill the cavities, provide lengths that will produce a snug fit between ends.
  2. Place insulation in cavities formed by framing members to produce a friction fit between edges of insulation and adjoining framing members.
  3. Maintain 3-inch (76-mm) clearance of insulation around recessed lighting fixtures not rated for or protected from contact with insulation.
  4. For metal-framed wall cavities where cavity heights exceed 96 inches (2438 mm), support unfaced blankets mechanically and support faced blankets by taping flanges of insulation to flanges of metal studs.
- B. Miscellaneous Voids: Install insulation in miscellaneous voids and cavity spaces where required to prevent gaps in insulation using the following materials:
1. Glass-Fiber Insulation: Compact to approximately 40 percent of normal maximum volume equaling a density of approximately 2.5 lb/cu. ft. (40 kg/cu. m).
  2. Spray Polyurethane Insulation: Apply according to manufacturer's written instructions.

### 3.5 PROTECTION

- A. Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes. Provide temporary coverings or enclosures where insulation is subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.

END OF SECTION 072100

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**SECTION 081113 - HOLLOW METAL DOORS AND FRAMES****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. Section includes hollow-metal work.
- B. Related Requirements:
  - 1. Section 017419 "Construction Waste Management Plan" for provision of waste management.
  - 2. Section 087100 "Door Hardware" for door hardware for hollow-metal doors.
  - 3. Section 081416 "Flush Wood Doors"

**1.3 DEFINITIONS**

- A. Minimum Thickness: Minimum thickness of base metal without coatings according to NAAMM-HMMA 803 or SDI A250.8.

**1.4 COORDINATION**

- A. Coordinate anchorage installation for hollow-metal frames. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors. Deliver such items to Project site in time for installation.

**1.5 ACTION SUBMITTALS**

- A. Product Data: For each type of product.
  - 1. Include construction details, material descriptions, core descriptions, fire-resistance ratings, temperature-rise ratings, and finishes.
- B. Shop Drawings: Include the following:
  - 1. Elevations of each door type.
  - 2. Details of doors, including vertical- and horizontal-edge details and metal thicknesses.
  - 3. Frame details for each frame type, including dimensioned profiles and metal thicknesses.
  - 4. Locations of reinforcement and preparations for hardware.
  - 5. Details of each different wall opening condition.
  - 6. Details of anchorages, joints, field splices, and connections.
  - 7. Details of accessories.
  - 8. Details of moldings, removable stops, and glazing.
  - 9. Details of conduit and preparations for power, signal, and control systems.

- C. Schedule: Provide a schedule of hollow-metal work prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings. Coordinate with final Door Hardware Schedule.

## 1.6 INFORMATIONAL SUBMITTALS

- A. Product Test Reports: For each type of hollow-metal door and frame assembly, for tests performed by a qualified testing agency.
- B. Oversize Construction Certification: For assemblies required to be fire rated and exceeding limitations of labeled assemblies.

## 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Deliver hollow-metal work palletized, packaged, or crated to provide protection during transit and Project-site storage. Do not use nonvented plastic.
  - 1. Provide additional protection to prevent damage to factory-finished units.
- B. Deliver welded frames with two removable spreader bars across bottom of frames, tack welded to jambs and mullions.
- C. Store hollow-metal work vertically under cover at Project site with head up. Place on minimum 4-inch- (102-mm-) high wood blocking. Provide minimum 1/4-inch (6-mm) space between each stacked door to permit air circulation.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - 1. Amweld International, LLC.
  - 2. Ceco Door Products; an Assa Abloy Group company.
  - 3. Curries Company; an Assa Abloy Group company.
  - 4. Pioneer Industries, Inc.
  - 5. Republic Doors and Frames.
  - 6. Steelcraft; an Ingersoll-Rand company.
- B. Source Limitations: Obtain hollow-metal work from single source from single manufacturer.

### 2.2 REGULATORY REQUIREMENTS

- A. Fire-Rated Assemblies: Complying with NFPA 80 and listed and labeled by a qualified testing agency acceptable to authorities having jurisdiction for fire-protection ratings and temperature-rise limits indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.
  - 1. Smoke- and Draft-Control Assemblies: At fire rated door and frame assemblies opening to a corridor or located within a smoke barrier, provide an assembly with gaskets listed and labeled for smoke and draft control by a qualified testing agency acceptable to authorities having jurisdiction, based on testing according to UL 1784 and installed in compliance with NFPA 105.

- B. Fire-Rated, Borrowed-Light Assemblies: Complying with NFPA 80 and listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction for fire-protection ratings indicated, based on testing according to NFPA 257 or UL 9.

### 2.3 INTERIOR DOORS AND FRAMES

- A. Construct interior doors and frames to comply with the standards indicated for materials, fabrication, hardware locations, hardware reinforcement, tolerances, and clearances, and as specified.
- B. Heavy-Duty Doors and Frames: SDI A250.8, Level 2. At all interior door locations unless noted otherwise on the Drawings.
1. Physical Performance: Level B according to SDI A250.4.
  2. Doors:
    - a. Type: As indicated in the Door and Frame Schedule.
    - b. Thickness: 1-3/4 inches (44.5 mm).
    - c. Face: Uncoated, cold-rolled steel sheet, minimum thickness of 0.042 inch (1.0 mm).
    - d. Edge Construction: Model 2, Seamless.
    - e. Core: Manufacturer's standard kraft-paper honeycomb, polystyrene, polyurethane, polyisocyanurate, mineral-board, or vertical steel-stiffener core at manufacturer's discretion.
  3. Frames:
    - a. Materials: Uncoated steel sheet, minimum thickness of 0.053 inch (1.3 mm).
    - b. Construction: Full profile welded.
  4. Exposed Finish: Prime, to be painted.

### 2.4 FRAME ANCHORS

- A. Jamb Anchors:
1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, not less than 0.042 inch (1.0 mm) thick, with corrugated or perforated straps not less than 2 inches (51 mm) wide by 10 inches (254 mm) long; or wire anchors not less than 0.177 inch (4.5 mm) thick.
  2. Stud-Wall Type: Designed to engage stud, welded to back of frames; not less than 0.042 inch (1.0 mm) thick.
  3. Postinstalled Expansion Type for In-Place Concrete or Masonry: Minimum 3/8-inch- (9.5-mm-) diameter bolts with expansion shields or inserts. Provide pipe spacer from frame to wall, with throat reinforcement plate, welded to frame at each anchor location.
- B. Floor Anchors: Formed from same material as frames, minimum thickness of 0.042 inch (1.0 mm), and as follows:
1. Monolithic Concrete Slabs: Clip-type anchors, with two holes to receive fasteners.

### 2.5 MATERIALS

- A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B; suitable for exposed applications.

- B. Hot-Rolled Steel Sheet: ASTM A 1011/A 1011M, Commercial Steel (CS), Type B; free of scale, pitting, or surface defects; pickled and oiled.
- C. Metallic-Coated Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B.
- D. Frame Anchors: ASTM A 879/A 879M, Commercial Steel (CS), 04Z (12G) coating designation; mill phosphatized.
  - 1. For anchors built into exterior walls, steel sheet complying with ASTM A 1008/A 1008M or ASTM A 1011/A 1011M, hot-dip galvanized according to ASTM A 153/A 153M, Class B.
- E. Inserts, Bolts, and Fasteners: Hot-dip galvanized according to ASTM A 153/A 153M.
- F. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hollow-metal frames of type indicated.
- G. Grout: ASTM C 476, except with a maximum slump of 4 inches (102 mm), as measured according to ASTM C 143/C 143M.
- H. Mineral-Fiber Insulation: ASTM C 665, Type I (blankets without membrane facing); consisting of fibers manufactured from slag or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively; passing ASTM E 136 for combustion characteristics.
- I. Glazing: Comply with requirements in Section 088000 "Glazing."

## 2.6 FABRICATION

- A. Fabricate hollow-metal work to be rigid and free of defects, warp, or buckle. Accurately form metal to required sizes and profiles, with minimum radius for metal thickness. Where practical, fit and assemble units in manufacturer's plant. To ensure proper assembly at Project site, clearly identify work that cannot be permanently factory assembled before shipment.
- B. Hollow-Metal Doors:
  - 1. Steel-Stiffened Door Cores: Provide minimum thickness 0.026 inch (0.66 mm), steel vertical stiffeners of same material as face sheets extending full-door height, with vertical webs spaced not more than 6 inches (152 mm) apart. Spot weld to face sheets no more than 5 inches (127 mm) o.c. Fill spaces between stiffeners with glass- or mineral-fiber insulation.
  - 2. Fire Door Cores: As required to provide fire-protection and temperature-rise ratings indicated.
  - 3. Vertical Edges for Single-Acting Doors: Bevel edges 1/8 inch in 2 inches (3.2 mm in 51 mm).
  - 4. Top Edge Closures: Close top edges of doors with inverted closures, except provide flush closures at exterior doors of same material as face sheets.
  - 5. Bottom Edge Closures: Close bottom edges of doors with end closures or channels of same material as face sheets.
  - 6. Exterior Doors: Provide weep-hole openings in bottoms of exterior doors to permit moisture to escape. Seal joints in top edges of doors against water penetration.
  - 7. Astragals: Provide overlapping astragal on one leaf of pairs of doors where required by NFPA 80 for fire-performance rating or where indicated. Extend minimum 3/4 inch (19 mm) beyond edge of door on which astragal is mounted or as required to comply with published listing of qualified testing agency.



- C. Hollow-Metal Frames: Where frames are fabricated in sections due to shipping or handling limitations, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.
1. Sidelight Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by butt welding.
  2. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.
  3. Grout Guards: Weld guards to frame at back of hardware mortises in frames to be grouted.
  4. Floor Anchors: Weld anchors to bottoms of jambs with at least four spot welds per anchor; however, for slip-on drywall frames, provide anchor clips or countersunk holes at bottoms of jambs.
  5. Jamb Anchors: Provide number and spacing of anchors as follows:
    - a. Masonry Type: Locate anchors not more than 16 inches (406 mm) from top and bottom of frame. Space anchors not more than 32 inches (813 mm) o.c., to match coursing, and as follows:
      - 1) Two anchors per jamb up to 60 inches (1524 mm) high.
      - 2) Three anchors per jamb from 60 to 90 inches (1524 to 2286 mm) high.
      - 3) Four anchors per jamb from 90 to 120 inches (2286 to 3048 mm) high.
      - 4) Four anchors per jamb plus one additional anchor per jamb for each 24 inches (610 mm) or fraction thereof above 120 inches (3048 mm) high.
    - b. Stud-Wall Type: Locate anchors not more than 18 inches (457 mm) from top and bottom of frame. Space anchors not more than 32 inches (813 mm) o.c. and as follows:
      - 1) Three anchors per jamb up to 60 inches (1524 mm) high.
      - 2) Four anchors per jamb from 60 to 90 inches (1524 to 2286 mm) high.
      - 3) Five anchors per jamb from 90 to 96 inches (2286 to 2438 mm) high.
      - 4) Five anchors per jamb plus one additional anchor per jamb for each 24 inches (610 mm) or fraction thereof above 96 inches (2438 mm) high.
    - c. Postinstalled Expansion Type: Locate anchors not more than 6 inches (152 mm) from top and bottom of frame. Space anchors not more than 26 inches (660 mm) o.c.
  6. Door Silencers: Except on weather-stripped frames, drill stops to receive door silencers as follows. Keep holes clear during construction.
    - a. Single-Door Frames: Drill stop in strike jamb to receive three door silencers.
    - b. Double-Door Frames: Drill stop in head jamb to receive two door silencers.
- D. Fabricate concealed stiffeners and edge channels from either cold- or hot-rolled steel sheet.
- E. Hardware Preparation: Factory prepare hollow-metal work to receive templated mortised hardware; include cutouts, reinforcement, mortising, drilling, and tapping according to SDI A250.6, the Door Hardware Schedule, and templates.
1. Reinforce doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.
  2. Comply with applicable requirements in SDI A250.6 and BHMA A156.115 for preparation of hollow-metal work for hardware.
- F. Stops and Moldings: Provide stops and moldings around glazed lites and louvers where indicated. Form corners of stops and moldings with butted hairline joints.
1. Single Glazed Lites: Provide fixed stops and moldings welded on secure side of hollow-metal work.

2. Multiple Glazed Lites: Provide fixed and removable stops and moldings so that each glazed lite is capable of being removed independently.
3. Provide fixed frame moldings on outside of exterior and on secure side of interior doors and frames.
4. Provide loose stops and moldings on inside of hollow-metal work.
5. Coordinate rabbet width between fixed and removable stops with glazing and installation types indicated.

## 2.7 STEEL FINISHES

- A. Prime Finish: Clean, pretreat, and apply manufacturer's standard primer.
  1. Shop Primer: Manufacturer's standard, fast-curing, lead- and chromate-free primer complying with SDI A250.10; recommended by primer manufacturer for substrate; compatible with substrate and field-applied coatings despite prolonged exposure.

## 2.8 ACCESSORIES

- A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.
- B. Grout Guards: Formed from same material as frames, not less than 0.016 inch (0.4 mm) thick.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Examine roughing-in for embedded and built-in anchors to verify actual locations before frame installation.
- C. Prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Remove welded-in shipping spreaders installed at factory. Restore exposed finish by grinding, filling, and dressing, as required to make repaired area smooth, flush, and invisible on exposed faces.
- B. Drill and tap doors and frames to receive nontemplated, mortised, and surface-mounted door hardware.

### 3.3 INSTALLATION

- A. General: Install hollow-metal work plumb, rigid, properly aligned, and securely fastened in place. Comply with Drawings and manufacturer's written instructions.

- B. Hollow-Metal Frames: Install hollow-metal frames of size and profile indicated. Comply with SDI A250.11 or NAAMM-HMMA 840 as required by standards specified.
1. Set frames accurately in position; plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces, leaving surfaces smooth and undamaged.
    - a. At fire-rated openings, install frames according to NFPA 80.
    - b. Where frames are fabricated in sections because of shipping or handling limitations, field splice at approved locations by welding face joint continuously; grind, fill, dress, and make splice smooth, flush, and invisible on exposed faces.
    - c. Install frames with removable stops located on secure side of opening.
    - d. Remove temporary braces necessary for installation only after frames have been properly set and secured.
    - e. Check plumb, square, and twist of frames as walls are constructed. Shim as necessary to comply with installation tolerances.
  2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with postinstalled expansion anchors.
    - a. Floor anchors may be set with power-actuated fasteners instead of postinstalled expansion anchors if so indicated and approved on Shop Drawings.
  3. Metal-Stud Partitions: Solidly pack mineral-fiber insulation inside frames.
  4. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout.
  5. Concrete Walls: Solidly fill space between frames and concrete with mineral-fiber insulation.
  6. In-Place Concrete or Masonry Construction: Secure frames in place with postinstalled expansion anchors. Countersink anchors, and fill and make smooth, flush, and invisible on exposed faces.
  7. Installation Tolerances: Adjust hollow-metal door frames for squareness, alignment, twist, and plumb to the following tolerances:
    - a. Squareness: Plus or minus 1/16 inch (1.6 mm), measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
    - b. Alignment: Plus or minus 1/16 inch (1.6 mm), measured at jambs on a horizontal line parallel to plane of wall.
    - c. Twist: Plus or minus 1/16 inch (1.6 mm), measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
    - d. Plumbness: Plus or minus 1/16 inch (1.6 mm), measured at jambs at floor.
- C. Hollow-Metal Doors: Fit hollow-metal doors accurately in frames, within clearances specified below. Shim as necessary.
1. Non-Fire-Rated Steel Doors:
    - a. Between Door and Frame Jambs and Head: 1/8 inch (3.2 mm) plus or minus 1/32 inch (0.8 mm).
    - b. Between Edges of Pairs of Doors: 1/8 inch (3.2 mm) to 1/4 inch (6.3 mm) plus or minus 1/32 inch (0.8 mm).
    - c. At Bottom of Door: 3/4 inch (19.1 mm) plus or minus 1/32 inch (0.8 mm).
    - d. Between Door Face and Stop: 1/16 inch (1.6 mm) to 1/8 inch (3.2 mm) plus or minus 1/32 inch (0.8 mm).
  2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
  3. Smoke-Control Doors: Install doors and gaskets according to NFPA 105.

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- D. Glazing: Comply with installation requirements in Section 088000 "Glazing" and with hollow-metal manufacturer's written instructions.
    - 1. Secure stops with countersunk flat- or oval-head machine screws spaced uniformly not more than 9 inches (230 mm) o.c. and not more than 2 inches (51 mm) o.c. from each corner.

### 3.4 ADJUSTING AND CLEANING

- A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow-metal work that is warped, bowed, or otherwise unacceptable.
- B. Remove grout and other bonding material from hollow-metal work immediately after installation.
- C. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying, rust-inhibitive primer.
- D. Metallic-Coated Surface Touchup: Clean abraded areas and repair with galvanizing repair paint according to manufacturer's written instructions.
- E. Factory-Finish Touchup: Clean abraded areas and repair with same material used for factory finish according to manufacturer's written instructions.
- F. Touchup Painting: Cleaning and touchup painting of abraded areas of paint are specified in painting Sections.

END OF SECTION 081113

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## SECTION 081416 - FLUSH WOOD DOORS

### 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. Section Includes:

- 1. Solid-core doors with wood-veneer faces.
- 2. Factory finishing flush wood doors.
- 3. Factory fitting flush wood doors to frames and factory machining for hardware.

- B. Related Requirements:

- 1. Section 081113 "Hollow Metal Doors and Frames".
- 2. Section 087100 "Door Hardware".
- 3. Section 088000 "Glazing" for glass view panels in flush wood doors.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of door. Include details of core and edge construction, louvers, and trim for openings. Include factory-finishing specifications.

- B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details not covered in Product Data; and the following:

- 1. Dimensions and locations of blocking.
- 2. Dimensions and locations of mortises and holes for hardware.
- 3. Dimensions and locations of cutouts.
- 4. Undercuts.
- 5. Requirements for veneer matching.
- 6. Doors to be factory finished and finish requirements.
- 7. Fire-protection ratings for fire-rated doors.

- C. Samples for Verification:

- 1. Factory finishes applied to actual door face materials, approximately 8 by 10 inches (200 by 250 mm), for each material and finish. For each wood species and transparent finish, provide set of three Samples showing typical range of color and grain to be expected in finished Work.
- 2. Louver blade and frame sections, 6 inches (150 mm) long, for each material and finish specified.
- 3. Frames for light openings, 6 inches (150 mm) long, for each material, type, and finish required.

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#### 1.4 INFORMATIONAL SUBMITTALS

- A. Sample Warranty: For special warranty.

#### 1.5 DELIVERY, STORAGE, AND HANDLING

- A. Comply with requirements of referenced standard and manufacturer's written instructions.
- B. Package doors individually in in manufacturer's standard plastic bags, stretch wrap or cardboard cartons.
- C. Mark each door on top rail with opening number used on Shop Drawings. Include manufacturer's order number and date of manufacture.

#### 1.6 FIELD CONDITIONS

- A. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining ambient temperature and humidity conditions at occupancy levels during remainder of construction period.
- B. Environmental Limitations: Do not deliver or install doors until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and HVAC system is operating and maintaining temperature between 60 and 90 deg F (16 and 32 deg C) and relative humidity between 25 and 55 percent during remainder of construction period.

#### 1.7 WARRANTY

- A. A. Special Warranty: Manufacturer agrees to repair or replace doors that fail in materials or workmanship within specified warranty period.
  - 1. Failures include, but are not limited to, the following:
    - a. Warping (bow, cup, or twist) more than 1/4 inch (6.4 mm) in a 42-by-84-inch (1067-by-2134-mm) section.
    - b. Telegraphing of core construction in face veneers exceeding 0.01 inch in a 3-inch (0.25 mm in a 76.2-mm) span.
  - 2. Warranty shall also include installation and finishing that may be required due to repair or replacement of defective doors.
  - 3. Warranty Period for Solid-Core Interior Doors: Life of installation.

### PART 2 - PRODUCTS

#### 2.1 MANUFACTURERS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide Signature Series flush wood veneer doors as manufactured by Marshfield Door Systems, Inc or a comparable product by one of the following:
  - 1. Algoma Hardwoods, Inc.
  - 2. Eggers Industries.
- B. Source Limitations: Obtain flush wood doors from single manufacturer.

## 2.2 FLUSH WOOD DOORS, GENERAL

- A. Quality Standard: In addition to requirements specified, comply with WDMA I.S.1-A, "Architectural Wood Flush Doors."
- B. WDMA I.S.1-A Performance Grade: Extra Heavy Duty.
- C. Fire-Rated Wood Doors: Doors complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 or UL 10C.
  - 1. Oversize Fire-Rated Door Assemblies: For units exceeding sizes of tested assemblies, provide certification by a qualified testing agency that doors comply with standard construction requirements for tested and labeled fire-rated door assemblies except for size.
  - 2. Cores: Provide core specified or mineral core as needed to provide fire-protection rating indicated.
  - 3. Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.
  - 4. Pairs: Provide fire-retardant stiles that are listed and labeled for applications indicated without formed-steel edges and astragals. Provide stiles with concealed intumescent seals. Comply with specified requirements for exposed edges.
- D. Smoke- and Draft-Control Door Assemblies: Listed and labeled for smoke and draft control, based on testing according to UL 1784.
- E. Particleboard-Core Doors:
  - 1. Particleboard: ANSI A208.1, Grade LD-2, made with binder containing no urea-formaldehyde.
  - 2. Blocking: Provide wood blocking in particleboard-core doors as needed to eliminate through-bolting hardware.
- F. Mineral-Core Doors:
  - 1. Core: Noncombustible mineral product complying with requirements of referenced quality standard and testing and inspecting agency for fire-protection rating indicated.
  - 2. Blocking: Provide composite blocking with improved screw-holding capability approved for use in doors of fire-protection ratings indicated as needed to eliminate through-bolting hardware.
  - 3. Edge Construction: At hinge stiles, provide laminated-edge construction with improved screw-holding capability and split resistance. Comply with specified requirements for exposed edges.
    - a. Screw-Holding Capability: 550 lbf (2440 N) per WDMA T.M.-10.

## 2.3 VENEER-FACED DOORS FOR TRANSPARENT FINISH

- A. Interior Solid-Core Doors:
  - 1. Grade: Premium, with Grade A faces.
  - 2. Species: Match surrounding existing doors, or white birch.
  - 3. Cut: Rotary cut.
  - 4. Match between Veneer Leaves: Book match.
  - 5. Room Match: Provide door faces of compatible color and grain within each separate room or area of building.

6. Exposed Vertical Edges: Applied wood-veneer edges of same species as faces and covering edges of faces - edge Type B.
7. Core:
  - a. Non-Rated Doors: Particleboard.
  - b. Rated Doors: Mineral Core.
8. Construction: Five plies. Stiles and rails are bonded to core, then entire unit is abrasive planed before veneering.
9. WDMA I.S.1-A Performance Grade: Extra Heavy Duty.

## 2.4 LIGHT FRAMES AND LOUVERS

- A. Wood Beads for Light Openings in Wood Doors: Provide manufacturer's standard wood beads unless otherwise indicated.
  1. Wood Species: Same species as door faces.
  2. Profile: Flush rectangular beads, profile per Marshfield W-6.
  3. At wood-core doors with 20-minute fire-protection ratings, provide wood beads and metal glazing clips approved for such use.
- B. Metal Frames for Light Openings in Fire-Rated Doors: Manufacturer's standard frame formed of 0.048-inch- (1.2-mm-) thick, cold-rolled steel sheet; with baked-enamel- or powder-coated finish; and approved for use in doors of fire-protection rating indicated.
- C. Metal Louvers:
  1. Manufacturers: Subject to compliance with requirements, provide products by the following:
    - a. Air Louvers, Inc.
    - b. Anemostat; a Mestek company.
  2. Blade Type: Vision-proof, inverted Y.
  3. Metal and Finish: Manufacturer's standard 18 gauge cold-rolled steel with baked-enamel- or powder-coated finish.

## 2.5 FABRICATION

- A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting unless otherwise indicated.
  1. Comply with NFPA 80 requirements for fire-rated doors.
- B. Factory machine doors for hardware that is not surface applied. Locate hardware to comply with DHI-WDHS-3. Comply with final hardware schedules, door frame Shop Drawings, BHMA-156.115-W, and hardware templates.
  1. Coordinate with hardware mortises in metal frames to verify dimensions and alignment before factory machining.
  2. Metal Astragals: Factory machine astragals and formed-steel edges for hardware for pairs of fire-rated doors.
- C. Openings: Factory cut and trim openings through doors.
  1. Light Openings: Trim openings with moldings of material and profile indicated.
  2. Glazing: Factory install glazing in doors indicated to be factory finished. Comply with applicable requirements in Section 088000 "Glazing."
  3. Louvers: Factory install louvers in prepared openings.



## 2.6 FACTORY FINISHING

- A. General: Comply with referenced quality standard for factory finishing. Complete fabrication, including fitting doors for openings and machining for hardware that is not surface applied, before finishing.
  - 1. Finish faces, all four edges, edges of cutouts, and mortises. Stains and fillers may be omitted on top and bottom edges, edges of cutouts, and mortises.
- B. Factory finish doors.
- C. Transparent Finish:
  - 1. Grade: Premium.
  - 2. Finish: WDMA TR-6 catalyzed polyurethane.
  - 3. Staining: Manufacturer's Sand 22-95.
  - 4. Effect: Filled finish.
  - 5. Sheen: Satin.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine doors and installed door frames, with Installer present, before hanging doors.
  - 1. Verify that installed frames comply with indicated requirements for type, size, location, and swing characteristics and have been installed with level heads and plumb jambs.
  - 2. Reject doors with defects.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. Hardware: For installation, see Section 087100 "Door Hardware."
- B. Installation Instructions: Install doors to comply with manufacturer's written instructions and referenced quality standard, and as indicated.
  - 1. Install fire-rated doors according to NFPA 80.
  - 2. Install smoke- and draft-control doors according to NFPA 105.
- C. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.
- D. Factory-Finished Doors: Restore finish before installation if fitting or machining is required at Project site.

### 3.3 ADJUSTING

- A. Operation: Rehang or replace doors that do not swing or operate freely.
- B. Finished Doors: Replace doors that are damaged or that do not comply with requirements. Doors may be repaired or refinished if Work complies with requirements and shows no evidence of repair or refinishing.

END OF SECTION 081416

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**SECTION 084113 - ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS****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. Section Includes:
  - 1. Interior storefront framing.
  - 2. Exterior and interior manual-swing entrance doors and door-frame units.

**1.3 DEFINITIONS**

- A. ADA/ABA Accessibility Guidelines: U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disability Act (ADA) and Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities."

**1.4 ACTION SUBMITTALS**

- A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes for aluminum-framed systems.
- B. Shop Drawings: For aluminum-framed systems. Include plans, elevations, sections, details, and attachments to other work.
  - 1. Include details of provisions for system expansion and contraction and for drainage of moisture in the system to the exterior.
  - 2. For entrance doors, include hardware schedule and indicate operating hardware types, functions, quantities, and locations.
- C. Samples for Initial Selection: For units with factory-applied color finishes.
- D. Samples for Verification: Provide finish samples of colors selected from initial submittal on actual aluminum material for final color selection.
- E. Other Action Submittals:
  - 1. Entrance Door Hardware Schedule: Prepared by or under the supervision of supplier, detailing fabrication and assembly of entrance door hardware, as well as procedures and diagrams. Coordinate final entrance door hardware schedule with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of entrance door hardware.

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## 1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For aluminum-framed systems to include in maintenance manuals.

## 1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Manufacturer's authorized representative who is trained and approved for installation of units required for this Project.
- B. Accessible Entrances: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1 (2003 Edition).
- C. Source Limitations for Aluminum-Framed Systems: Obtain from single source from single manufacturer.

## 1.7 PROJECT CONDITIONS

- A. Field Measurements: Verify actual locations of structural supports for aluminum-framed systems by field measurements before fabrication and indicate measurements on Shop Drawings.

## 1.8 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of aluminum-framed systems that do not comply with requirements or that fail in materials or workmanship within specified warranty period.
  - 1. Warranty Period: One year from date of Substantial Completion.
- B. Special Finish Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components on which finishes do not comply with requirements or that fail in materials or workmanship within specified warranty period. Warranty does not include normal weathering.
  - 1. Warranty Period: 10 years from date of Substantial Completion.

## 1.9 MAINTENANCE SERVICE

- A. Entrance Door Hardware:
  - 1. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of entrance door hardware.
  - 2. Initial Maintenance Service: Beginning at Substantial Completion, provide six months' full maintenance by skilled employees of entrance door hardware Installer. Include quarterly preventive maintenance, repair or replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper entrance door hardware operation at rated speed and capacity. Provide parts and supplies the same as those used in the manufacture and installation of original equipment.

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**PART 2 - PRODUCTS****2.1 MANUFACTURERS**

- A. Basis-of-Design Product: Subject to compliance with requirements, provide products indicated in the following paragraphs as manufactured by Kawneer Company Inc. or comparable product by one of the following:
1. EFCO Corporation.
  2. OldCastle Glass Engineered Products.

**2.2 NON-THERMAL INTERIOR FRAMING SYSTEMS**

- A. Interior Framing System: Kawneer Company Inc.; Trifab 400 Framing System (Non-Thermal), 1-3/4" x 4" Framing, Center Plane Glass.
1. Aluminum Extrusions: Alloy and temper recommended by aluminum storefront manufacturer for strength, corrosion resistance, and application of required finish and not less than 0.070" (1.8 mm) wall thickness at any location for the main frame and complying with ASTM B 221: 6063-T6 alloy and temper.
  2. Fasteners: Aluminum, nonmagnetic stainless steel or other materials to be non-corrosive and compatible with aluminum framing members, trim hardware, anchors, and other components.
  3. Anchors, Clips, and Accessories: Aluminum, nonmagnetic stainless steel, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
  4. Reinforcing Members: Aluminum, nonmagnetic stainless steel, or nickel/chrome-plated steel complying with ASTM B 456 for Type SC 3 severe service conditions, or zinc-coated steel or iron complying with ASTM B 633 for SC 3 severe service conditions or other suitable zinc coating; provide sufficient strength to withstand design pressure indicated.
  5. Sealant: For sealants required within fabricated storefront system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.
  6. Tolerances: Reference to tolerances for wall thickness and other cross-sectional dimensions of storefront members are nominal and in compliance with AA Aluminum Standards and Data.
  7. Framing Members: – Center Plane 1-3/4" x 4" mullion profile to accommodate 1/4" glazing. Manufacturer's standard extruded-aluminum framing members of thickness required and reinforced as required to support imposed loads.
  8. Construction: Non-Thermal
  9. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.
  10. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials. Where exposed shall be stainless steel.
  11. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and aluminum material to prevent galvanic action

12. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
13. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle storefront material and components to avoid damage. Protect storefront material against damage from elements, construction activities, and other hazards before, during and after storefront installation.

#### B. Glazing Systems

1. Glazing: As specified in Division 08 Section "Glazing".
2. Glazing Gaskets: Manufacturer's standard compression types; replaceable, extruded EPDM rubber.
3. Spacers and Setting Blocks: Manufacturer's standard elastomeric type.
4. Bond-Breaker Tape: Manufacturer's standard TFE-fluorocarbon or polyethylene material to which sealants will not develop adhesion.
5. Glazing Sealants: For structural-sealant-glazed systems, as recommended by manufacturer for joint type, and as follows:
6. Weatherseal Sealant: ASTM C 920 for Type S, Grade NS, Class 25, Uses NT, G, A, and O; single-component neutral-curing formulation that is compatible with structural sealant and other system components with which it comes in contact; recommended by structural-sealant, weatherseal-sealant, and aluminum-framed-system manufacturers for this use.

#### C. Aluminum Finishes

1. Finish designation prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes

### 2.4 ENTRANCE DOOR SYSTEMS

#### A. Entrance Doors: Manufacturer's standard glazed entrance doors for manual-swing operation - Kawneer Series AA425 Wide Stile Thermally Broken Door

1. Door Construction: 2-1/4-inch (57.2-mm) overall thickness, with minimum 0.125-inch (3.2-mm-) thick, extruded-aluminum tubular rail and stile members. Mechanically fasten corners with reinforcing brackets that are deeply penetrated and fillet welded or that incorporate concealed tie rods.
  - a. Thermal Construction: High-performance plastic connectors separate aluminum members exposed to the exterior from members exposed to the interior.
2. Door Design: As indicated.
3. Glazing Stops and Gaskets: Square, snap-on, extruded-aluminum stops and preformed gaskets.
  - a. Provide nonremovable glazing stops on outside of door.

### 2.5 GLAZING

- A. Glazing: Comply with Section 088000 "Glazing." for insulated glass.
- B. Glazing Gaskets: Manufacturer's standard sealed-corner pressure-glazing system of black, resilient elastomeric glazing gaskets, setting blocks, and shims or spacers.
- C. Glazing Sealants: As recommended by manufacturer.

- D. Sealants used inside the weatherproofing system shall have a VOC content of 250 g/L.

## 2.5. ENTRANCE DOOR HARDWARE

- A. Entrance Door Hardware: Hardware is specified in Section 087100 "Door Hardware."

## 2.6 ACCESSORY MATERIALS

- A. Joint Sealants: For installation at perimeter of aluminum-framed systems, as specified in Division 07 Section "Joint Sealants."
- B. Bituminous Paint: Cold-applied, asphalt-mastic paint complying with SSPC-Paint 12 requirements except containing no asbestos; formulated for 30-mil (0.762-mm) thickness per coat.

## 2.7 FABRICATION

- A. Form or extrude aluminum shapes before finishing.
- B. Weld in concealed locations to greatest extent possible to minimize distortion or discoloration of finish. Remove weld spatter and welding oxides from exposed surfaces by descaling or grinding.
- C. Framing Members, General: Fabricate components that, when assembled, have the following characteristics:
  - 1. Profiles that are sharp, straight, and free of defects or deformations.
  - 2. Accurately fitted joints with ends coped or mitered.
  - 3. Means to drain water passing joints, condensation within framing members, and moisture migrating within the system to exterior.
  - 4. Physical and thermal isolation of glazing from framing members.
  - 5. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing edge clearances.
  - 6. Provisions for field replacement of glazing from interior.
  - 7. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.
- D. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.
- E. Structural-Sealant-Glazed Framing Members: Include accommodations for using temporary support device to retain glazing in place while structural sealant cures.
- F. Entrance Door Frames: Reinforce as required to support loads imposed by door operation and for installing entrance door hardware.
  - 1. At exterior doors, provide compression weather stripping at fixed stops.
  - 2. At interior doors, provide silencers at stops to prevent metal-to-metal contact. Install three silencers on strike jamb of single-door frames and two silencers on head of frames for pairs of doors.
- G. Entrance Doors: Reinforce doors as required for installing entrance door hardware.
  - 1. At pairs of exterior doors, provide sliding-type weather stripping retained in adjustable strip and mortised into door edge.
  - 2. At exterior doors, provide weather sweeps applied to door bottoms.

- H. Entrance Door Hardware Installation: Factory install entrance door hardware to the greatest extent possible. Cut, drill, and tap for factory-installed entrance door hardware before applying finishes.
- I. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

## 2.8 ALUMINUM FINISHES

- A. High-Performance Organic Finish: 3-coat fluoropolymer finish complying with AAMA 2605 and containing not less than 70 percent PVDF resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions. Acceptable coatings are Kawneer Permafluor™ (70% PVDF), Trinar by Akzo Coatings, Fluoroceram by Morton International, Duranar by PPG Industries and Fluorpon by Valspar Corp.
  - 1. Color and Gloss: Black, Glossy Finish

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. General:
  - 1. Comply with manufacturer's written instructions.
  - 2. Do not install damaged components.
  - 3. Fit joints to produce hairline joints free of burrs and distortion.
  - 4. Rigidly secure nonmovement joints.
  - 5. Install anchors with separators and isolators to prevent metal corrosion and electrolytic deterioration.
  - 6. Seal joints watertight unless otherwise indicated.
- B. Metal Protection:
  - 1. Where aluminum will contact dissimilar metals, protect against galvanic action by painting contact surfaces with primer or applying sealant or tape, or by installing nonconductive spacers as recommended by manufacturer for this purpose.
  - 2. Where aluminum will contact concrete or masonry, protect against corrosion by painting contact surfaces with bituminous paint.
- C. Install components to drain water passing joints, condensation occurring within framing members, and moisture migrating within the system to exterior.
- D. Set continuous sill members and flashing in full sealant bed as specified in Division 07 Section "Joint Sealants" to produce weathertight installation.

- E. Install components plumb and true in alignment with established lines and grades, and without warp or rack.
- F. Install glazing as specified in Division 08 Section "Glazing Systems."
- G. Entrance Doors: Install doors to produce smooth operation and tight fit at contact points.
  - 1. Exterior Doors: Install to produce weathertight enclosure and tight fit at weather stripping.
  - 2. Field-Installed Entrance Door Hardware: Install surface-mounted entrance door hardware according to entrance door hardware manufacturers' written instructions using concealed fasteners to greatest extent possible.
- H. Install perimeter joint sealants as specified in Division 07 Section "Joint Sealants" to produce weathertight installation.

### 3.3 ERECTION TOLERANCES

- A. Install aluminum-framed systems to comply with the following maximum erection tolerances:
  - 1. Location and Plane: Limit variation from true location and plane to 1/8 inch in 12 feet (3 mm in 3.7 m); 1/4 inch (6 mm) over total length.
  - 2. Alignment:
    - a. Where surfaces abut in line, limit offset from true alignment to 1/16 inch (1.5 mm).
    - b. Where surfaces meet at corners, limit offset from true alignment to 1/32 inch (0.8 mm).
- B. Diagonal Measurements: Limit difference between diagonal measurements to 1/8 inch (3 mm).

### 3.4 ADJUSTING

- A. Adjust operating entrance door hardware to function smoothly as recommended by manufacturer.
  - 1. For entrance doors accessible to people with disabilities, adjust closers to provide a 3-second closer sweep period for doors to move from a 70-degree open position to 3 inches (75 mm) from the latch, measured to the leading door edge.

### 3.5 ENTRANCE DOOR HARDWARE SETS (Refer to specification section 08 71 00 for required hardware sets)

END OF SECTION 08 41 13



## SECTION 08 71 00 – DOOR HARDWARE

## PART 1 - GENERAL

## 1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

## 1.2 SUMMARY

- A. Section Includes: Door hardware for wood doors, steel doors, aluminum framed entrance doors, all glass entrance doors, and miscellaneous hardware items.
- B. Provide hardware not described herein but otherwise required for proper completion of the project, conforming to size, function, quality, and finish of other specified hardware.

## 1.3 REFERENCED STANDARDS

- A. American National Standards Institute (ANSI):
  - 1. ANSI A117.1 Accessible and Usable Buildings and Facilities
- B. Builders Hardware Manufacturers Association (BHMA):
  - 1. ANSI/BHMA A156.1 Butts and Hinges.
  - 2. ANSI/BHMA A156.3 Exit Devices.
  - 3. ANSI/BHMA A156.4 Door Controls - Closers.
  - 4. ANSI/BHMA A156.5 Auxiliary Locks and Associated Products.
  - 5. ANSI/BHMA A156.6 Architectural Door Trim.
  - 6. ANSI/BHMA A156.7 Template Hinge Dimensions.
  - 7. ANSI/BHMA A156.8 Door Controls - Overhead Stops and Holders.
  - 8. ANSI/BHMA A156.13 Mortise Locks and Latches.
  - 9. ANSI/BHMA A156.14 Sliding and Folding Door Hardware.
  - 10. ANSI/BHMA A156.15 Release Devices: Closer Holders, Electromagnetic and Electromechanical.
  - 11. ANSI/BHMA A156.16 Auxiliary Hardware.
  - 12. ANSI/BHMA A156.17 Self-Closing Hinges and Pivots.
  - 13. ANSI/BHMA A156.18 Materials & Finishes.
  - 14. ANSI/BHMA A156.19 Power Assist & Low Energy Power Operated Doors.
  - 15. ANSI/BHMA A156.21 Thresholds.
  - 16. ANSI/BHMA A156.22 Door Gasketing and Edge Seal Systems.
  - 17. ANSI/BHMA A156.25 Electrified Locking Devices.
  - 18. ANSI/BHMA A156.26 Continuous Hinges.
  - 19. ANSI/BHMA A156.28 Recommended Practices for Mechanical Keying Systems.
  - 20. ANSI/BHMA A156.29 Exit Locks, Exit Locks with Exit Alarms, Exit Alarms, Alarms for Exit.
  - 21. ANSI/BHMA A156.30 High Security Cylinders.
  - 22. ANSI/BHMA A156.31 Electrified Strikes and Frame Mounted Activators.
  - 23. ANSI/BHMA A156.115 Hardware Preparation in Steel Doors with Steel Frames.
  - 24. ANSI/BHMA A156.115W Hardware Preparation in Wood Doors with Wood or Steel Frames.
- C. Door and Hardware Institute (DHI):
  - 1. ANSI/DHI A115.IG Installation Guide for Doors and Hardware
  - 2. DHI Keying Systems and Nomenclature
  - 3. DHI Sequence and Format for the Hardware Schedule
- D. International Building Code (IBC)
- E. National Fire Protection Association (NFPA):
  - 1. NFPA 80 Fire Doors and Other Opening Protectives

2. NFPA 252 Fire Tests of Door Assemblies
- F. Underwriters Laboratories Inc. (UL):
1. UL 10C Positive Pressure Fire Tests Of Door Assemblies
  2. UL 305 Panic Hardware
  3. UL 437 Drill and Pick Resistant Key Cylinders
  4. UL 1034 Burglary-Resistant Electric Locking Mechanisms

#### 1.4 SUBMITTALS

- A. Products other than those designated herein must be approved as substitutions prior to submittal of Door Hardware.
- B. Door Hardware Schedule: Vertical format conforming to DHI "Sequence and Format for the Hardware Schedule." Horizontal format schedules will be rejected without review. Format shall be 8-1/2 by 11 inch page size. Organize Schedule into headings, grouping doors to receive same hardware items, indicating quantity and complete designations of every item required for each door opening. The schedule shall include:
1. Cover sheet indicating name and location of Project; name of Architect; name of Contractor; name, address and phone of hardware supplier, name of hardware consultant preparing the schedule; date of submittal or revised submittal.
  2. A list of abbreviations used in schedule.
  3. An index of door openings, listed in numerical order, with hardware heading identification cross-referenced to Architect's set identification.
  4. Hardware headings shall be listed in numerical order corresponding, as closely as possible, with numerical order of Architect's set numbers.
  5. Each hardware heading shall have each door listed in numerical order according to door numbers in the Architect's door schedule, and denoting: location, configuration (single, pair, etc.), type (elevation, etc.), door and frame size(s), door and frame material(s), handing, fire rating, and key set identification.
  6. Type, complete model number, style, function, size, hand, and finish of each door hardware item.
  7. Manufacturer of each item.
  8. Fastenings and other pertinent information.
  9. System Description of Operation. Include description of component functions including, but not limited to, the following situations: normal secured/unsecured state of door; authorized access; authorized egress; unauthorized access; unauthorized egress; fire alarm and loss of power conditions, and interfaces with other building control systems.
- C. Manufacturer's Technical Product Data / Catalog Cut Sheets: Clearly marked for each hardware item, including installation details, material descriptions, dimensions of individual components and profiles, and finishes. Format shall be 8-1/2 by 11 inch page size.
- D. Wiring Diagrams: No later than 14 days after receipt of reviewed hardware schedule submittal, submit detailed wiring diagrams for power, signaling, monitoring, and control of the access control system electrified hardware; identified by door number(s), and detailed specifically for each type and function of electrified door opening. Format shall be 8-1/2 by 11 inch page size. Include the following:
1. System Description of Operation. Include description of component functions including, but not limited to, the following situations: normal secured/unsecured state of door; authorized access; authorized egress; unauthorized access; unauthorized egress; fire alarm and loss of power conditions, and interfaces with other building control systems.
  2. Elevation single-line diagram, showing interface between electrified door hardware and fire alarm, power, access control, and security systems as applicable.
  3. Point-to-point wiring diagram for field-installed wiring.

- E. Keying Schedule: In accordance with Owner's final keying instructions for locks. Conform to DHI "Keying Systems and Nomenclature." Format shall be 8-1/2 by 11 inch page size.
- F. Operation and Maintenance Data: Provide complete operating and maintenance instructions listing routine maintenance procedures, possible breakdowns and repairs, and troubleshooting guides.
- G. Qualification Data: For firms and persons specified in "Quality Assurance" Article.
- H. Warranties: Special warranties specified in this Section.

#### 1.5 QUALITY ASSURANCE

- A. Obtain each type and variety of door hardware from a single manufacturer, unless otherwise indicated.
- B. Manufacturers, Hardware Supplier, and Installer shall have no less than five years experience in the provision of Door Hardware for projects similar in size, complexity and type to this Project.
- C. Hardware Schedule and Keying Schedule submittals shall be prepared by a Hardware Consultant holding the credentials of Architectural Hardware Consultant (AHC) issued by the Door and Hardware Institute. Hardware Consultant shall have no less than five years experience in the scheduling of Door Hardware for projects similar in size, complexity and type to this Project; and shall be available, at no additional cost, during the course of the Work to consult with Contractor, Architect, and Owner regarding door hardware and keying.
- D. Pre-Submittal Conference: Conduct coordination conference in compliance with requirements in Division 01 Section "Project Meetings" with attendance by representatives of Supplier(s), Installer(s), and Contractor(s) to review proper methods and the procedures for receiving, handling, and installing door hardware.
  - 1. Prior to installation of door hardware, conduct a project specific training meeting to instruct the installing contractors' personnel on the proper installation and adjustment of their respective products. Product training to be attended by installers of door hardware (including electromechanical hardware) for aluminum, hollow metal and wood doors. Training will include the use of installation manuals, hardware schedules, templates and physical product samples as required.
  - 2. Inspect and discuss electrical roughing-in, power supply connections, and other preparatory work performed by other trades.
  - 3. Review sequence of operation narratives for each unique access controlled opening.
  - 4. Review and finalize construction schedule and verify availability of materials.
  - 5. Review the required inspecting, testing, commissioning, and demonstration procedures

#### 1.6 REGULATORY REQUIREMENTS

- A. Fire-Rated Door Assemblies: Provide door hardware for assemblies complying with all applicable regulations, listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction.
  - 1. At rated doors with panic exit devices, provide devices labeled as "Fire Exit Device."
- B. Comply with all applicable accessibility regulations as set forth in Americans with Disabilities Act (ADA) -- Accessibility Guidelines for Buildings and Facilities (ADAAG) and ANSI A117.1 as applicable.

- C. Latching and locking doors that are hand-activated and that are in a path of travel shall be operable with a single effort by lever-type hardware, panic bars, push-pull activating bars, or other hardware designed to be easy to grasp with one hand, not requiring tight grasping, tight pinching or twisting of the wrist; from egress side shall not require the use of a key, tool, or special knowledge for operation.
  - 1. All hand-activated hardware shall be mounted between 34 inches and 48 inches above finished floor.
- D. At sliding doors, when fully open, operating hardware shall be exposed and usable from both sides.
- E. Door closing devices shall comply with the following maximum opening-force requirements:
  - 1. Interior Hinged Doors: 5 lbf applied perpendicular to door at latch.
  - 2. Exterior Hinged Doors: 5 lbf applied perpendicular to door at latch.
  - 3. Sliding or Folding Doors: 5 lbf applied parallel to door at latch.
  - 4. Fire Rated Doors: 5 lbf applied perpendicular to door at latch. To insure latching, may be increased to the minimum force allowable by the appropriate administrative authority, not to exceed 15 lbf.
- F. Where door closers are provided, adjust sweep speed so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.
- G. Thresholds shall be maximum 1/2 inch in height above floor and landing on both sides of openings. Bevel raised thresholds with a slope of not more than 1:2.

#### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Each article of hardware shall be delivered individually packaged in the manufacturer's standard commercial carton or container, and shall be properly marked or labeled to be readily identifiable with the approved hardware schedule.
- B. Manufacturer's printed installation instructions, fasteners, and special tools shall be included in each package.
- C. Hardware shall be stored in a dry, secure locked area, complete with shelving for unpacking and sorting of the door hardware.
- D. Deliver all master keys by restricted, receipted delivery directly from the manufacturer to the Owner.

#### 1.8 COORDINATION

- A. Provide hardware templates to the parties involved for doors, frames, and other work specified to be factory prepared for door hardware. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.
- B. When required by door or frame fabricator, furnish physical samples of each mortised and recessed hardware item required.
- C. Coordinate layout and installation of recessed pivots and closers with floor construction.
- D. Electrical System Rough-in: Coordinate layout and installation of electrified door hardware with connections to power supplies, fire alarm system and detection devices, access control system, and security system as applicable.
- E. Pre-Installation Conference: Arrange conference at job site to coordinate door, frame, hardware and electronic security hardware installation; to be attended by the Architect,

Owner, Contractor and representative personnel of firms involved in the provision and installation of said items.

- F. Keying Conference: Arrange conference with Owner, or designated representative, and Manufacturer's/ Hardware Supplier's Architectural Hardware Consultant to establish keying requirements. Incorporate keying conference decisions into Keying Schedule.

#### 1.9 WARRANTY

- A. In addition to, and not precluding, other warranty requirements in the Contract Documents, the following hardware items shall carry extended minimum warranties as indicated:
1. Hinges: Ten years from date of Substantial Completion.
  2. Locks: Five years from date of Substantial Completion.
  3. Exit Devices: Three years from date of Substantial Completion.
  4. Door Closers: Ten years from date of Substantial Completion.

#### 1.10 MAINTENANCE

- A. Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

### PART 2- PRODUCTS

#### 2.1 ACCEPTABLE MANUFACTURERS

- A. Subject to compliance with requirements herein, provide products by one of the following manufacturers for each type of hardware as basis of design:
1. Butt Hinges: McKinney, Ives
  2. Continuous Geared Hinges: Pemko, ABH.
  3. Cylinders and Keying: Sargent "Degree", Schlage Primus
  4. Locksets and Latchsets: Sargent, Schlage
  5. Exit Devices: Sargent, Von Duprin
  6. Electric Strikes: Hanchett Entry Systems (HES), Von Duprin
  7. Electrical Power Transfers: Securitron, Von Duprin
  8. Flush Bolts and Door Coordinators: Rockwood, Ives.
  9. Surface Door Closers: Norton 7500 Series, LCN 4040XP.
  10. Overhead Holders and Stops: Rixson, ABH.
  11. Architectural Door Trim: Rockwood, Ives.
  12. Auxiliary Hardware: Rockwood, Ives.
  13. Door Bottoms, Metal Thresholds, Weatherstripping and Gaskets: Pemko, Zero.
  14. Key Storage System: Lund, MMF Industries, Telkee.

#### 2.2 MATERIALS AND FABRICATION

- A. Requirements for grade, materials, size, and other distinctive qualities of each type of door hardware are indicated herein. Furnish items in types, sizes or weight, in accordance with manufacturer's standards, appropriate for the conditions of installation and service, unless otherwise indicated.
- B. Products named or identified by make or model number, or other designation and described herein are base products. Base products establish the standards of type, in-service performance, physical properties, appearance, warranty, cost, and other characteristics required by the Project.

#### 2.3 FASTENERS

- A. Provide concealed fasteners for hardware items on exterior doors which are exposed when door is closed.

- B. Combination machine screws and expansion shields shall be used for attaching hardware to concrete or masonry.
- C. Fasteners exposed to the weather in the finished work shall be of brass, bronze, or stainless steel.

#### 2.4 BUTT HINGES

- A. Butt hinges shall meet ANSI/BHMA A156.1 requirements.
- B. Hinge dimensions shall conform to ANSI/BHMA A156.7.
- C. Base Metal shall be steel plated for fire-rated doors; bronze or stainless steel for exterior outswinging doors; bronze or plated steel elsewhere as scheduled.
- D. Provide hinges with antifriction bearings for doors with closers.
- E. Unless otherwise indicated, provide hinges in heights as follows:
  - 1. Doors to 36 inches wide: 4-1/2 inches.
  - 2. Doors over 36 inches to 48 inches wide: 5 inches.
  - 3. Doors over 48 inches wide: 6 inches.
  - 4. Doors over 1-3/4 inch thick shall be per hinge manufacturers published listings or recommendations.
- F. Provide in minimum width sufficient to clear trim when door swings 180 degrees, whether or not shown on Drawings to swing 180 degrees.
- G. Number of hinges per leaf shall be as follows:
  - 1. Doors to 60 inches in height: 2 hinges.
  - 2. Doors over 60 to 90 inches in height: 3 hinges.
  - 3. Doors over 90 to 120 inches in height: 4 hinges.
  - 4. For doors over 120 inches in height: 4 hinges plus 1 hinge for every 30 inches, or fraction thereof, door height greater than 120 inches.
- H. Screws: Flat head wood screws not less than 1-1/2 inches long for hinges for wood doors; flat head machine screws elsewhere.
- I. Hinges for reverse bevel doors with locks shall have pins that are made non-removable when the door is in the closed position by means of a set screw in the hinge pin barrel.
- J. Electrified hinges:
  - 1. Coordinate number and size of wires for electrified hardware served.
  - 2. Provide junction box/ mortar shield for each electrified hinge.

#### 2.5 CONTINUOUS GEARED HINGES

- A. Continuous hinges shall meet ANSI/BHMA A156.26 requirements.
- B. Type: Heavy duty assembly of 3 interlocking aluminum extrusions. Door leaf and jamb leaf shall be continuously geared together the full hinge length; secured together with full length cover channel permitting 180 degree operation. Vertical door loads carried on integrated thrust bearings spaced no more than 3 inches apart.
- C. Hinges shall have non-removable cap at hinge top to prevent foreign material from becoming lodged in hinge gear mechanism.
- D. Unless otherwise noted, provide factory finished to match door and frame finish.
- E. Hole pattern for fasteners shall be symmetrical and located to template dimensions.

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## 2.6 CYLINDERS, KEYING AND KEY STORAGE

- A. Lock cylinders shall meet ANSI/BHMA A156.5 requirements.
- B. Keying system shall meet ANSI/BHMA A156.28 requirements.
- C. All cylinders shall be interchangeable core type.
- D. Cylinders at exit devices shall be interchangeable core type. Provide mortise or rim type cylinders as required by device for all exit devices having key locking function.
- E. Cylinders shall be High-Security type, listed and labeled as complying with drill and pick-resistant testing requirements of UL 437.
- F. A new great grand master keying system shall be provided.
- G. Keying shall be provided to integrate with existing system as directed.
- H. Cylinders shall be keyed according to approved Keying Schedule.
- I. Provide a temporary keying system for interim use during construction.
- J. Provide change keys in individual envelopes for each cylinder delivered. Envelopes shall be marked with respective door identification numbers.
- K. Key set symbol, and inscription "Do Not Duplicate" shall be stamped on all keys.
- L. Keys shall be supplied as follows:
  - 1. Locks: 3 change keys each lock.
  - 2. Master keyed sets: 2 keys each set.
  - 3. Grand master keys: 5 total.
  - 4. Great Grand master keys: 5 total.
  - 5. Interchangeable Core control keys: 2 total.
  - 6. Construction keys: 10 total.
  - 7. Blank keys: 100 total.
- M. Provide Key Storage / Control System conforming to ANSI/BHMA A156.5, including key-holding hooks, labels, two sets of key tags with self-locking key holders, key-gathering envelopes, and temporary and permanent markers. Contain system in metal cabinet with baked-enamel finish and key locking door.
  - 1. Key tags and holders shall be inscribed with key-change number and key-control to conform with approved hardware schedule for identification.
  - 2. Key Storage System shall be large enough to accommodate 150 percent of the facility.
- N. Subject to compliance with requirements, provide emergency entrance key vault(s); Knox Company 3200 Series, or equal.
  - 1. Finish Color - Black, Dark Bronze or Aluminum as selected by Architect.
  - 2. Where indicated provide security key override switches for electrically activated openings.
  - 3. Coordinate and provide keying and type per fire/ police department, and other jurisdictional agency requirements.

## 2.7 LOCKSETS AND LATCHSETS

- A. Mortise Locks and Latches shall meet ANSI/BHMA A156.13 Grade 1 requirements.
- B. Auxiliary Locks shall meet ANSI/BHMA A156.5 requirements.
- C. Electrified Locks shall also meet ANSI/BHMA A156.25 requirements.
- D. Operating trim shall be lever type: Refer to hardware sets.

- E. Lock functions which include thumb turn trim shall be provided with thumb turns compliant with accessibility code requirements.
- F. Lock Throw: Comply with requirements for length of latch bolts to comply with labeled fire door requirements.
- G. Lock backset shall be 2-3/4 inches unless otherwise indicated.
- H. Where thumb turns are used, thumb turns to meet ANSI 117.1 requirements and be listed as meeting Accessibility requirements.
- I. Provide curved-lip strike with dust box for each latch or lock bolt, with lip extended to protect frame, finished to match door hardware set, unless otherwise indicated.
- J. Electromechanical locksets utilized at fire rated openings shall be listed and labeled by a testing agency acceptable to authorities having jurisdiction, and shall maintain door in positive latched position when power is off.

## 2.8 FLUSH BOLTS

- A. Automatic flush bolts shall meet ANSI/BHMA A156.3
- B. Manual flush bolts shall meet BHMA A156.16 requirements.
  - 1. Bottom bolt shall have 12 inch long operating rod. Top bolt operating rod shall be determined by door height, assuring the operator is located less than 72 inches above the floor.
  - 2. Manual Flush Bolts are not to be utilized except where a pair of non-rated doors serving a room not normally occupied is needed for the movement of equipment.
- C. Provide dust proof strikes for bottom bolts. Dust proof strikes shall meet BHMA A156.16.

## 2.9 SURFACE DOOR CLOSERS

- A. Door closing devices shall meet ANSI/BHMA A156.4, Grade 1 requirements.
- B. Surface closers shall be fully adjustable with sweep speed, latch speed and back check position valves.
- C. Provide closers size adjusted in accordance with ANSI/BHMA A156.4; sized as required to insure closing and latching of doors.
- D. Arm selection shall follow the requirements of the manufacturer's recommendations with brackets, drop plates and miscellaneous accessories provided as necessary.
- E. Provide closers with arms designed to permit openings of doors as far as job conditions will permit; unless otherwise indicated closers with arms restricting opening of door will not be acceptable.

## 2.10 OVERHEAD HOLDERS AND STOPS

- A. Overhead holders and stops shall meet ANSI/BHMA A156.8 requirements.
- B. Overhead door holders and stops shall be adjustable from 90 to 110 degrees dead stop or hold open position, as applicable.
- C. Overhead door stops shall have shock absorbers providing 5 to 7 degrees compression before dead stop.
- D. Overhead stops shall not be provided with hold open function when used at fire rated doors.



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## 2.11 ARCHITECTURAL DOOR TRIM

- A. Architectural door trim shall meet ANSI/BHMA A156.6 requirements.
- B. Door Protection Plates: Kick, mop, and armor plates shall be 0.050 inch thick brass, bronze, or stainless steel depending on finish indicated. Plates shall have beveled edges, and shall be provided with countersunk mounting holes and No. 6 oval head screw fasteners. Width of kick and armor plates shall be 2 inches less than door width for single doors and 1 inch less for pairs of doors. Width of mop plates shall be 1 inch less than door width. Unless otherwise indicated, height shall be 10 inches for kick and mop plates, and 34 inches for armor plates.
  - 1. At fire rated doors, provide UL labeled protection plates in sizes, types, fasteners and materials only in accordance with door manufacturer's listings for respective ratings.
- C. Door Edging and Astragals: Fabricated from 18 gauge cold-rolled steel or 304 stainless steel as indicated; factory prepared for all mortise hardware; countersunk screw mounting.
  - 1. At fire rated doors, provide UL labeled edge protection in sizes, types, fasteners and materials only in accordance with door manufacturer's listings for respective ratings.
- D. Push and pull plates shall be 0.050 inch thick brass, bronze, or stainless steel depending on finish indicated. Plates shall have beveled edges, and shall be furnished with countersunk mounting holes and No. 6 oval head screw fasteners. Pull plates shall also be furnished with flat-head through bolts for pull grip.
- E. Push and pull bars and grip handles shall be brass, bronze, or stainless steel depending on BHMA finish indicated.

## 2.12 AUXILIARY HARDWARE

- A. Auxiliary hardware shall meet ANSI/BHMA A156.16 requirements.
- B. Door Stops: Stops shall be of heavy duty construction, provided in finish indicated. Wall bumpers shall have no visible fasteners. Floor stops shall be of height required by floor conditions.
- C. Silencers: Gray rubber, non-marring configured for metal or wood frames as scheduled. Provide 3 per single door and 2 per pair of doors. Silencers shall be tamper resistant once installed in door frame.

## 2.13 DOOR BOTTOMS

- A. Door bottoms shall be of aluminum or extruded bronze of the type and finish indicated and shall provide proper clearance and an effective seal with specified thresholds.
- B. Door bottom shall have a vinyl, neoprene, silicone rubber, polyurethane or brush seal as indicated.
- C. The door bottom shall exclude light when the door is in the closed position and shall inhibit the flow of air through the unit.

## 2.14 METAL HOUSED TYPE WEATHERSTRIP

- A. Metal Housed Type Weatherstrip shall meet ANSI/BHMA A156.22 requirements.
- B. Metal Housed Type Weatherstrip shall be aluminum or bronze of the type and finish indicated, comprised of metal retainers with vinyl, neoprene, silicone rubber, polyurethane or brush inserts as indicated.

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## 2.15 GASKETING

- A. Gasketing shall meet ANSI/BHMA A156.22 requirements.
- B. Shall be a compression type product for use with wood or steel doors; labeled for use on smoke-control and fire-rated doors where required.

## 2.16 FINISHES

- A. Provide hardware in finishes as indicated.

## PART 3- EXECUTION

### 3.1 EXAMINATION

- A. Examine doors and frames for compliance with requirements for installation tolerances, labeled fire door assembly construction, wall and floor construction, and other conditions affecting performance.
- B. Examine rough-in for electrical power systems to verify actual locations of wiring connections before electrified door hardware installation.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION

- A. Steel doors shall be factory prepared for hardware per ANSI/BHMA A156.115.
- B. Wood doors shall be factory prepared for hardware per ANSI/BHMA A156.115W.
- C. Installation shall be in accordance with DHI A115.IG.
- D. Hardware for fire door assemblies shall be installed conforming with NFPA 80, and all other applicable building codes and regulations.
- E. Hardware for smoke door assemblies shall be installed conforming with NFPA 105, and all other applicable building codes and regulations.
- F. Install each door hardware item according to manufacturer's printed instructions, utilizing templates and proper fasteners provided by manufacturer.
- G. Set units level, plumb, and true to line and location. Adjust and reinforce attachment substrates as necessary for proper installation and operation.
- H. Where cutting and fitting are required to install door hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation of surface protective trim units with finishing work specified in other Sections. Do not install surface-mounted items until finishes have been completed on substrates involved.

### 3.3 DOOR CLOSING DEVICES

- A. Surface closers on doors opening to or from halls and corridors shall be mounted on the room side of the door.
- B. Surface closers on doors opening into stairs or stair vestibules shall be mounted on the stair or stair vestibule side of the door.
- C. Surface closers on exterior doors shall be mounted on the interior side of building utilizing regular arm, or parallel arm mounting as required.

- D. Door closing devices with adjustable spring power shall be adjusted for proper door operation, and compliance with all applicable codes and regulations.
- E. Cutting of gasketing or weatherstripping to accommodate closer installation is not acceptable.

### 3.4 KEY CONTROL STORAGE SYSTEMS

- A. Key control storage system shall be installed where directed by the Architect.
- B. Place keys on markers and hooks in key control system cabinet, as determined by final keying schedule.

### 3.5 THRESHOLDS

- A. Thresholds shall be secured with a minimum of 3 fasteners per single door width and 6 fasteners per double door width with a maximum spacing of 12 inches; with a minimum of 1 inch thread engagement into the floor or anchoring device used. Thresholds over 6 inches in width shall be secured with a double row of fasteners.
- B. Exterior thresholds shall be installed in a bed of sealant with combination expansion anchors and stainless steel machine screws, except that bronze or anodized bronze thresholds shall be installed with expansion anchors with brass screws.

### 3.6 ASTRAGALS

- A. Unless otherwise indicated install overlapping astragals as follows:
  - 1. At out-swing pairs of doors, mount astragal on active leaf.
  - 2. At in-swing pairs of doors, mount astragal on inactive leaf.

### 3.7 HARDWARE LOCATIONS

- A. Unless otherwise indicated install hardware as follows:
  - 1. Bottom Hinge: 10 inches from door bottom to bottom of hinge.
  - 2. Top Hinge: 5 inches from door top to top of hinge.
  - 3. Center Hinge(s) or Pivot(s): Spaced equidistantly between top and bottom hinges/ pivots.
  - 4. Lockset / Latchset: 38 inches from finished floor to center of lever.
  - 5. Exit Device: 38 inches from finished floor to device centerline.
  - 6. Deadlock: 32 inches from finished floor to center key cylinder / thumb turn.
  - 7. Push Plate/ Pull Plate: 42 inches from finished floor to center of pull.
  - 8. Wall Bumper: Centered at point on wall where lever, or other operating trim, first makes contact with wall.
  - 9. Floor Stop: Adjacent to wall; not to exceed 4 inches from face of wall; located 3 inches from latch edge of door; in any case never more than 50 percent of door width from latch edge of door.

### 3.8 ADJUSTING

- A. Adjust and check each operating item of door hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate as intended.
- B. Engage a factory-authorized service representative to adjust door closing devices, compensating for final operation of heating and ventilating equipment, and to comply with referenced accessibility requirements.
- C. Follow-up Adjustment: Approximately 6 months after date of Substantial Completion, Installer shall perform the following:
  - 1. Examine and readjust each item of door hardware as necessary to ensure function of door hardware.

2. Consult with and instruct Owner's personnel on recommended maintenance procedures.
3. Replace door hardware items that have deteriorated or failed due to faulty design, materials, or installation of door hardware units.

### 3.9 FIELD QUALITY CONTROL

- A. Independent Architectural Hardware Consultant:
  1. Engage a qualified independent Architectural Hardware Consultant to perform inspections and to prepare inspection reports.
  2. Independent Architectural Hardware Consultant shall inspect door hardware and prepare written report whether installed work complies with or deviates from requirements, whether door hardware is properly installed and adjusted, and prepare a specific list of any deficiencies, a copy of which shall be provided to Architect.
  3. Contractor shall correct all deficiencies noted in above report.
  4. Independent Architectural Hardware Consultant shall re-inspect door hardware and prepare a report certifying correction of deficiencies and compliance with requirements.

### 3.10 COMPLETION

- A. When complete all hardware shall be properly secured in place and all exposed surfaces shall be clean and free from scratches, paint, and other defects and damages.
- B. Contractor shall demonstrate that all keys properly operate the locks as identified in the approved Keying Schedule.

### 3.11 DOOR HARDWARE SETS

- A. The following is a general listing of hardware requirements. Provide hardware items required by established standards and practices to meet state and local codes, whether or not specifically indicated in the following sets.
- B. Silencers and gasketing, where listed in Hardware Sets, may be omitted at openings where door frames are provided with integral seals if integral seals satisfy all applicable Codes and Regulations.
- C. Refer to Door Schedule and/ or Drawings for door opening information, hardware set assignment, and related requirements.
- D. B. Abbreviations used in hardware schedule.
  1. A/C – Access Control
  2. A/O – Automatic Operator
  3. CEMHO – Closer Mount Electromagnetic Hold Open
  4. Dbl Cyl – Double Cylinder
  5. DT – Dummy trim
  6. MHO – Electromagnetic Hold Open
  7. HO – Hold open
  8. LDW – Less door width.
  9. M/L – Magnetic Lock

10. NL – Night Latch
11. OW – Opening width.
12. PA – Parallel arm.
13. Reg – Regular arm mount.
14. SNB – Sex Nut and bolts
15. TB – Through bolts
16. TJ – Top Jamb mount
17. MK – McKinney
18. PE – Pemko
19. RO – Rockwood
20. SA – Sargent
21. HS – HES
22. RF – Rixson
23. NO – Norton

**Hardware Sets****Set: 1.0**

Description: Single Opening – Office, Aluminum Storefront Door

3 Hinge	TA2714	US26D	MK
1 Office/Entry Lock	DG164 LB 8205 LNL	US26D	SA
1 Core	DG1 6300	US15	SA
1 Door Stop	403 (or) 441CU (As Required)	US26D	RO
All gasketing	By aluminum frame manufacturer		
1 Surface Closer Stop Hold Open Arm	UNI7500H	689	NO

Note: All door hardware to be Black finish, to match Black Aluminum Frame Finish; GC to coordinate all locking and keying systems with existing.

**Set: 2.0**

Description: Paired Opening – Electrical Closet, HM Frame with Wood Door

Hinge	TA2714	US26D	MK
1 Dust Proof Strike	570	US26D	RO
2 Flush Bolt	555 / 557 (As Required)	US26D	RO
1 Storeroom/Closet Lock	DG164 8204 LNL	US26D	SA
1 Core	DG1 6300	US15	SA
1 Surface Closer x Stop Arm	UNI7500	689	NO
3 Silencer	608		RO

Note: All door hardware to standard satin finish; GC to coordinate all locking and keying systems with existing.

**Set: 3.0**

Description: Single Opening – Office, HM frame with Wood Door

3 Hinge	TA2714	US26D	MK
1 Office/Entry Lock	DG164 LB 8205 LNL	US26D	SA
1 Core	DG1 6300	US15	SA
1 Surf Overhead Stop	10-036	630	RF
3 Silencer	608		RO

Note: All door hardware to standard satin finish; GC to coordinate all locking and keying systems with existing.

END OF SECTION

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**SECTION 088000 – GLAZING****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. Section includes glazing for the following products and applications, including those specified in other Sections where glazing requirements are specified by reference to this Section:
  - 1. Doors.
  - 2. Interior store fronts.
- B. Related Sections:
  - 1. Section 017419 “Construction Waste Management Plan” for provision of waste management.

**1.3 DEFINITIONS**

- A. Glass Manufacturers: Firms that produce primary glass, fabricated glass, or both, as defined in referenced glazing publications.
- B. Glass Thicknesses: Indicated by thickness designations in millimeters according to ASTM C 1036.
- C. Interspace: Space between lites of an insulating-glass unit.

**1.4 PERFORMANCE REQUIREMENTS**

- A. General: Installed glazing systems shall withstand normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, or installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects in construction.
- B. Delegated Design: Design glass, including comprehensive engineering analysis according to the Rhode Island State Building Code by a qualified professional engineer, using the following design criteria:
  - 1. Design Wind Pressures: As indicated on Drawings.
  - 2. Vertical Glazing: For glass surfaces sloped 15 degrees or less from vertical, design glass to resist design wind pressure based on glass type factors for short-duration load.
  - 3. Maximum Lateral Deflection: For glass supported on all four edges, limit center-of-glass deflection at design wind pressure such that the deflection will not result in loss of edge support.

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### 1.5 ACTION SUBMITTALS

- A. Product Data: For each glass product and glazing material indicated.

### 1.6 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For installers and manufacturers of insulating-glass units with sputter-coated, low-e coatings.
- B. Product Certificates: For glass and glazing products, from manufacturer.
- C. Warranties: Sample of special warranties.

### 1.7 QUALITY ASSURANCE

- A. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below, unless more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this Section or in referenced standards.
  - 1. GANA Publications: GANA's "Laminated Glazing Reference Manual" and GANA's "Glazing Manual."
  - 2. IGMA Publication for Insulating Glass: SIGMA TM-3000, "North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial and Residential Use."
- B. Safety Glazing Labeling: Permanently mark each pane of glazing with certification label of the manufacturer. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies. The label shall be acid-etched, sandblasted, ceramic fired, laser etched, embossed or of a type that once applied cannot be removed without being destroyed.

### 1.8 DELIVERY, STORAGE, AND HANDLING

- A. Protect glazing materials according to manufacturer's written instructions. Prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

### 1.9 WARRANTY

- A. Manufacturer's Special Warranty for Coated-Glass Products: Manufacturer's standard form in which coated-glass manufacturer agrees to replace coated-glass units that deteriorate within specified warranty period. Deterioration of coated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects include peeling, cracking, and other indications of deterioration in coating.
  - 1. Warranty Period: 10 years from date of Substantial Completion.
- B. Manufacturer's Special Warranty on Laminated Glass: Manufacturer's standard form in which laminated-glass manufacturer agrees to replace laminated-glass units that deteriorate within specified warranty period. Deterioration of laminated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning laminated glass contrary to manufacturer's written instructions. Defects include edge separation, delamination materially obstructing vision through glass, and blemishes exceeding those allowed by referenced laminated-glass standard.



1. Warranty Period: Five years from date of Substantial Completion.

## PART 2 - PRODUCTS

### 2.1 GLASS PRODUCTS, GENERAL

- A. Thickness: Where glass thickness is indicated, it is a minimum. Provide glass lites in thicknesses as needed to comply with requirements indicated.
- B. Strength: Where float glass is indicated, provide annealed float glass, Kind HS heat-treated float glass, or Kind FT heat-treated float glass. Where heat-strengthened glass is indicated, provide Kind HS heat-treated float glass or Kind FT heat-treated float glass. Where fully tempered glass is indicated, provide Kind FT heat-treated float glass.
- C. Thermal and Optical Performance Properties: Provide glass with performance properties specified, as indicated in manufacturer's published test data, based on procedures indicated below:
  1. For monolithic-glass lites, properties are based on units with lites of thickness indicated.
  2. For laminated-glass lites, properties are based on products of construction indicated.
  3. Visible Reflectance: Center-of-glazing values, according to NFRC 300.

### 2.2 GLASS PRODUCTS

- A. Float Glass: ASTM C 1036, Type I, Quality-Q3, Class I (clear) unless otherwise indicated.
- B. Fully Tempered (Kind FT):
  1. Clear.
  2. Thickness as indicated on Drawings or as required for location.
  3. Provide safety glazing label.

### 2.3 LAMINATED GLASS

- A. Laminated Glass: ASTM C 1172, and complying with testing requirements in 16 CFR 1201 for Category II materials, and with other requirements specified. Use materials that have a proven record of no tendency to bubble, discolor, or lose physical and mechanical properties after fabrication and installation.
  1. Construction: Laminate glass with polyvinyl butyral interlayer or cast-in-place and cured-transparent-resin interlayer to comply with interlayer manufacturer's written recommendations.
  2. Interlayer Thickness: Provide thickness not less than that indicated and as needed to comply with requirements.
  3. Interlayer Color: Clear unless otherwise indicated.
- B. Glass Type: Clear laminated glass with two plies of heat-strengthened float glass.
  1. Thickness of Each Glass Ply: As required to provide overall thickness as indicated on Drawings.
  2. Interlayer Thickness: 0.060 inch (1.52 mm).
  3. Provide safety glazing labeling.
- C. Provide frosted glass where indicated on the drawings

## 2.4 GLAZING GASKETS

- A. Dense Compression Gaskets: Molded or extruded gaskets of profile and hardness required to maintain watertight seal, made from the following:
1. EPDM complying with ASTM C 864.
  2. Silicone complying with ASTM C 1115.
  3. Thermoplastic polyolefin rubber complying with ASTM C 1115.
  4. Neoprene complying with ASTM C 864.
- B. Soft Compression Gaskets: Extruded or molded, closed-cell, integral-skinned EPDM, silicone or thermoplastic polyolefin rubber gaskets complying with ASTM C 509, Type II, black; of profile and hardness required to maintain watertight seal.
1. Application: Use where soft compression gaskets will be compressed by inserting dense compression gaskets on opposite side of glazing or pressure applied by means of pressure-glazing stops on opposite side of glazing.
- C. Lock-Strip Gaskets: Neoprene extrusions in size and shape indicated, fabricated into frames with molded corner units and zipper lock-strips, complying with ASTM C 542, black.

## 2.5 GLAZING SEALANTS

- A. General:
1. Compatibility: Provide glazing sealants that are compatible with one another and with other materials they will contact, including glass products, seals of insulating-glass units, and glazing channel substrates, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.
  2. Suitability: Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.
  3. Colors of Exposed Glazing Sealants: As selected by Architect from manufacturer's full range.

## 2.6 GLAZING TAPES

- A. Back-Bedding Mastic Glazing Tapes: Preformed, butyl-based, 100 percent solids elastomeric tape; nonstaining and nonmigrating in contact with nonporous surfaces; with or without spacer rod as recommended in writing by tape and glass manufacturers for application indicated; and complying with ASTM C 1281 and AAMA 800 for products indicated below:
1. AAMA 804.3 tape, where indicated.
  2. AAMA 806.3 tape, for glazing applications in which tape is subject to continuous pressure.
  3. AAMA 807.3 tape, for glazing applications in which tape is not subject to continuous pressure.
- B. Expanded Cellular Glazing Tapes: Closed-cell, PVC foam tapes; factory coated with adhesive on both surfaces; and complying with AAMA 800 for the following types:
1. AAMA 810.1, Type 1, for glazing applications in which tape acts as the primary sealant.
  2. AAMA 810.1, Type 2, for glazing applications in which tape is used in combination with a full bead of liquid sealant.

## 2.7 MISCELLANEOUS GLAZING MATERIALS

- A. General: Provide products of material, size, and shape complying with referenced glazing standard, requirements of manufacturers of glass and other glazing materials for application indicated, and with a proven record of compatibility with surfaces contacted in installation.
- B. Cleaners, Primers, and Sealers: Types recommended by sealant or gasket manufacturer.
- C. Setting Blocks: Elastomeric material with a Shore, Type A durometer hardness of 85, plus or minus 5.
- D. Spacers: Elastomeric blocks or continuous extrusions of hardness required by glass manufacturer to maintain glass lites in place for installation indicated.
- E. Edge Blocks: Elastomeric material of hardness needed to limit glass lateral movement (side walking).
- F. Cylindrical Glazing Sealant Backing: ASTM C 1330, Type O (open-cell material), of size and density to control glazing sealant depth and otherwise produce optimum glazing sealant performance.

## 2.8 FABRICATION OF GLAZING UNITS

- A. Fabricate glazing units in sizes required to fit openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with written instructions of product manufacturer and referenced glazing publications, to comply with system performance requirements.
- B. Provide tempered glass:
  - 1. Where indicated on the Drawings.
  - 2. Where it is required with-in a fire rated wall assembly.
  - 3. As required by the glass manufacturer.
- C. Provide temporary protection of exposed frit coatings on the No. 4 surface during fabrication. Temporary protection to remain in place for delivery and installation.
- D. Clean-cut or flat-grind vertical edges of butt-glazed monolithic lites to produce square edges with slight chamfers at junctions of edges and faces.
- E. Grind smooth and polish exposed glass edges and corners.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine framing, glazing channels, and stops, with Installer present, for compliance with the following:
  - 1. Manufacturing and installation tolerances, including those for size, squareness, and offsets at corners.
  - 2. Presence and functioning of weep systems.
  - 3. Minimum required face and edge clearances.
  - 4. Effective sealing between joints of glass-framing members.

- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings not firmly bonded to substrates.
- B. Examine glazing units to locate exterior and interior surfaces. Label or mark units as needed so that exterior and interior surfaces are readily identifiable. Do not use materials that will leave visible marks in the completed work.

### 3.3 GLAZING, GENERAL

- A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.
- B. Adjust glazing channel dimensions as required by Project conditions during installation to provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances.
- C. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass is glass with edge damage or other imperfections that, when installed, could weaken glass and impair performance and appearance.
- D. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction testing.
- E. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.
- F. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.
- G. Provide spacers for glass lites where length plus width is larger than 50 inches (1270 mm).
  - 1. Locate spacers directly opposite each other on both inside and outside faces of glass. Install correct size and spacing to preserve required face clearances, unless gaskets and glazing tapes are used that have demonstrated ability to maintain required face clearances and to comply with system performance requirements.
  - 2. Provide 1/8-inch (3-mm) minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use thickness slightly less than final compressed thickness of tape.
- H. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and according to requirements in referenced glazing publications.
- I. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.
- J. Set glass lites with proper orientation so that coatings face exterior or interior as specified.
- K. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate anchorage so gasket cannot walk out when installation is subjected to movement.

- L. Square cut wedge-shaped gaskets at corners and install gaskets in a manner recommended by gasket manufacturer to prevent corners from pulling away; seal corner joints and butt joints with sealant recommended by gasket manufacturer.

### 3.4 TAPE GLAZING

- A. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.
- B. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.
- C. Cover vertical framing joints by applying tapes to heads and sills first and then to jambs. Cover horizontal framing joints by applying tapes to jambs and then to heads and sills.
- D. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.
- E. Do not remove release paper from tape until right before each glazing unit is installed.
- F. Apply heel bead of elastomeric sealant.
- G. Center glass lites in openings on setting blocks and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.
- H. Apply cap bead of elastomeric sealant over exposed edge of tape.

### 3.5 GASKET GLAZING (DRY)

- A. Cut compression gaskets to lengths recommended by gasket manufacturer to fit openings exactly, with allowance for stretch during installation.
- B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners.
- C. Installation with Drive-in Wedge Gaskets: Center glass lites in openings on setting blocks and press firmly against soft compression gasket by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.
- D. Installation with Pressure-Glazing Stops: Center glass lites in openings on setting blocks and press firmly against soft compression gasket. Install dense compression gaskets and pressure-glazing stops, applying pressure uniformly to compression gaskets. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended by gasket manufacturer.
- E. Install gaskets so they protrude past face of glazing stops.

### 3.6 CLEANING AND PROTECTION

- A. Protect exterior glass from damage immediately after installation by attaching crossed streamers to framing held away from glass. Do not apply markers to glass surface. Remove nonpermanent labels and clean surfaces.
- B. Protect glass from contact with contaminating substances resulting from construction operations. If, despite such protection, contaminating substances do come into contact with glass, remove substances immediately as recommended in writing by glass manufacturer.
- C. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains; remove as recommended in writing by glass manufacturer.
- D. Remove and replace glass that is broken, chipped, cracked, or abraded or that is damaged from natural causes, accidents, and vandalism, during construction period.
- E. Remove temporary protection from No. 4 surfaces containing exposed frit until just before cleaning. Wash glass on both exposed surfaces in each area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended in writing by glass manufacturer.

END OF SECTION 088000

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**SECTION 092216 - NON-STRUCTURAL METAL FRAMING****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. Section Includes:
  - 1. Non-load-bearing steel framing systems for interior gypsum board assemblies.
  - 2. Suspension systems for interior gypsum ceilings, soffits, and grid systems.

**1.3 ACTION SUBMITTALS**

- A. Product Data: For each type of product.

**1.4 INFORMATIONAL SUBMITTALS**

- A. Evaluation Reports: For firestop tracks, from ICC-ES.

**PART 2 - PRODUCTS****2.1 PERFORMANCE REQUIREMENTS**

- A. Fire-Test-Response Characteristics: For fire-resistance-rated assemblies that incorporate non-load-bearing steel framing, provide materials and construction identical to those tested in assembly indicated, according to ASTM E 119 by an independent testing agency.
- B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated, according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

**2.2 FRAMING SYSTEMS**

- A. Framing Members, General: Comply with ASTM C 754 for conditions indicated.
  - 1. Steel Sheet Components: Comply with ASTM C 645 requirements for metal unless otherwise indicated.
  - 2. Protective Coating: ASTM A 653/A 653M, G40 (Z120), hot-dip galvanized unless otherwise indicated.
- B. Studs and Runners: ASTM C 645. Use either steel studs and runners or dimpled steel studs and runners.
  - 1. Steel Studs and Runners:

- a. Minimum Base-Metal Thickness: 0.033 inch (0.84 mm).
  - b. Depth: As indicated on Drawings.
2. Dimpled Steel Studs and Runners:
- a. Minimum Base-Metal Thickness: 0.025 inch (0.64 mm).
  - b. Depth: As indicated on Drawings.
- C. Slip-Type Head Joints: Where indicated, provide one of the following:
1. Single Long-Leg Runner System: ASTM C 645 top runner with 2-inch- (51-mm-) deep flanges in thickness not less than indicated for studs, installed with studs friction fit into top runner and with continuous bridging located within 12 inches (305 mm) of the top of studs to provide lateral bracing.
  2. Double-Runner System: ASTM C 645 top runners, inside runner with 2-inch- (51-mm-) deep flanges in thickness not less than indicated for studs and fastened to studs, and outer runner sized to friction fit inside runner.
  3. Deflection Track: Steel sheet top runner manufactured to prevent cracking of finishes applied to interior partition framing resulting from deflection of structure above; in thickness not less than indicated for studs and in width to accommodate depth of studs.
    - a. Products: Subject to compliance with requirements, available Products that may be incorporated into the Work include, but are not limited to, the following:
      - 1) Dietrich Metal Framing; SLP-TRK Slotted Deflection Track.
      - 2) MBA Building Supplies; FlatSteel Deflection Track; Slotted Deflecto Track.
      - 3) Steel Network Inc. (The); VertiClip SLD; VertiTrack VTD Series.
      - 4) Superior Metal Trim; Superior Flex Track System (SFT).
- D. Firestop Tracks: Top runner manufactured to allow partition heads to expand and contract with movement of the structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.
1. Products: Subject to compliance with requirements, available Products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Dietrich Metal Framing; The System by Metal-Lite, Inc.
    - b. Fire Trak Corp.; Fire Trak attached to studs with Fire Trak Slip Clip.
- E. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.
1. Minimum Base-Metal Thickness: 0.033 inch (0.84 mm).
- F. Cold-Rolled Channel Bridging: Steel, 0.053-inch (1.34-mm) minimum base-metal thickness, with minimum 1/2-inch- (13-mm-) wide flanges.
1. Depth: 1-1/2 inches (38 mm) or as indicated on Drawings.
  2. Clip Angle: Not less than 1-1/2 by 1-1/2 inches (38 by 38 mm), 0.068-inch- (1.72-mm-) thick, galvanized steel.
- G. Hat-Shaped, Rigid Furring Channels: ASTM C 645.
1. Minimum Base-Metal Thickness: 0.033 inch (0.84 mm).
  2. Depth: 7/8 inch (22.2 mm) or as indicated on Drawings .
- H. Resilient Furring Channels: 1/2-inch- (13-mm-) deep, steel sheet members designed to reduce sound transmission.
1. Configuration: Asymmetrical or hat shaped.



- I. Cold-Rolled Furring Channels: 0.053-inch (1.34-mm) uncoated-steel thickness, with minimum 1/2-inch- (13-mm-) wide flanges.
  1. Depth: As indicated on Drawings.
  2. Furring Brackets: Adjustable, corrugated-edge type of steel sheet with minimum uncoated-steel thickness of 0.033 inch (0.8 mm).
  3. Tie Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.062-inch- (1.59-mm-) diameter wire, or double strand of 0.048-inch- (1.21-mm-) diameter wire.
- J. Z-Shaped Furring: With slotted or nonslotted web, face flange of 1-1/4 inches (32 mm), wall attachment flange of 7/8 inch (22 mm), minimum uncoated-metal thickness of 0.018 inch (0.45 mm), and depth required to fit insulation thickness indicated.

## 2.3 SUSPENSION SYSTEMS

- A. Tie Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.062-inch- (1.59-mm-) diameter wire, or double strand of 0.048-inch- (1.21-mm-) diameter wire.
- B. Hanger Attachments to Concrete:
  1. Powder-Actuated Fasteners: Suitable for application indicated, fabricated from corrosion-resistant materials with clips or other devices for attaching hangers of type indicated, and capable of sustaining, without failure, a load equal to [10] <Insert number> times that imposed by construction as determined by testing according to ASTM E 1190 by an independent testing agency.
- C. Wire Hangers: ASTM A 641/A 641M, Class 1 zinc coating, soft temper, 0.16 inch (4.12 mm) in diameter.
- D. Flat Hangers: Steel sheet, 1 by 3/16 inch (25 by 5 mm) by length indicated.
- E. Carrying Channels: Cold-rolled, commercial-steel sheet with a base-metal thickness of 0.053 inch (1.34 mm) and minimum 1/2-inch- (13-mm-) wide flanges.
  1. Depth: As indicated on Drawings.
- F. Furring Channels (Furring Members):
  1. Cold-Rolled Channels: 0.053-inch (1.34-mm) uncoated-steel thickness, with minimum 1/2-inch- (13-mm-) wide flanges, 3/4 inch (19 mm) deep.
  2. Steel Studs and Runners: ASTM C 645.
    - a. Minimum Base-Metal Thickness: 0.033 inch (0.84 mm).
    - b. Depth: As indicated on Drawings.
  3. Dimpled Steel Studs and Runners: ASTM C 645.
    - a. Minimum Base-Metal Thickness: 0.025 inch (0.64 mm).
    - b. Depth: As indicated on Drawings.
  4. Hat-Shaped, Rigid Furring Channels: ASTM C 645, 7/8 inch (22 mm) deep.
    - a. Minimum Base-Metal Thickness: 0.033 inch (0.84 mm).
  5. Resilient Furring Channels: 1/2-inch- (13-mm-) deep members designed to reduce sound transmission.

- a. Configuration: Asymmetrical or hat shaped.
- G. Grid Suspension System for Gypsum Board Ceilings: ASTM C 645, direct-hung system composed of main beams and cross-furring members that interlock.
- 1. Products: Subject to compliance with requirements, available Products that may be incorporated into the Work include, but are not limited to, the following:
    - a. Armstrong World Industries, Inc.; Drywall Grid Systems.
    - b. Chicago Metallic Corporation; Drywall Grid System.
    - c. USG Corporation; Drywall Suspension System.

## 2.4 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards.
- 1. Fasteners for Metal Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.
- B. Isolation Strip at Exterior Walls: Provide one of the following:
- 1. Asphalt-Saturated Organic Felt: ASTM D 226, Type I (No. 15 asphalt felt), nonperforated.
  - 2. Foam Gasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch (3.2 mm) thick, in width to suit steel stud size.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine areas and substrates, with Installer present, and including welded hollow-metal frames, cast-in anchors, and structural framing, for compliance with requirements and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 INSTALLATION, GENERAL

- A. Installation Standard: ASTM C 754.
- 1. Gypsum Board Assemblies: Also comply with requirements in ASTM C 840 that apply to framing installation.
- B. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.
- C. Install bracing at terminations in assemblies.
- D. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.

### 3.3 INSTALLING FRAMED ASSEMBLIES

- A. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.
1. Single-Layer Application: 16 inches (406 mm) o.c. unless otherwise indicated.
  2. Multilayer Application: 16 inches (406 mm) o.c. unless otherwise indicated.
- B. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.
- C. Install studs so flanges within framing system point in same direction.
- D. Install tracks (runners) at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts penetrating partitions above ceiling.
1. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
  2. Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install runner track section (for cripple studs) at head and secure to jamb studs.
    - a. Install two studs at each jamb unless otherwise indicated.
    - b. Install cripple studs at head adjacent to each jamb stud, with a minimum **1/2-inch (13-mm)** clearance from jamb stud to allow for installation of control joint in finished assembly.
  3. Other Framed Openings: Frame openings other than door openings the same as required for door openings unless otherwise indicated. Install framing below sills of openings to match framing required above door heads.
  4. Fire-Resistance-Rated Partitions: Install framing to comply with fire-resistance-rated assembly indicated and support closures and to make partitions continuous from floor to underside of solid structure.
    - a. Firestop Track: Install to maintain continuity of fire-resistance-rated assembly indicated.
  5. Sound-Rated Partitions: Install framing to comply with sound-rated assembly indicated.
  6. Curved Partitions:
    - a. Bend track to uniform curve and locate straight lengths so they are tangent to arcs.
    - b. Begin and end each arc with a stud, and space intermediate studs equally along arcs. On straight lengths of no fewer than two studs at ends of arcs, place studs **6 inches (150 mm)** o.c.
- E. Direct Furring:
1. Screw to wood framing.
  2. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced **24 inches (610 mm)** o.c.
- F. Z-Furring Members:
1. Erect insulation, specified in Section 072100 "Thermal Insulation," vertically and hold in place with Z-furring members spaced 24 inches (610 mm).

2. Except at exterior corners, securely attach narrow flanges of furring members to wall with concrete stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced **24 inches (610 mm)** o.c.
  3. At exterior corners, attach wide flange of furring members to wall with short flange extending beyond corner; on adjacent wall surface, screw-attach short flange of furring channel to web of attached channel. At interior corners, space second member no more than **12 inches (305 mm)** from corner and cut insulation to fit.
- G. Installation Tolerance: Install each framing member so fastening surfaces vary not more than **1/8 inch (3 mm)** from the plane formed by faces of adjacent framing.

### 3.4 INSTALLING SUSPENSION SYSTEMS

- A. Install suspension system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.
- B. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.
- C. Suspend hangers from building structure as follows:
1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.
    - a. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
  2. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.
    - a. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.
  3. Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail.
  4. Flat Hangers: Secure to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices and fasteners that are secure and appropriate for structure and hanger, and in a manner that will not cause hangers to deteriorate or otherwise fail.
  5. Do not attach hangers to steel roof deck.
  6. Do not attach hangers to permanent metal forms. Furnish cast-in-place hanger inserts that extend through forms.
  7. Do not attach hangers to rolled-in hanger tabs of composite steel floor deck.
  8. Do not connect or suspend steel framing from ducts, pipes, or conduit.
- D. Fire-Resistance-Rated Assemblies: Wire tie furring channels to supports.
- E. Seismic Bracing: Sway-brace suspension systems with hangers used for support.
- F. Grid Suspension Systems: Attach perimeter wall track or angle where grid suspension systems meet vertical surfaces. Mechanically join main beam and cross-furring members to each other and butt-cut to fit into wall track.

- G. Installation Tolerances: Install suspension systems that are level to within 1/8 inch in 12 feet (3 mm in 3.6 m) measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

END OF SECTION 092216

## SECTION 092900 - GYPSUM BOARD

## 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. Section Includes:
  - 1. Interior gypsum board.
  - 2. Acoustic mullion trim.
  - 3. Reveal trim.
- B. Related Requirements:
  - 1. Section 017419 "Construction Waste Management Plan" for provision of waste management.
  - 2. Section 092216 "Non-Structural Metal Framing" for non-structural framing and suspension systems that support gypsum board panels.

## 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

## 1.4 DELIVERY, STORAGE AND HANDLING

- A. Store materials inside under cover and keep them dry and protected against weather, condensation, direct sunlight, construction traffic, and other potential causes of damage. Stack panels flat and supported on risers on a flat platform to prevent sagging.

## 1.5 FIELD CONDITIONS

- A. Environmental Limitations: Comply with ASTM C 840 requirements or gypsum board manufacturer's written recommendations, whichever are more stringent.
- B. Do not install paper-faced gypsum panels until installation areas are enclosed and conditioned.
- C. Do not install panels that are wet, those that are moisture damaged, and those that are mold damaged.
  - 1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
  - 2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

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**PART 2 - PRODUCTS****2.1 PERFORMANCE REQUIREMENTS**

- A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.
- B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency.

**2.2 GYPSUM BOARD, GENERAL**

- A. Size: Provide maximum lengths and widths available that will minimize joints in each area and that correspond with support system indicated.

**2.3 INTERIOR GYPSUM BOARD**

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that be incorporated into the Work include, but are not limited to, the following:
  - 1. Georgia-Pacific Gypsum LLC
  - 2. LaFarge North America Inc.
  - 3. National Gypsum Company.
  - 4. USG Corporation.
- B. Moisture- and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.
  - 1. Core: 5/8 inch (15.9 mm), Type X.
  - 2. Long Edges: Tapered.
  - 3. Mold Resistance: ASTM D 3273, score of 10 as rated according to ASTM D 3274.
- C. Gypsum Board, Type C: ASTM C 1396/C 1396M. Manufactured to have increased fire-resistive capability.
  - 1. Thickness: 5/8" (15.9 mm).
  - 2. Long Edges: Tapered.

**2.4 TRIM ACCESSORIES**

- A. Interior Trim: ASTM C 1047.
  - 1. Material: Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized steel sheet.
  - 2. Shapes (Exposed trim is not permitted unless noted otherwise on the Drawings):
    - a. Cornerbead.
    - b. Bullnose bead.
    - c. LC-Bead: J-shaped; exposed long flange receives joint compound.
    - d. L-Bead: L-shaped; exposed long flange receives joint compound.
    - e. Expansion (control) joint.
    - f. Curved-Edge Cornerbead: With notched or flexible flanges.

## 2.5 JOINT TREATMENT MATERIALS

- A. General: Comply with ASTM C 475/C 475M.
- B. Joint Tape:
  - 1. Interior Gypsum Board: Paper.
- C. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.
  - 1. Prefilling: At open joints, rounded or beveled panel edges, and damaged surface areas, use setting-type taping compound.
  - 2. Embedding and First Coat: For embedding tape and first coat on joints, fasteners, and trim flanges, use setting-type taping compound.
    - a. Use setting-type compound for installing paper-faced metal trim accessories.
  - 3. Fill Coat: For second coat, use setting-type, sandable topping compound.
  - 4. Finish Coat: For third coat, use drying-type, all-purpose compound.

## 2.6 AUXILIARY MATERIALS

- A. General: Provide auxiliary materials that comply with referenced installation standards and manufacturer's written recommendations.
- B. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.
- C. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.
  - 1. Use screws complying with ASTM C 954 for fastening panels to steel members from 0.033 to 0.112 inch (0.84 to 2.84 mm) thick.
  - 2. For fastening cementitious backer units, use screws of type and size recommended by panel manufacturer.
- D. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing) produced by combining thermosetting resins with mineral fibers manufactured from glass, slag wool, or rock wool.
  - 1. Fire-Resistance-Rated Assemblies: Comply with mineral-fiber requirements of assembly.
- E. Acoustical Joint Sealant: Manufacturer's standard nonsag, paintable, nonstaining latex sealant complying with ASTM C 834. Product effectively reduces airborne sound transmission through perimeter joints and openings in building construction as demonstrated by testing representative assemblies according to ASTM E 90.
  - 1. Products: Subject to compliance with requirements, available Products that may be incorporated in the Work include, but are not limited to, the following:
    - a. Percora Corporation; AC-20 FTR
    - b. Specified Technologies, Inc.; Smoke N Sound Acoustical Sealant.
    - c. USG Corporation; SHEETROCK Acoustical Sealant.
    - d. Tremco Commercial Sealants & Waterproofing; Tremco Acoustical Sealant, Tremco Acylic SP.



- F. Acoustic Mullion Trim: Model 55 Classic Mullion Trim Cap as manufactured by MULL-it-OVER Products.
1. Aluminum Extrusion: 0.125 inches thick.
  2. Sound Absorbing Foam:
    - a. Resistant to smoke, flame and microbial growth.
    - b. Fire Rating: ASTM E84 Class 1.
    - c. Fungi Resistance: Zero rating per ASTM G21.
  3. Compressible Foam: Between edge of extrusion and interior face of curtain wall glass.
    - a. Thickness: Standard ½ inch (12.7 mm) or 1 inch (25.4mm) to accommodate a larger mullion deflection.
    - b. Color:Charcoal.
  4. Fasteners: Self tapping or appropriate threaded fastener.
  5. Snap Cover: Snap on fastener cover.
  6. Finish: To match Aluminum Storefront Finish
- G. Thermal Insulation: As specified in Section 072100 "Thermal Insulation."

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Examine areas and substrates including welded hollow-metal frames and framing, with Installer present, for compliance with requirements and other conditions affecting performance.
- B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

#### 3.2 APPLYING AND FINISHING PANELS, GENERAL

- A. Comply with ASTM C 840.
- B. Install ceiling panels across framing to minimize the number of abutting end joints and to avoid abutting end joints in central area of each ceiling. Stagger abutting end joints of adjacent panels not less than one framing member.
- C. Install panels with face side out. Butt panels together for a light contact at edges and ends with not more than **1/16 inch (1.5 mm)** of open space between panels. Do not force into place.
- D. Locate edge and end joints over supports, except in ceiling applications where intermediate supports or gypsum board back-blocking is provided behind end joints. Do not place tapered edges against cut edges or ends. Stagger vertical joints on opposite sides of partitions. Do not make joints other than control joints at corners of framed openings.
- E. Form control and expansion joints with space between edges of adjoining gypsum panels.
- F. Cover both faces of support framing with gypsum panels in concealed spaces (above ceilings, etc.), except in chases braced internally.
  1. Unless concealed application is indicated or required for sound, fire, air, or smoke ratings, coverage may be accomplished with scraps of not less than **8 sq. ft. (0.7 sq. m)** in area.

2. Fit gypsum panels around ducts, pipes, and conduits.
  3. Where partitions intersect structural members projecting below underside of floor/roof slabs and decks, cut gypsum panels to fit profile formed by structural members; allow ~~1/4-~~ to ~~3/8 inch-~~ (6.4- to 9.5-mm-) wide joints to install sealant.
- G. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide ~~1/4-~~ to ~~1/2 inch-~~ (6.4- to 12.7-mm-) wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.
- H. Attachment to Steel Framing: Attach panels so leading edge or end of each panel is attached to open (unsupported) edges of stud flanges first.
- I. STC-Rated Assemblies: Seal construction at perimeters, behind control joints, and at openings and penetrations with a continuous bead of acoustical sealant. Install acoustical sealant at both faces of partitions at perimeters and through penetrations. Comply with ASTM C 919 and with manufacturer's written recommendations for locating edge trim and closing off sound-flanking paths around or through assemblies, including sealing partitions above acoustical ceilings.
- J. Install sound attenuation blankets before installing gypsum panels unless blankets are readily installed after panels have been installed on one side.

### 3.3 APPLYING INTERIOR GYPSUM BOARD

- A. Install interior gypsum board in the following locations:
1. Wallboard Type: Vertical surfaces unless otherwise indicated.
  2. Type X: Where required for fire-resistance-rated assembly.
  3. Ceiling Type: Ceiling surfaces.
  4. Moisture- and Mold-Resistant Type: All vertical surfaces unless noted otherwise.
  5. Type C: Where required for specific fire-resistance-rated assembly indicated.
- B. Single-Layer Application:
1. On ceilings, apply gypsum panels before wall/partition board application to greatest extent possible and at right angles to framing unless otherwise indicated.
  2. On partitions/walls, apply gypsum panels vertically (parallel to framing) unless otherwise indicated or required by fire-resistance-rated assembly, and minimize end joints.
    - a. Stagger abutting end joints not less than one framing member in alternate courses of panels.
    - b. At stairwells and other high walls, install panels horizontally unless otherwise indicated or required by fire-resistance-rated assembly.
  3. On Z-furring members, apply gypsum panels vertically (parallel to framing) with no end joints. Locate edge joints over furring members.
  4. Fastening Methods: Apply gypsum panels to supports with steel drill screws.
- C. Multilayer Application:
1. On ceilings, apply gypsum board indicated for base layers before applying base layers on walls/partitions; apply face layers in same sequence. Apply base layers at right angles to framing members and offset face-layer joints one framing member, ~~16 inches~~ (400 mm) minimum, from parallel base-layer joints, unless otherwise indicated or required by fire-resistance-rated assembly.
  2. On partitions/walls, apply gypsum board indicated for base layers and face layers vertically (parallel to framing) with joints of base layers located over stud or furring member and face-layer joints offset at least one stud or furring member with base-layer

- joints, unless otherwise indicated or required by fire-resistance-rated assembly. Stagger joints on opposite sides of partitions.
3. On Z-furring members, apply base layer vertically (parallel to framing) and face layer either vertically (parallel to framing) or horizontally (perpendicular to framing) with vertical joints offset at least one furring member. Locate edge joints of base layer over furring members.
  4. Fastening Methods: Fasten base layers and face layers separately to supports with screws.
- D. Laminating to Substrate: Where gypsum panels are indicated as directly adhered to a substrate (other than studs, joists, furring members, or base layer of gypsum board), comply with gypsum board manufacturer's written recommendations and temporarily brace or fasten gypsum panels until fastening adhesive has set.
- E. Curved Surfaces:
1. Install panels horizontally (perpendicular to supports) and unbroken, to extent possible, across curved surface plus **12-inch- (300-mm-)** long straight sections at ends of curves and tangent to them.
  2. For double-layer construction, fasten base layer to studs with screws **16 inches (400 mm)** o.c. Center gypsum board face layer over joints in base layer, and fasten to studs with screws spaced **12 inches (300 mm)** o.c.

### 3.4 INSTALLING TRIM ACCESSORIES

- A. General: For trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.
- B. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect for visual effect.
- C. Interior Trim: Install in the following locations:
1. Cornerbead: Use at outside corners unless otherwise indicated.
  2. LC-Bead: Use at exposed panel edges.
  3. L-Bead: Use where indicated.
  4. Curved-Edge Cornerbead: Use at curved openings.
- D. Exterior Trim: Install in the following locations:
1. Cornerbead: Use at outside corners.
  2. LC-Bead: Use at exposed panel edges.

### 3.5 FINISHING GYPSUM BOARD

- A. General: Treat gypsum board joints, interior angles, edge trim, control joints, penetrations, fastener heads, surface defects, and elsewhere as required to prepare gypsum board surfaces for decoration. Promptly remove residual joint compound from adjacent surfaces.
- B. Prefill open joints, rounded or beveled edges, and damaged surface areas.
- C. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
- D. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:

1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
2. Level 2: Panels that are substrate for tile.
3. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated.

### 3.6 ACOUSTIC MULLION TRIM INSTALLATION

- A. Measure and cut sound barrier wall end cap to proper lengths.
- B. Notch around horizontal mullions, sills, or other obstructions leaving appropriate gap for differential movement between the sound barrier wall end cap and the obstruction.
- C. Apply continuous bead of acoustical sealant to the acoustical foam surface that will be in contact with the drywall edge.
- D. Place sound barrier wall end cap on the vertical surface of the drywall partition wall and loosely install fasteners in the top and bottom slotted holes of the wall end cap.
- E. Plumb the wall end cap leaving recommended gap spacing between the interior glass surface and the wall end cap. Foam gasket to be in contact with glass.
- F. Tighten top and bottom fasteners to secure end cap.
- G. Install additional fasteners at 12 inches on center, minimum.
- H. Install snap cover to conceal fasteners.
- I. Apply sealant at joints of dissimilar materials as desired.

### 3.7 PROTECTION

- A. Protect adjacent surfaces from drywall compound and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.
- B. Protect installed products from damage from weather, condensation, direct sunlight, construction, and other causes during remainder of the construction period.
- C. Remove and replace panels that are wet, moisture damaged, and mold damaged.
  1. Indications that panels are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.
  2. Indications that panels are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

END OF SECTION 092900

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## SECTION 095113 - ACOUSTICAL PANEL CEILINGS

### 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. Section includes:

- 1. Acoustical panels and exposed suspension systems for ceilings.

- B. Related Requirements:

- 1. Section 017419 "Construction Waste Management Plan" for provision of waste management.

#### 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.

- B. Samples: For each exposed product and for each color and texture specified, 6 inches (150 mm) in size.

#### 1.4 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For finishes to include in maintenance manuals.

#### 1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

- 1. Acoustical Ceiling Panels: Full-size panels equal to 2 percent of quantity installed.
  - 2. Suspension-System Components: Quantity of each exposed component equal to 2 percent of quantity installed.

#### 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Deliver acoustical panels, suspension-system components, and accessories to Project site in original, unopened packages and store them in a fully enclosed, conditioned space where they will be protected against damage from moisture, humidity, temperature extremes, direct sunlight, surface contamination, and other causes.

- B. Before installing acoustical panels, permit them to reach room temperature and a stabilized moisture content.

- C. Handle acoustical panels carefully to avoid chipping edges or damaging units in any way.

## 1.7 FIELD CONDITIONS

- A. Environmental Limitations: Do not install acoustical panel ceilings until spaces are enclosed and weatherproof, wet work in spaces is complete and dry, work above ceilings is complete, and ambient temperature and humidity conditions are maintained at the levels indicated for Project when occupied for its intended use.
  - 1. Pressurized Plenums: Operate ventilation system for not less than 48 hours before beginning acoustical panel ceiling installation.

## PART 2 - PRODUCTS

### 2.1 PERFORMANCE REQUIREMENTS

- A. Seismic Performance: Acoustical ceiling shall withstand the effects of earthquake motions determined according to ASCE/SEI 7.
- B. Surface-Burning Characteristics: Comply with ASTM E 84; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
  - 1. Flame-Spread Index: Comply with ASTM E 1264 for Class A materials.
  - 2. Smoke-Developed Index: 450 or less.

### 2.2 ACOUSTICAL PANELS, GENERAL

- A. Source Limitations: Obtain each type of acoustical ceiling panel and supporting suspension system from single source from single manufacturer.
- B. Glass-Fiber-Based Panels: Made with binder containing no urea formaldehyde.
- C. Acoustical Panel Standard: Provide manufacturer's standard panels of configuration indicated that comply with ASTM E 1264 classifications as designated by types, patterns, acoustical ratings, and light reflectance unless otherwise indicated.
  - 1. Mounting Method for Measuring NRC: Type E-400; plenum mounting in which face of test specimen is 15-3/4 inches (400 mm) away from test surface according to ASTM E 795.
- D. Acoustical Panel Colors and Patterns: Match appearance characteristics indicated for each product type.

### 2.3 ACOUSTICAL PANELS FOR SUSPENSION SYSTEMS

- A. Basis-of-Design Product: Subject to compliance with requirements, provide acoustical panels for suspension system by the manufacturers listed for the specific acoustical panel types specified. Comparable products by alternate manufacturers are acceptable subject to compliance with the quality and performance standards established by the specified Product.
- B. Type A Acoustic Panels (Armstrong World Industries):
  - 1. Surface texture – Smooth

2. Composition: Mineral Fiber
3. Size: 24" x 24".
4. Thickness: 3/4".
5. Edge: Beveled tegular.
6. Surface Color: White.
7. Surface Finish: No. 1912 Ultima Fine Texture for 9/16" wide grid system.
8. Noise Reduction Coefficient (NRC) ASTM C 423 Classified w/ UL label on product carton 0.85
9. Ceiling Attenuation Class (CAC): ASTM C 1414; Classified with UL label on product carton 35
10. Articulation Class (AC): ASTM E 1111; Classified with UL label on product carton 170
11. Flame Spread: ASTM E 1264; Class A (HPVA)
12. Light Reflectance (LR) White Panel: ASTM E 1477; 0.85
13. Dimensional Stability: HumiGuard Plus
14. Recycle Content: Up to 76% total recycled content. (Total recycled content: pre-consumer, post-consumer and post-industrial)
15. Material Ingredient Transparency: Health Product Declaration (HPD); Declare Label
16. Life Cycle Assessment: Third Party Certified Environment Product Declaration (EPD)
17. Acceptable Product: Calla as manufactured by Armstrong World Industries

- C. Broad Spectrum Antimicrobial Fungicide and Bactericide Treatment: Provide acoustical panels treated with manufacturer's standard antimicrobial formulation that inhibits fungus, mold, mildew, and gram-positive and gram-negative bacteria and showing no mold, mildew, or bacterial growth when tested according to ASTM D 3273 and evaluated according to ASTM D 3274 or ASTM G 21.

#### 2.4 METAL SUSPENSION SYSTEMS, GENERAL

- A. Metal Suspension-System Standard: Provide manufacturer's standard direct-hung metal suspension systems of types, structural classifications, and finishes indicated that comply with applicable requirements in ASTM C 635/C 635M.
- B. Attachment Devices: Size for five times the design load indicated in ASTM C 635/C 635M, Table 1, "Direct Hung," unless otherwise indicated. Comply with seismic design requirements.
1. Power-Actuated Fasteners in Concrete: Fastener system of type suitable for application indicated, fabricated from corrosion-resistant materials, with clips or other accessory devices for attaching hangers of type indicated and with capability to sustain, without failure, a load equal to 10 times that imposed by ceiling construction, as determined by testing according to ASTM E 1190, conducted by a qualified testing and inspecting agency.
- C. Wire Hangers, Braces, and Ties: Provide wires complying with the following requirements:
1. Zinc-Coated, Carbon-Steel Wire: ASTM A 641/A 641M, Class 1 zinc coating, soft temper.
  2. Size: Select wire diameter so its stress at three times hanger design load (ASTM C 635/C 635M, Table 1, "Direct Hung") will be less than yield stress of wire.
- D. Angle Hangers: Angles with legs not less than 7/8 inch (22 mm) wide; formed with 0.04-inch-(1-mm-) thick, galvanized-steel sheet complying with ASTM A 653/A 653M, G90 (Z275) coating designation; with bolted connections and 5/16-inch- (8-mm-) diameter bolts.
- E. Seismic Stabilizer Bars: Manufacturer's standard perimeter stabilizers designed to accommodate seismic forces.
- F. Seismic Struts: Manufacturer's standard compression struts designed to accommodate seismic forces.

- G. Seismic Clips: Manufacturer's standard seismic clips designed and spaced to secure acoustical panels in place.
- H. Hold-Down Clips: Where indicated, provide manufacturer's standard hold-down clips spaced **24 inches (610 mm)** o.c. on all cross tees.

## 2.5 METAL SUSPENSION SYSTEM FOR ACOUSTICAL PANELS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
  - 1. Armstrong World Industries, Inc.
  - 2. CertainTeed Corp.
  - 3. Chicago Metallic Corporation.
  - 4. USG Interiors, Inc.; Subsidiary of USG Corporation.
- B. Narrow-Face, Capped, Double-Web, Steel Suspension System (Type A Acoustic Panels): Main and cross runners roll formed from cold-rolled steel sheet; prepainted, electrolytically zinc coated, or hot-dip galvanized according to ASTM A 653/A 653M, not less than **G30 (Z90)** coating designation; with prefinished **9/16-inch- (15-mm-)** wide metal caps on flanges.
  - 1. Structural Classification: Intermediate-duty system.
  - 2. End Condition of Cross Runners: Override (stepped) or butt-edge type.
  - 3. Face Design: Flat, flush.
  - 4. Cap Material: Galvanized steel cold-rolled sheet.
  - 5. Cap Finish: Painted white.
- C. Wide-Face, Capped, Double-Web, Steel Suspension System (Type B Acoustic Panels): Main and cross runners roll formed from cold-rolled steel sheet; prepainted, hot-dip galvanized according to ASTM A 653/A 653M, not less than **G30 (Z90)** coating designation; with prefinished **15/16-inch- (24-mm-)** wide metal caps on flanges.
  - 1. Structural Classification: Heavy-duty system.
  - 2. End Condition of Cross Runners: Override (stepped) or butt-edge type.
  - 3. Face Design: Flat, flush.
  - 4. Cap Material: Galvanized steel cold-rolled sheet.
  - 5. Cap Finish: Painted white.

## 2.6 METAL EDGE MOLDINGS AND TRIM

- A. Roll-Formed, Sheet-Metal Edge Moldings and Trim: Type and profile indicated or, if not indicated, manufacturer's standard moldings for edges and penetrations that comply with seismic design requirements; formed from sheet metal of same material, finish, and color as that used for exposed flanges of suspension-system runners.
  - 1. Provide manufacturer's standard edge moldings that fit acoustical panel edge details and suspension systems indicated and that match width and configuration of exposed runners unless otherwise indicated.
  - 2. For lay-in panels with reveal edge details, provide stepped edge molding that forms reveal of same depth and width as that formed between edge of panel and flange at exposed suspension member.
  - 3. For circular penetrations of ceiling, provide edge moldings fabricated to diameter required to fit penetration exactly.



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## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, including structural framing to which acoustical panel ceilings attach or abut, with Installer present, for compliance with requirements specified in this and other Sections that affect ceiling installation and anchorage and with requirements for installation tolerances and other conditions affecting performance of acoustical panel ceilings.
- B. Examine acoustical panels before installation. Reject acoustical panels that are wet, moisture damaged, or mold damaged.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Measure each ceiling area and establish layout of acoustical panels to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width panels at borders, and comply with layout shown on reflected ceiling plans.

### 3.3 INSTALLATION

- A. General: Install acoustical panel ceilings to comply with ASTM C 636/C 636M and seismic design requirements indicated, according to manufacturer's written instructions and CISCA's "Ceiling Systems Handbook."
- B. Suspend ceiling hangers from building's structural members and as follows:
  - 1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structure or of ceiling suspension system.
  - 2. Splay hangers only where required to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.
  - 3. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers at spacings required to support standard suspension-system members, install supplemental suspension members and hangers in form of trapezes or equivalent devices.
  - 4. Do not support ceilings directly from permanent metal forms or floor deck. Fasten hangers to cast-in-place hanger inserts, postinstalled mechanical or adhesive anchors, or power-actuated fasteners that extend through forms into concrete.
  - 5. When steel framing does not permit installation of hanger wires at spacing required, install carrying channels or other supplemental support for attachment of hanger wires.
  - 6. Do not attach hangers to steel deck tabs.
  - 7. Do not attach hangers to steel roof deck. Attach hangers to structural members.
  - 8. Space hangers not more than **48 inches (1200 mm)** o.c. along each member supported directly from hangers unless otherwise indicated; provide hangers not more than **8 inches (200 mm)** from ends of each member.
  - 9. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced standards and publications.
- C. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical panels.
  - 1. Apply acoustical sealant in a continuous ribbon concealed on back of vertical legs of moldings before they are installed.

2. Screw attach moldings to substrate at intervals not more than **16 inches (400 mm)** o.c. and not more than **3 inches (75 mm)** from ends, leveling with ceiling suspension system to a tolerance of **1/8 inch in 12 feet (3.2 mm in 3.6 m)**. Miter corners accurately and connect securely.
  3. Do not use exposed fasteners, including pop rivets, on moldings and trim.
- D. Install suspension-system runners so they are square and securely interlocked with one another. Remove and replace dented, bent, or kinked members.
- E. Install acoustical panels with undamaged edges and fit accurately into suspension-system runners and edge moldings. Scribe and cut panels at borders and penetrations to provide a neat, precise fit.
1. Arrange directionally patterned acoustical panels as follows:
    - a. As indicated on reflected ceiling plans.
    - b. Install panels with pattern running in one direction parallel to axis of space.
    - c. Install panels in a basket-weave pattern.
  2. For reveal-edged panels on suspension-system runners, install panels with bottom of reveal in firm contact with top surface of runner flanges.
  3. Paint cut edges of panel remaining exposed after installation; match color of exposed panel surfaces using coating recommended in writing for this purpose by acoustical panel manufacturer.
  4. Install hold-down clips in areas indicated, in areas required by authorities having jurisdiction, and for fire-resistance ratings; space as recommended by panel manufacturer's written instructions unless otherwise indicated.
  5. Protect lighting fixtures and air ducts to comply with requirements indicated for fire-resistance-rated assembly.

### 3.4 CLEANING

- A. Clean exposed surfaces of acoustical panel ceilings, including trim, edge moldings, and suspension-system members. Comply with manufacturer's written instructions for cleaning and touchup of minor finish damage. Remove and replace ceiling components that cannot be successfully cleaned and repaired to permanently eliminate evidence of damage.

END OF SECTION 095113

## SECTION 096500 - RESILIENT BASE &amp; ACCESSORIES

## 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. Section Includes:
  - 1. Resilient base for carpet.
  - 2. Resilient molding accessories.
- B. Related Sections:
  - 1. Section 017419 "Construction Waste Management Plan" for provision of waste management.

## 1.3 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Shop Drawings: For static dissipative floor tile, submit grounding diagram showing location of grounding strips and connections.
- C. Samples for Initial Selection: For each type of floor tile, resilient base and accessories indicated for color selection.

## 1.4 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For each type of floor tile to include in maintenance manuals.

## 1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
  - 1. Resilient Wall Base and Molding Accessories: Furnish not less than 10 linear feet for every 500 linear feet or fraction thereof, of each type, color and size of resilient product installed.

## 1.6 QUALITY ASSURANCE

- A. Installer Qualifications: A qualified installer who employs workers for this Project who are competent in techniques required by manufacturer for floor tile installation and seaming method indicated.

1. Engage an installer who employs workers for this Project who are trained or certified by floor tile manufacturer for installation techniques required.

#### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store floor tile and installation materials in dry spaces protected from the weather, with ambient temperatures maintained within range recommended by manufacturer, but not less than 50 deg F (10 deg C) or more than 90 deg F (32 deg C). Store floor tiles on flat surfaces.

#### 1.8 FIELD CONDITIONS

- A. Maintain ambient temperatures within range recommended by manufacturer in spaces to receive floor tile during the following time periods:
  1. 48 hours before installation.
  2. During installation.
  3. 48 hours after installation.
- B. After installation and until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer.
- C. Close spaces to traffic during floor tile installation.
- D. Close spaces to traffic for 48 hours after floor tile installation.
- E. Install floor tile after other finishing operations, including painting, have been completed.

### PART 2 - PRODUCTS

#### 2.1 PERFORMANCE REQUIREMENTS

- A. Fire-Test-Response Characteristics: For resilient tile flooring, as determined by testing identical products according to ASTM E 648 or NFPA 253 by a qualified testing agency.
  1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

#### 2.2 VINYL BASE

- A. Basis-of-Design Products: Vinyl base materials are based on products as manufactured by Johnsonite. Comparable products by alternate manufacturers are acceptable subject to compliance with the quality and performance standards established by the specified products.
- B. Vinyl Base: Traditional Vinyl Base.
- C. Product Standard: ASTM F 1861, Type TV (vinyl, thermoplastic).
  1. Group: I (solid, homogeneous).
  2. Style and Location:
    - a. Straight: Provide in areas with carpet.
    - b. Topset Cove: Provide in areas with resilient flooring and other areas as indicated on the Drawings.

- D. Minimum Thickness: 0.125 inch (3.2 mm).
- E. Height: 4 inches (102 mm).
- F. Lengths: Cut lengths 48 inches (1219 mm) long or coils in manufacturer's standard length.
- G. Outside Corners: Job formed or preformed.
- H. Inside Corners: Job formed or preformed.
- I. Colors and Patterns: As selected by Architect from full range of industry colors and patterns.

### 2.3 VINYL MOLDING ACCESSORIES

- A. Manufacturers: Vinyl molding accessories shall from the same manufacturer as resilient base materials.
- B. Description: Vinyl carpet edge for glue-down applications, reducer strip for resilient flooring and transition strips.
- C. Profile and Dimensions: As required to accommodate thickness of adjacent materials.
- D. Colors and Patterns: As selected by Architect from full range of industry colors.

### 2.4 INSTALLATION MATERIALS

- A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by floor tile manufacturer for applications indicated.
- B. Adhesives: Water-resistant type recommended by floor tile and adhesive manufacturers to suit floor tile and substrate conditions indicated.
  - 1. Static-dissipative Vinyl Tile: Type that maintains electrical continuity of floor covering system to ground connection.
- C. Grounding Strips for Static Dissipative Floor Tile: Provided or approved by the manufacturer; type and size that maintains electrical continuity of floor covering system to ground connection.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates, with Installer present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
  - 1. Verify that finishes of substrates comply with tolerances and other requirements specified in other Sections and that substrates are free of cracks, ridges, depressions, scale, and foreign deposits that might interfere with adhesion of floor tile.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. Prepare substrates according to floor tile manufacturer's written instructions to ensure adhesion of resilient products.
- B. Existing Concrete Substrates: Provide sound concrete surfaces free of laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants incompatible with resinous flooring.
  - 1. Roughen concrete substrates as follows:
    - a. Shot-blast surfaces with an apparatus that abrades the concrete surface, contains the dispensed shot within the apparatus, and recirculates the shot by vacuum pickup leaving a bare concrete surface having a minimum profile in accordance with manufacturer's requirements as described by the International Concrete Repair Institute.
    - b. Floor areas inaccessible to the mobile blast machines shall be mechanically abraded to the same degree of cleanliness, soundness and profile using diamond grinders, needle guns, bush hammers or other suitable equipment.
  - 2. Repair damaged and deteriorated concrete according to flooring manufacturer's written instructions.
  - 3. Verify that existing concrete substrates are dry and moisture-vapor emissions are within acceptable levels according to manufacturer's written instructions.
    - a. Perform relative humidity test using in situ probes, ASTM F 2170. Proceed with installation only after substrates have a maximum 75 percent relative humidity level measurement or as required by and acceptable to the manufacturer.
  - 4. Alkalinity and Adhesion Testing: Verify that new and existing concrete substrates have pH within acceptable range. Perform tests recommended by manufacturer. Proceed with application only after substrates pass testing.
  - 5. Provide verification in writing from the manufacturer that the test results for moisture-vapor emissions, alkalinity and adhesion are acceptable to allow installation of the flooring materials.
- C. New Concrete Substrates: New concrete substrates contain a Moisture Vapor Reduction Admixture (MVRA) as specified in Section 030510 "Concrete Moisture Vaport Reduction Admixture (MVRA)". Verify that MVRA manufacturer has issued approvals and warranties indicating that the moisture vapor emission rate is less than the maximum amount permitted by the carpet manufacturer and that installation may proceed.
- D. Do not install floor tiles until they are the same temperature as the space where they are to be installed.
  - 1. At least 48 hours in advance of installation, move resilient floor tile and installation materials into spaces where they will be installed.
- E. Immediately before installation, sweep and vacuum clean substrates to be covered by resilient floor tile.

### 3.3 RESILIENT BASE INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient base.
- B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.
- C. Install resilient base in lengths as long as practical without gaps at seams and with tops of adjacent pieces aligned.

- D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.
- E. Do not stretch resilient base during installation.
- F. On masonry surfaces or other similar irregular substrates, fill voids along top edge of resilient base with manufacturer's recommended adhesive filler material.
- G. Preformed Corners: Install preformed corners before installing straight pieces.
- H. Job-Formed Corners:
  - 1. Outside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches (76 mm) in length.
    - a. Form without producing discoloration (whitening) at bends.
  - 2. Inside Corners: Use straight pieces of maximum lengths possible and form with returns not less than 3 inches (76 mm) in length.
    - a. Miter or cope corners to minimize open joints.

### 3.4 RESILIENT ACCESSORY INSTALLATION

- A. Comply with manufacturer's written instructions for installing resilient accessories.
- B. Resilient Molding Accessories: Butt to adjacent materials and tightly adhere to substrates throughout length of each piece. Install reducer strips at edges of floor covering that would otherwise be exposed.

### 3.5 FIELD QUALITY CONTROL

- A. Testing: Engage a qualified testing agency to test electrical resistance of static-control resilient flooring for compliance with requirements.
  - 1. Test the flooring with an ohms meter according to EOS/ESD S7.1, ASTM F150 or NFPA 99 (Figure C). All measurements shall be surface to ground.
  - 2. Arrange for testing after static-control adhesives have fully cured and static-control resilient flooring has stabilized to ambient conditions and after ground connections are completed.

### 3.6 CLEANING AND PROTECTION

- A. Comply with manufacturer's written instructions for cleaning and protecting floor tile.
- B. Perform the following operations immediately after completing floor tile installation:
  - 1. Remove adhesive and other blemishes from exposed surfaces.
  - 2. Sweep and vacuum surfaces thoroughly.
  - 3. Damp-mop surfaces to remove marks and soil.
- C. Protect floor tile from mars, marks, indentations, and other damage from construction operations and placement of equipment and fixtures during remainder of construction period.
- D. Cover floor tile until Substantial Completion.

END OF SECTION 096519

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## SECTION 096813 - TILE CARPETING

### 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. Section includes modular carpet tile.
- B. Related Requirements:
  - 1. Section 017419 "Construction Waste Management Plan" for provision of waste management.
  - 2. Section 024119 "Selective Demolition" for removing existing floor coverings.
  - 3. Section 096500 "Resilient Flooring" for resilient wall base and accessories installed with carpet tile.

#### 1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at Project site.
  - 1. Review methods and procedures related to carpet tile installation including, but not limited to, the following:
    - a. Review ambient conditions and ventilation procedures.
    - b. Review subfloor preparation procedures.

#### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
  - 1. Include manufacturer's written data on physical characteristics, durability, and fade resistance.
  - 2. Include installation recommendations for each type of substrate.
- B. Samples: For each of the following products and for each color and texture required. Label each Sample with manufacturer's name, material description, color, pattern, and designation indicated on Drawings and in schedules.
  - 1. Carpet Tile: Full-size Sample.

#### 1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.
- B. Product Test Reports: For carpet tile, for tests performed by a qualified testing agency.
- C. Sample Warranty: For special warranty.



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## 1.6 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For carpet tiles to include in maintenance manuals. Include the following:
1. Methods for maintaining carpet tile, including cleaning and stain-removal products and procedures and manufacturer's recommended maintenance schedule.
  2. Precautions for cleaning materials and methods that could be detrimental to carpet tile.

## 1.7 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
1. Carpet Tile: Full-size units equal to 5 percent of amount installed for each type indicated, but not less than 10 sq. yd. (8.3 sq. m).

## 1.8 QUALITY ASSURANCE

- A. Fire-Test-Response Ratings: Where indicated, provide carpet tile identical to those of assemblies tested for fire response according to NFPA 253 by a qualified testing agency.

## 1.9 DELIVERY, STORAGE, AND HANDLING

- A. Comply with CRI 104.

## 1.10 FIELD CONDITIONS

- A. Comply with CRI 104 for temperature, humidity, and ventilation limitations.
- B. Environmental Limitations: Do not deliver or install carpet tiles until spaces are enclosed and weathertight, wet work in spaces is complete and dry, and ambient temperature and humidity conditions are maintained at occupancy levels during the remainder of the construction period.
- C. Do not install carpet tiles over concrete slabs until slabs have cured and are sufficiently dry to bond with adhesive and concrete slabs have pH range recommended by carpet tile manufacturer.
- D. Where demountable partitions or other items are indicated for installation on top of carpet tiles, install carpet tiles before installing these items.

## 1.11 WARRANTY

- A. Special Warranty for Carpet Tiles: Manufacturer agrees to repair or replace components of carpet tile installation that fail in materials or workmanship within specified warranty period.
1. Warranty does not include deterioration or failure of carpet tile due to unusual traffic, failure of substrate, vandalism, or abuse.
  2. Failures include, but are not limited to, more than 10 percent edge raveling, snags, runs, dimensional stability, excess static discharge, loss of tuft bind strength, loss of face fiber, and delamination.
  3. Warranty Period: Manufacturer's lifetime limited.

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**PART 2 - PRODUCTS****2.1 CARPET TILE**

- A. Basis-of-Design Product: Carpet materials indicated below shall be as manufactured by Shaw Contract Group. Comparable products by alternate manufacturers are acceptable subject to compliance with the quality, aesthetic and performance requirements established by the specified products.
- B. Carpet Type 1 (CPT1):
1. Style Name: Shaw Canopy, Habitat Tile
  2. Style Number: 5T390
  3. Color Name: Shade 88557
  4. Size: 9" x 36"
  5. Dye Method: 100% Solution Dyed
  6. Fiber Product: eco solution q100 nylon.
  7. Primary Backing: SYNTHETIC
  8. Secondary Backing: ecoworx
  9. Tufted Weight: 19 oz./cu yd
  10. Gauge: 1/12"
  11. Average Density: 5,797 ozs./cu. yd.
  12. Flammability: ASTM E 648 flooring radiant panel Class I, ASTM E 662 NBS Smoke Chamber less than 450.
  13. Electrostatic Propensity: Less than 3.5 KV
  14. Installation: Ashlar
  15. Architect reserves the right to select, allocate and vary styles and colors throughout the building.

**2.2 INSTALLATION ACCESSORIES**

- A. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided or recommended by carpet tile manufacturer.
- B. Adhesives: Water-resistant, mildew-resistant, nonstaining, pressure-sensitive type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet tile and is recommended by carpet tile manufacturer for releasable installation.

**PART 3 - EXECUTION****3.1 EXAMINATION**

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet tile performance. Examine carpet tile for type, color, pattern, and potential defects.
- B. For wood subfloors, verify the following:
1. Underlayment over subfloor complies with requirements specified in Section 061053 "Miscellaneous Rough Carpentry."
  2. Underlayment surface is free of irregularities and substances that may interfere with adhesive bond or show through surface.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

### 3.2 PREPARATION

- A. General: Comply with CRI 104, Section 6.2, "Site Conditions; Floor Preparation," and with carpet tile manufacturer's written installation instructions for preparing substrates indicated to receive carpet tile installation.
- B. Existing Concrete Substrates: Provide sound concrete surfaces free of laitance, glaze, efflorescence, curing compounds, form-release agents, dust, dirt, grease, oil, and other contaminants incompatible with resinous flooring.
  - 1. Roughen concrete substrates as follows:
    - a. Shot-blast surfaces with an apparatus that abrades the concrete surface, contains the dispensed shot within the apparatus, and recirculates the shot by vacuum pickup leaving a bare concrete surface having a minimum profile in accordance with manufacturer's requirements as described by the International Concrete Repair Institute.
    - b. Floor areas inaccessible to the mobile blast machines shall be mechanically abraded to the same degree of cleanliness, soundness and profile using diamond grinders, needle guns, bush hammers or other suitable equipment.
  - 2. Repair damaged and deteriorated concrete according to flooring manufacturer's written instructions.
  - 3. Verify that existing concrete substrates are dry and moisture-vapor emissions are within acceptable levels according to manufacturer's written instructions.
    - a. Perform relative humidity test using in situ probes, ASTM F 2170. Proceed with installation only after substrates have a maximum 75 percent relative humidity level measurement or as required by and acceptable to the manufacturer.
  - 4. Alkalinity and Adhesion Testing: Verify that new and existing concrete substrates have pH within acceptable range. Perform tests recommended by manufacturer. Proceed with application only after substrates pass testing.
  - 5. Provide verification in writing from the manufacturer that the test results for moisture-vapor emissions, alkalinity and adhesion are acceptable to allow installation of the flooring materials.
- C. New Concrete Substrates: New concrete substrates contain a Moisture Vapor Reduction Admixture (MVRA) as specified in Section 030510 "Concrete Moisture Vaport Reduction Admixture (MVRA)". Verify that MVRA manufacturer has issued approvals and warranties indicating that the moisture vapor emission rate is less than the maximum amount permitted by the carpet manufacturer and that installation may proceed.
- D. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, depressions, and protrusions in substrates. Fill or level cracks, holes and depressions 1/8 inch (3 mm) wide or wider and protrusions more than 1/32 inch (0.8 mm) unless more stringent requirements are required by manufacturer's written instructions.
- E. Clean metal substrates of grease, oil, soil and rust, and prime if directed by adhesive manufacturer. Rough sand painted metal surfaces and remove loose paint. Sand aluminum surfaces, to remove metal oxides, immediately before applying adhesive.
- F. Broom and vacuum clean substrates to be covered immediately before installing carpet tile.

### 3.3 INSTALLATION

- A. General: Comply with CRI 104, Section 14, "Carpet Modules," and with carpet tile manufacturer's written installation instructions.

- B. Installation Method: Glue down; install every tile with full-spread, releasable, pressure-sensitive adhesive.
- C. Maintain dye lot integrity. Do not mix dye lots in same area.
- D. Cut and fit carpet tile to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet tile manufacturer.
- E. Extend carpet tile into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.
- F. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use nonpermanent, nonstaining marking device.
- G. Install pattern parallel to walls and borders.

### 3.4 CLEANING AND PROTECTION

- A. Perform the following operations immediately after installing carpet tile:
  - 1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet tile manufacturer.
  - 2. Remove yarns that protrude from carpet tile surface.
  - 3. Vacuum carpet tile using commercial machine with face-beater element.
- B. Protect installed carpet tile to comply with CRI 104, Section 16, "Protecting Indoor Installations."
- C. Protect carpet tile against damage from construction operations and placement of equipment and fixtures during the remainder of construction period. Use protection methods indicated or recommended in writing by carpet tile manufacturer.

END OF SECTION 096813

## SECTION 099100 - PAINTING

## 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. Section includes surface preparation and the application of paint systems on exterior and interior substrates including but not limited to the following:

1. Concrete.
2. Concrete masonry units (CMUs).
3. Steel and iron.
4. Wood.
5. Gypsum board.

- B. Paint all exposed surfaces in all rooms, except where a surface or material is specifically indicated not to be painted or is to remain natural. Where an item or surface is not specifically mentioned, paint the same as similar adjacent materials or surfaces. If color or finish is not designated, the Architect will select from standard colors or finishes available. Please note that there are spaces in the building without ceilings with exposed structure, ductwork, piping (insulated and non-insulated) and conduit.

1. Painting includes field-painting exposed bare and covered pipes and ducts (including color coding), hangers, exposed steel and iron work, wood decks, and primed metal surfaces of mechanical and electrical equipment.
2. Backpriming of all painted/stained woods.

- C. Painting is not required on prefinished items, finished metal surfaces, concealed surfaces, operating parts, and labels.

1. Prefinished items not to be painted include the following factory-finished components:

- a. Acoustic materials
- b. Finished mechanical and electrical equipment. Electrical load center panel covers in finished spaces shall be painted as specified herein regardless of factory finish.
- c. Light fixtures
- d. Metal louvers and brick vents

2. Finished metal surfaces not to be painted include:

- a. Anodized aluminum
- b. Stainless steel
- c. Chromium plate
- d. Copper
- e. Bronze
- f. Brass
- g. Galvanized lintels and railings.

3. Operating parts not to be painted include moving parts of operating equipment, such as the following:

- a. Valve and damper operators.
- b. Linkages.
- c. Sensing devices.

C. Related Requirements:

1. Section 017419 "Construction Waste Management" for provisions of waste management.
2. Section 055000 "Metal Fabrications" for shop priming metal fabrications.

### 1.3 DEFINITIONS

- A. MPI Gloss Level 1: Not more than five units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.
- B. MPI Gloss Level 2: Not more than 10 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- C. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- D. MPI Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.
- E. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.
- F. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.
- G. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

### 1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
  1. Indicate VOC content.
- B. Samples for Initial Selection: For each type of topcoat product.
- C. Samples for Verification: For each type of paint system and in each color and gloss of topcoat.
  1. Submit Samples on rigid backing, 8 inches (200 mm) square.
  2. Apply coats on Samples in steps to show each coat required for system.
  3. Label each coat of each Sample.
  4. Label each Sample for location and application area.
- D. Product List: Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules. Include color designations.

### 1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials, from the same product run, that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
  1. Paint: 1 gal. (3.8 L) of each material and color applied.

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## 1.6 QUALITY ASSURANCE

- A. Mockups: Apply mockups of each paint system indicated and each color and finish selected to verify preliminary selections made under Sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.
1. Architect will select one surface to represent surfaces and conditions for application of each paint system.
    - a. Vertical and Horizontal Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
    - b. Other Items: Architect will designate items or areas required.
  2. Final approval of color selections will be based on mockups.
    - a. If preliminary color selections are not approved, apply additional mockups of additional colors selected by Architect at no added cost to Owner.
  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. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

## 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
1. Maintain containers in clean condition, free of foreign materials and residue.
  2. Remove rags and waste from storage areas daily.

## 1.8 FIELD CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

## 1.9 WASTE MANAGEMENT AND DISPOSAL

- A. Paint, stain and wood preservative finishes and related materials (thinners, solvents, etc.) are regarded as hazardous products and are subject to regulations for disposal. Obtain information on these controls from applicable Federal, State and Local government departments having jurisdiction.
- B. All waste materials shall be separated and recycled. Where paint recycling is available, collect waste paint by type and provide for delivery to recycling or collection facility. Materials that cannot be reused must be treated as hazardous waste and disposed of in an appropriate manner.
- C. Place materials defined as hazardous or toxic waste, including used sealant and adhesive tubes and containers, in containers or areas designated for hazardous waste.

- D. To reduce the amount of contaminants entering waterways, sanitary/storm drain systems or into the ground the following procedures shall be strictly adhered to:
1. Retain cleaning water for water-based materials to allow sediments to be filtered out. In no case shall equipment be cleaned using free draining water.
  2. Retain cleaners, thinners, solvents and excess paint and place in designated containers and ensure proper disposal.
  3. Return solvent and oil soaked rags used during painting operations for contaminant recovery, proper disposal, or appropriate cleaning and laundering.
  4. Dispose of contaminants in an approved legal manner in accordance with hazardous waste regulations.
  5. Empty paint cans are to be dry prior to disposal or recycling (where available).
  6. Close and seal tightly partly used cans of materials including sealant and adhesive containers and store protected in well ventilated fire-safe area at moderate temperature.
- E. Set aside and protect surplus and uncontaminated finish materials not required by the Owner and deliver or arrange collection for verifiable re-use or re-manufacturing.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Basis-of-Design Products: Paint systems specified in the paint schedules contained at the end of this Section are based on Sherwin-Williams Company products unless noted otherwise. Comparable products by alternate manufacturers are acceptable subject to compliance with the quality and performance standards established by the specified Product. The selection of an alternate manufacturer shall require that all products are obtained from that manufacturer.
- B. Claim of unsuitability of a specified product or products to produce a first class finish may not be made by this Contractor unless such claim is submitted to the Architect, in writing, prior to execution of the Contract.

### 2.2 PAINT, GENERAL

- A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."
- B. Material Compatibility:
1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
  2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.
- C. VOC Content: Products shall comply with VOC limits of authorities having jurisdiction and, for interior paints and coatings applied at Project site, the following VOC limits, exclusive of colorants added to a tint base:
1. Flat Paints and Coatings: 50 g/L.
  2. Nonflat Paints and Coatings: 150 g/L.
  3. Dry-Fog Coatings: 400 g/L.
  4. Primers, Sealers, and Undercoaters: 200 g/L.
  5. Anticorrosive and Antirust Paints Applied to Ferrous Metals: 250 g/L.
  6. Zinc-Rich Industrial Maintenance Primers: 340 g/L.
  7. Pretreatment Wash Primers: 420 g/L.



8. Floor Coatings: 100 g/L.
9. Shellacs, Clear: 730 g/L.
10. Shellacs, Pigmented: 550 g/L.

D. Colors: As selected by Architect from manufacturer's full range.

1. Thirty percent of surface area may be painted with deep tones.
2. Architect reserves the right to select, allocate and vary colors on different surfaces throughout the building.

## PART 3 - EXECUTION

### 3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
  1. Concrete: 12 percent.
  2. Fiber-Cement Board: 12 percent.
  3. Masonry (Clay and CMUs): 12 percent.
  4. Wood: 15 percent.
  5. Gypsum Board: 12 percent.
  6. Plaster: 12 percent.
- C. Gypsum Board Substrates: Verify that finishing compound is sanded smooth.
- D. Verify suitability of substrates, including surface conditions and compatibility, with existing finishes and primers.
- E. Proceed with coating application only after unsatisfactory conditions have been corrected.
  1. Application of coating indicates acceptance of surfaces and conditions.

### 3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates and paint systems indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
  1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
  1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.

- D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.
- E. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceeds that permitted in manufacturer's written instructions.
- F. Steel Substrates: Remove rust, loose mill scale, and shop primer, if any. Clean using methods recommended in writing by paint manufacturer.
- G. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and areas where shop paint is abraded. Paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.
- H. Aluminum Substrates: Remove loose surface oxidation.
- I. Wood Substrates:
  - 1. Scrape and clean knots, and apply coat of knot sealer before applying primer.
  - 2. Sand surfaces that will be exposed to view, and dust off.
  - 3. Prime edges, ends, faces, undersides, and backsides of wood.
  - 4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.
- J. Cotton or Canvas Insulation Covering Substrates: Remove dust, dirt, and other foreign material that might impair bond of paints to substrates.

### 3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."
  - 1. Use applicators and techniques suited for paint and substrate indicated.
  - 2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
  - 3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
  - 4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
  - 5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
- B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.
- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:

1. Paint the following work where exposed in equipment rooms:
  - a. Equipment, including panelboards.
  - b. Uninsulated metal piping.
  - c. Uninsulated plastic piping.
  - d. Pipe hangers and supports.
  - e. Metal conduit.
  - f. Plastic conduit.
  - g. Tanks that do not have factory-applied final finishes.
  - h. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material..
2. Paint the following work where exposed in occupied spaces:
  - a. Equipment, including panelboards.
  - b. Uninsulated metal piping.
  - c. Uninsulated plastic piping.
  - d. Pipe hangers and supports.
  - e. Metal conduit.
  - f. Plastic conduit.
  - g. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
  - h. Other items as directed by Architect.
3. The inside of all ductwork behind louvers, grilles and diffusers shall be painted flat black for a minimum distance of 18" or beyond sight lines whichever is greater.

### 3.4 FIELD QUALITY CONTROL

- A. Dry Film Thickness Testing: Owner may engage the services of a qualified testing and inspecting agency to inspect and test paint for dry film thickness.
  1. Contractor shall touch up and restore painted surfaces damaged by testing.
  2. If test results show that dry film thickness of applied paint does not comply with paint manufacturer's written recommendations, Contractor shall pay for testing and apply additional coats as needed to provide dry film thickness that complies with paint manufacturer's written recommendations.

### 3.5 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

### 3.6 INTERIOR PAINTING SCHEDULE

- A. Ferrous Metals (At all areas unless noted otherwise on this schedule.)  
Prime Coat (Touch-up): Sherwin-Williams ProMar Zero VOC Interior Latex

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|--|--|
| <p>MPI #107, E3<br/>1<sup>st</sup> Finish Coat:<br/>MPI #147X-Green, E3<br/>2<sup>nd</sup> Finish Coat:<br/>MPI #147X-Green, E3</p>  | <p>Primer<br/>Sherwin-Williams Emerald Interior Acrylic Latex<br/>Semi-Gloss<br/>Sherwin-Williams Emerald Interior Acrylic Latex<br/>Semi-Gloss</p>  |
| <br>   |  |
| <p>B. Wood, Opaque Finish<br/>Prime Coat:<br/>MPI #149X-Green, E3<br/>1<sup>st</sup> Finish Coat:<br/>MPI #147X-Green, E3<br/>2<sup>nd</sup> Finish Coat:<br/>MPI #147X-Green, E3</p>  | <p>Sherwin-Williams ProMar Zero VOC Interior Latex<br/>Primer<br/>Sherwin-Williams Emerald Interior Acrylic Latex<br/>Semi-Gloss<br/>Sherwin-Williams Emerald Interior Acrylic Latex<br/>Semi-Gloss</p>  |
| <br>   |  |
| <p>C. Ductwork<br/>Preparation<br/><br/>Prime Coat:<br/>MPI #107, E3<br/>1<sup>st</sup> Finish Coat:<br/>MPI #147X-Green, E3<br/>2<sup>nd</sup> Finish Coat:<br/>MPI #147X-Green, E3</p>   | <p>Wash with paint manufacturer's recommended<br/>product to remove grease and fabrication oils.<br/>Sherwin-Williams Pro-Cryl Universal Primer<br/><br/>Sherwin-Williams Emerald Interior Acrylic Latex<br/>Semi-Gloss<br/>Sherwin-Williams Emerald Interior Acrylic Latex<br/>Semi-Gloss</p> |
| <br>   |  |
| <p>D. Gypsum Drywall (At all areas unless noted otherwise on this schedule).<br/>Prime Coat:<br/>MPI #149X-Green, E3<br/>1<sup>st</sup> Finish Coat:<br/>MPI #144X-Green, E3<br/>2<sup>nd</sup> Finish Coat:<br/>MPI #144X-Green, E3</p>                         | <p>Sherwin-Williams ProMar Zero VOC Interior Latex<br/>Primer<br/>Sherwin-Williams ProMar 200 HP Zero VOC Interior<br/>Acrylic Eg-Shel.<br/>Sherwin-Williams ProMar 200 HP Zero VOC Interior<br/>Acrylic Eg-Shel</p>   |
| <br>   |  |
| <p>E. Exposed Steel Structure (Steel Roof Framing &amp; Metal Deck – Steel Columns are<br/>excluded)<br/>Preparation<br/><br/>Prime Coat:<br/>MPI #107, E3<br/>1<sup>st</sup> Finish Coat:<br/>MPI #226, E1<br/>2<sup>nd</sup> Finish Coat:<br/>MPI #226, E1</p> | <p>Clean with paint manufacturer's recommended<br/>product to remove grease and fabrication oils.<br/>Sherwin-Williams Pro-Cryl Universal Primer<br/><br/>Sherwin-Williams Waterborne Acrylic Dryfall Flat<br/><br/>Sherwin-Williams Waterborne Acrylic Dryfall Flat</p>                       |
| <br>   |  |
| <p>F. CMU (New)<br/>Block Filler:<br/>MPI #4X, E3<br/>1<sup>st</sup> Finish Coat:<br/>MPI #145X, E3<br/>2<sup>nd</sup> Finish Coat:<br/>MPI #145X, E3</p>  | <p>Sherwin-Williams Pro Industrial Heavy Duty Block<br/>Filler<br/>Sherwin-Williams ProMar 200 HP Zero VOC Interior<br/>Acrylic Eg-Shel.<br/>Sherwin-Williams ProMar 200 HP Zero VOC Interior<br/>Acrylic Eg-Shel</p>  |
| <br>   |  |
| <p>G. CMU (Existing)<br/>1<sup>st</sup> Finish Coat:<br/>MPI #145X, E3</p>   | <p>Sherwin-Williams ProMar 200 HP Zero VOC Interior<br/>Acrylic Eg-Shel.</p>   |

END OF SECTION 099100



# OFFICE EXPANSION at: THE RHODE ISLAND LOTTERY BUILDING

1425 Pontiac Avenue  
Cranston, Rhode Island 02920



Mark A. Furcolo, Director

February 22, 2024



400 Massasoit Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9200

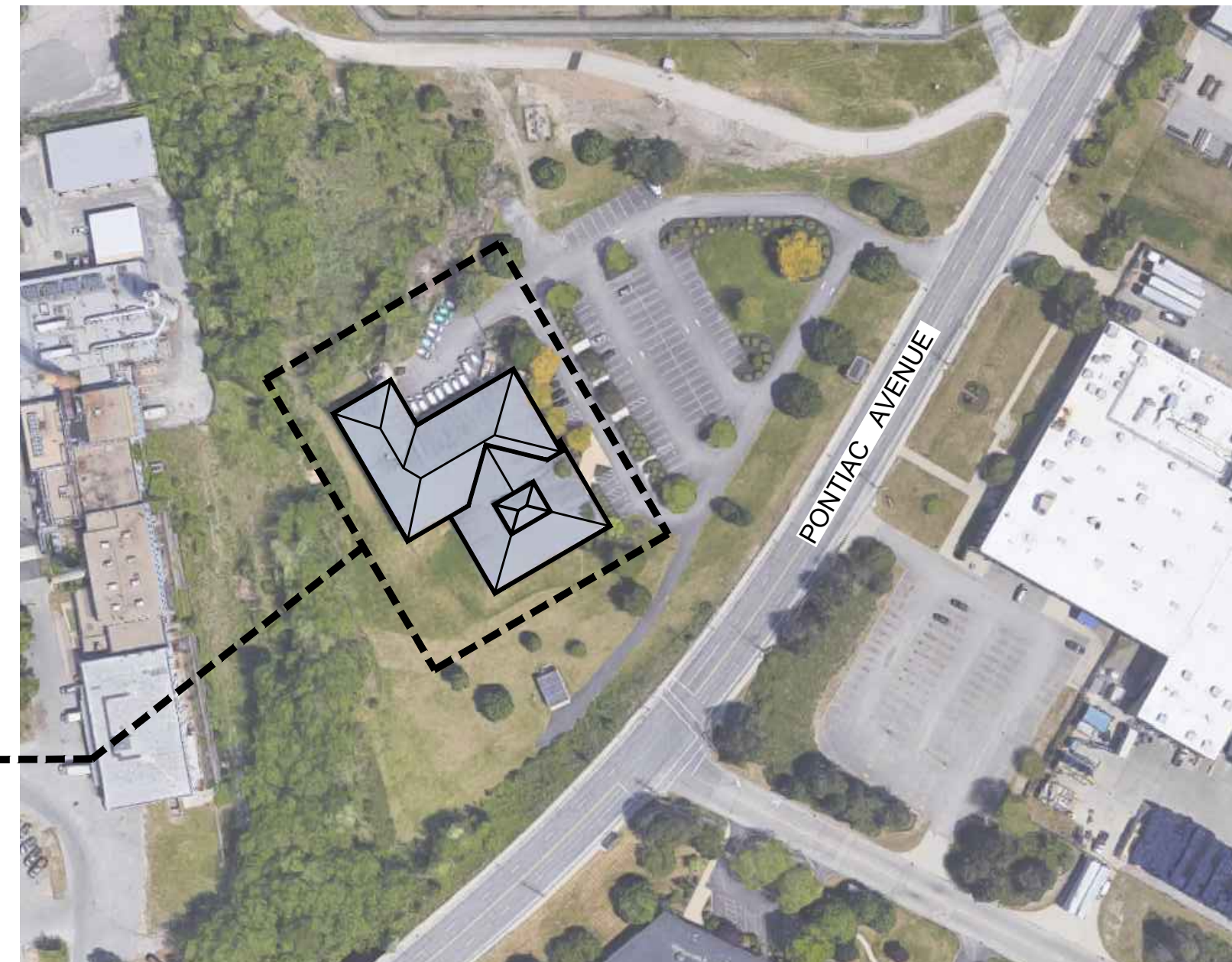
2 Hampshire Street,  
Suite 106, First Floor  
Foxboro, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

## BUILDING ENGINEERING RESOURCES, INC.

PLUMBING, FIRE PROTECTION, MECHANICAL,  
& ELECTRICAL ENGINEERS  
Warwick, Rhode Island

PROJECT LOCATION:

THE RI LOTTERY BUILDING  
1425 PONTIAC AVE, CRANSTON, RI



LOCUS MAP  
NOT TO SCALE

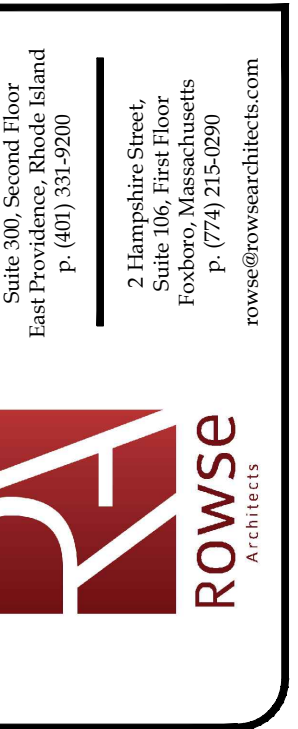


### LIST OF DRAWINGS

T1	TITLE SHEET	1 OF 16
<b>ARCHITECTURAL</b>		
A0.0	ABBREVIATIONS, LEGEND, NOTES, AND WALL TYPES	2 OF 16
A1.0	PARTIAL NEW/ DEMOLITION FLOOR AND CEILING PLANS	3 OF 16
A1.1	SECURITY OFFICE PLANS, INTERIOR ELEVATION, SECTIONS AND DETAILS	4 OF 16
<b>MECHANICAL</b>		
M0.1	MECHANICAL - LEGEND, NOTES, SCHEDULES AND DETAILS	5 OF 16
M1.1	MECHANICAL - PARTIAL DEMOLITION FLOOR PLANS	6 OF 16
M2.1	MECHANICAL - PARTIAL RENOVATION FLOOR PLANS	7 OF 16
M3.1	MECHANICAL - SPECIFICATIONS	8 OF 16
<b>ELECTRICAL</b>		
E0.0	ELECTRICAL LEGEND, NOTES & ABBREVIATIONS	9 OF 16
E1.0	PARTIAL DEMOLITION FLOOR PLANS - LIGHTING & POWER	10 OF 16
E2.0	PARTIAL NEW FLOOR PLANS - LIGHTING	11 OF 16
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<b>FIRE ALARM</b>		
FA0.0	FIRE ALARM LEGEND & RISER DIAGRAM	15 OF 16
FA1.0	PARTIAL DEMOLITION FLOOR PLANS - FIRE ALARM	16 OF 16

OFFICE EXPANSION at:  
THE RHODE ISLAND LOTTERY BUILDING  
1425 Pontiac Avenue Cranston, Rhode Island 02920

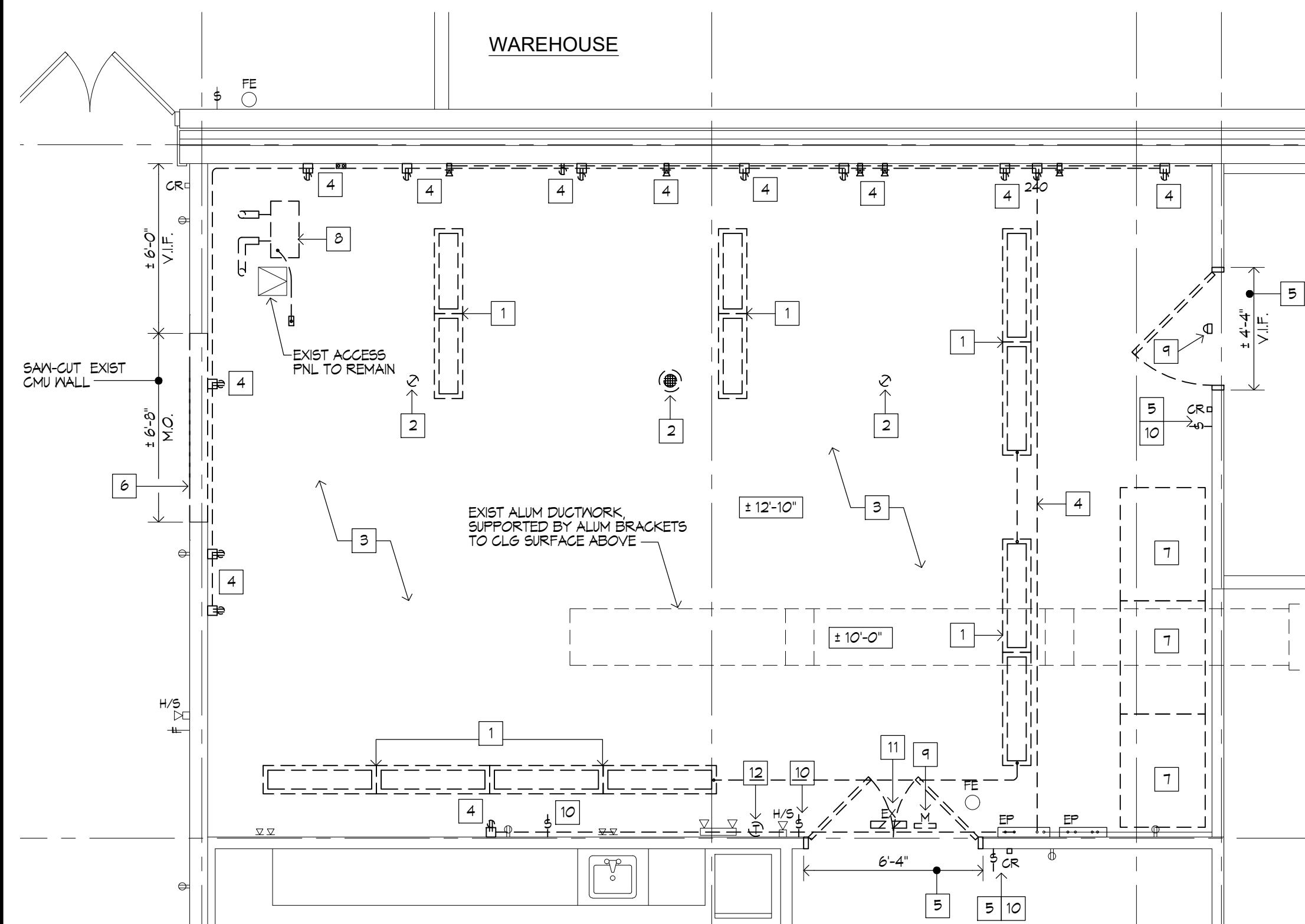
SET NUMBER  
6  
February 22, 2024



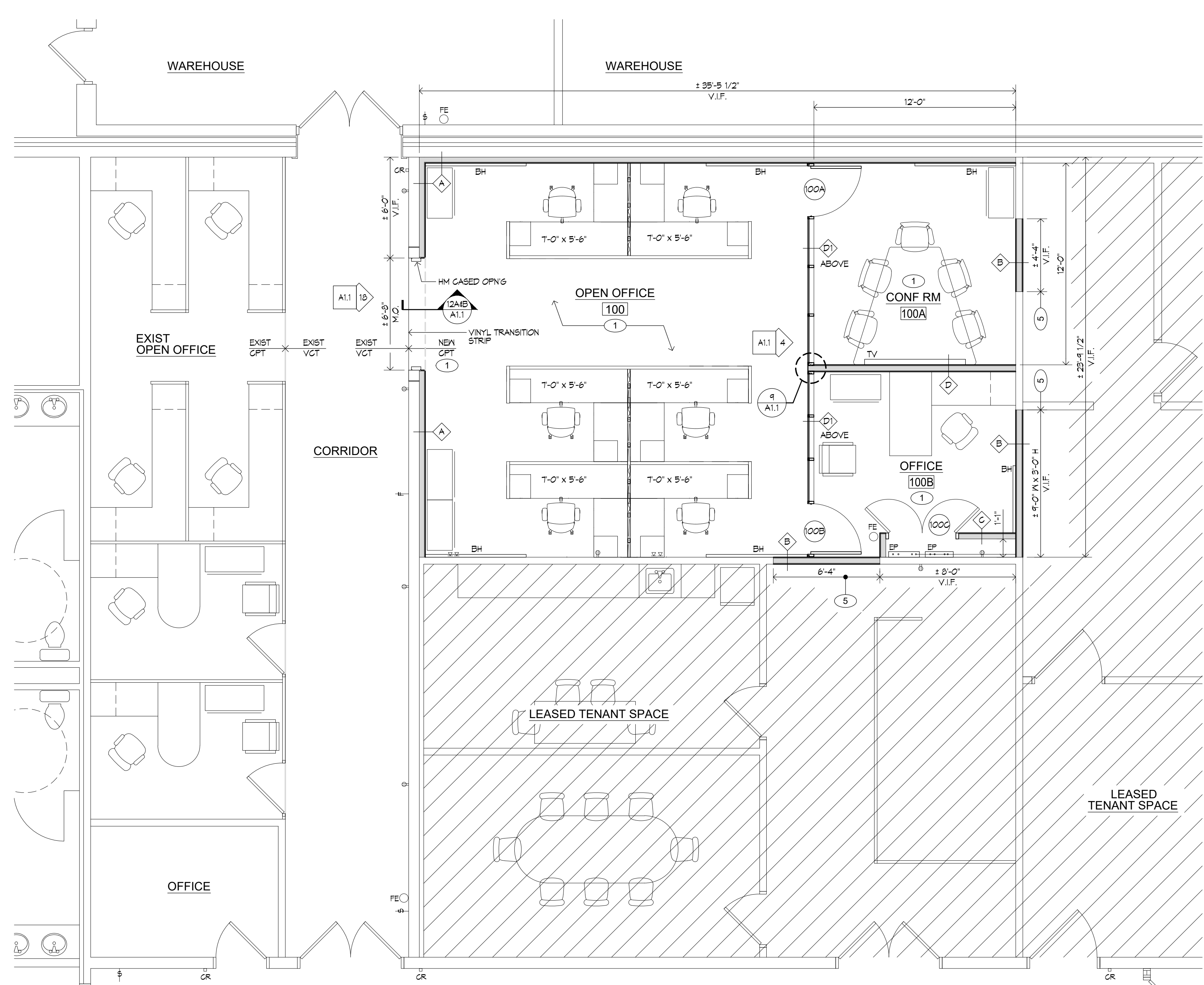




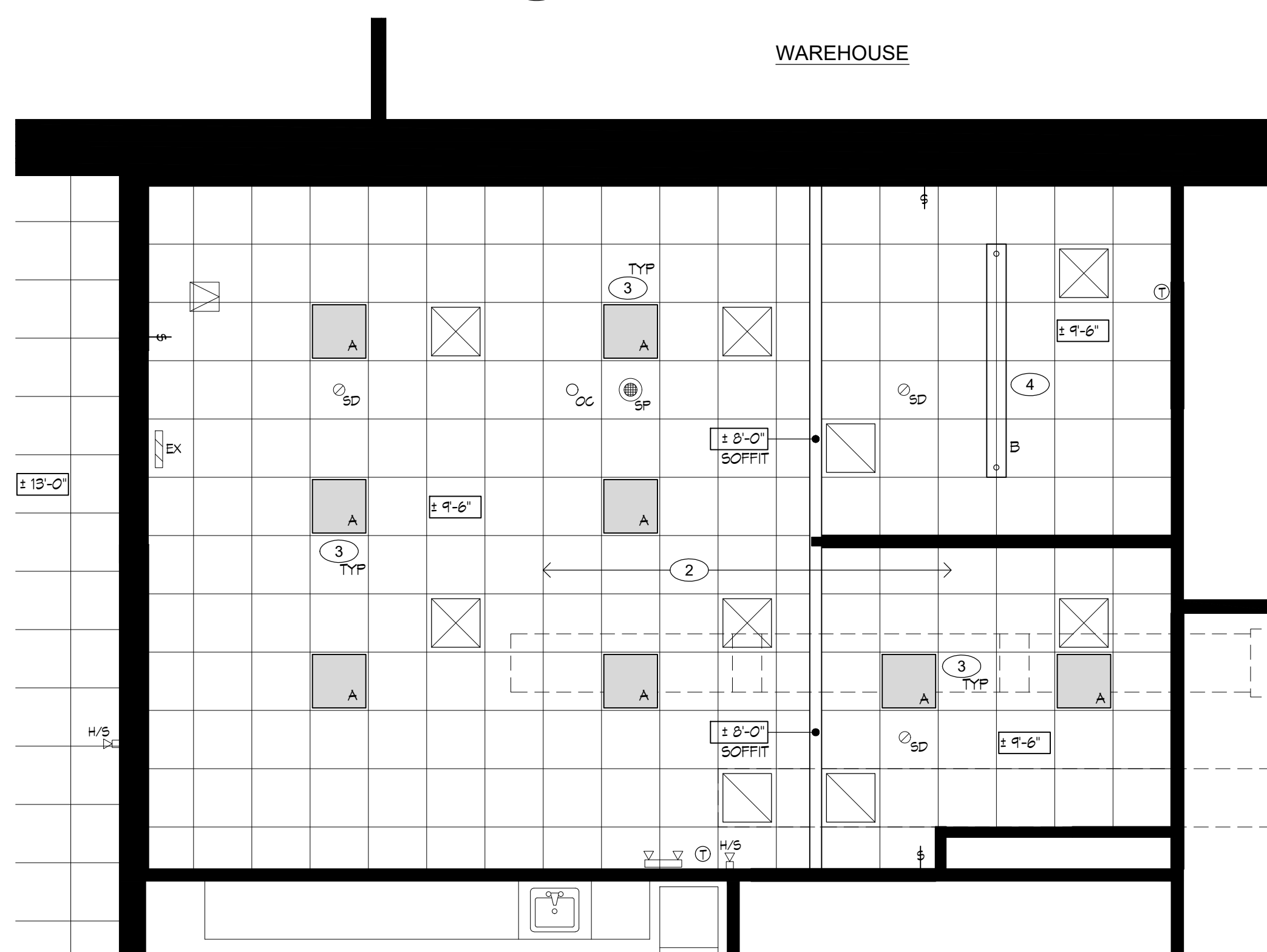




**2**  
PARTIAL EXISTING/  
DEMOLITION CEILING/ FLOOR PLAN  
SCALE: 1/4" = 1'-0"



**1**  
PARTIAL  
NEW FLOOR PLAN  
SCALE: 1/4" = 1'-0"

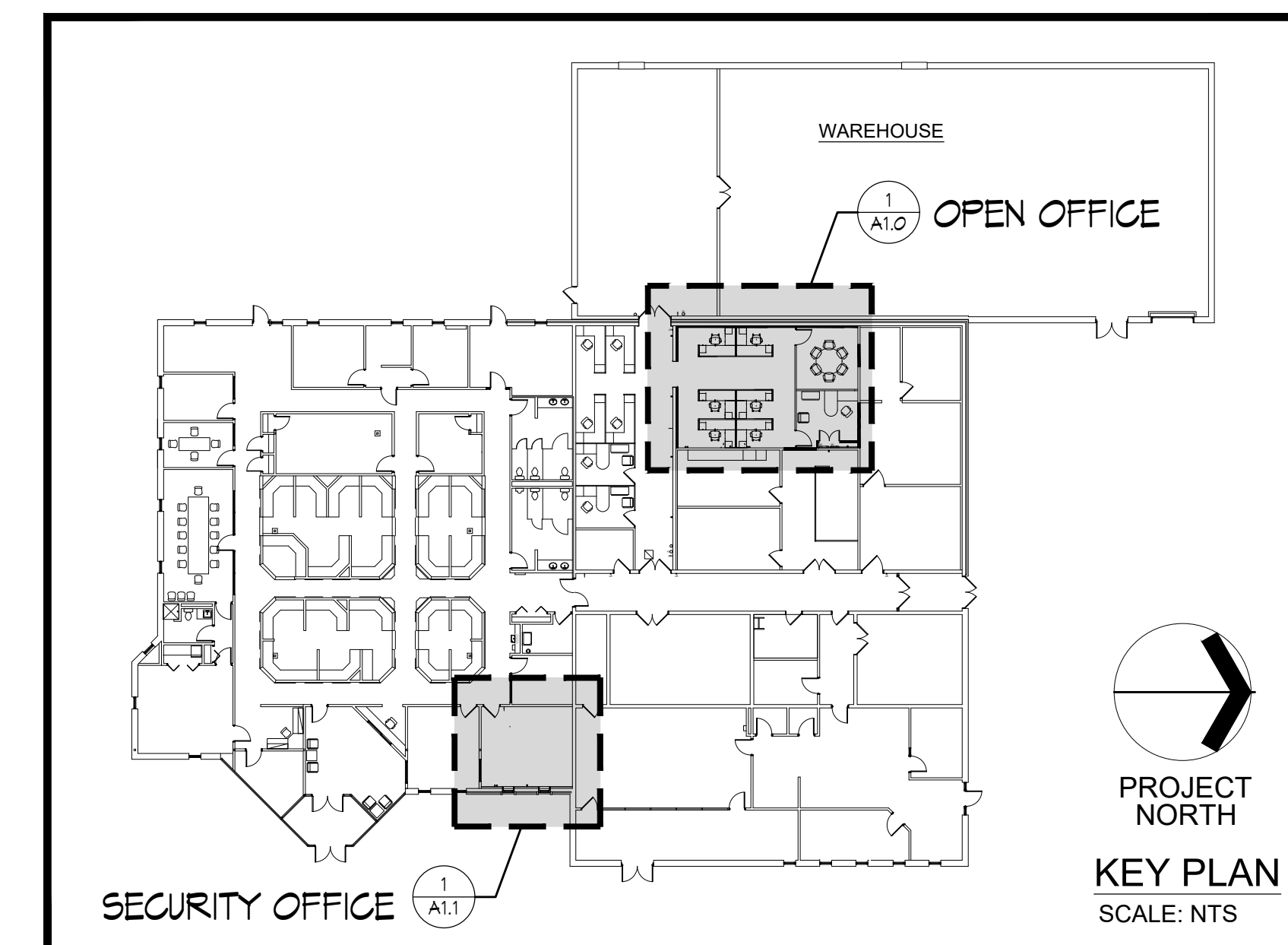
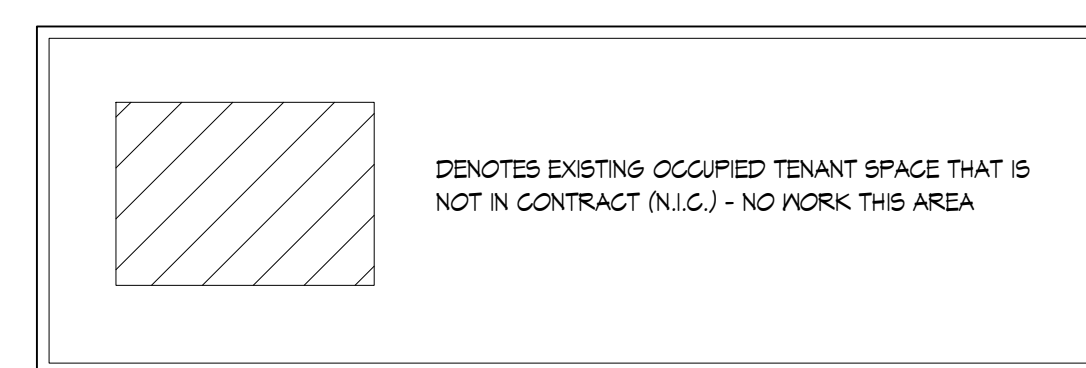


**3**  
PARTIAL  
NEW CEILING PLAN  
SCALE: 1/4" = 1'-0"

**CEILING/ PLAN LEGEND**

	2'-0" x 2'-0" ACOUSTICAL CEILING TILE AND GRID SYSTEM - AS SPECIFIED EXISTING TO REMAIN AT SECURITY OFFICE ONLY		SPEAKER - EXISTING TO BE EXTENDED AND RELOCATED		SECURITY CAMERA - EXISTING TO BE REMOVED
	EXISTING RECESSED LIGHT FIXTURE TO REMAIN		EXISTING SPEAKER - TO REMAIN		EXIT SIGN, WALL/ CEILING MOUNTED - EXISTING TO BE RELOCATED
	2'-0" x 2'-0" LED TROFFER, MODEL NO. 'ZR22' MANUFACTURED BY CREE OR EQUAL		SPEAKER - NEW		EMERGENCY LIGHT - EXISTING TO REMAIN
	8'-0" LED PENDANT LIGHT FIXTURE		SMOKE DETECTORS - EXISTING TO BE EXTENDED AND RELOCATED		HORN STROBE - EXISTING TO REMAIN
	NEW/ RELOCATED LIGHT SWITCH		EXISTING SMOKE DETECTOR - TO REMAIN		THERMOSTAT
	NEW/ RELOCATED HVAC DIFFUSERS		SMOKE DETECTOR - NEW		ELECTRIC BASEBOARD HEATER
					MONITOR - N.I.C.

**HATCH LEGEND**



**OFFICE EXPANSION**  
at:  
**TheLot**  
Your Rhode Island Lottery

**RHODE ISLAND  
LOTTERY BUILDING**

1425 Pontiac Avenue  
Cranston, Rhode Island 02920

**ROWSE**  
Architects

400 Massasoit Avenue,  
Suite 300, Second Floor  
East Providence, Rhode Island  
p. (401) 331-9200

2 Hampshire Street,  
Suite 106, First Floor  
Foxboro, Massachusetts  
p. (774) 215-0290  
rowse@rowsearchitects.com

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE, AND SHALL REMAIN, THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ARCHITECT.

**GENERAL NOTES**

- EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS AND DATA PROVIDED BY THE OWNER AND A/E FIELD SURVEY. NO WARRANTY OF ACTUAL CONDITIONS IS INTENDED BY ARCHITECT OR OWNER. CONTRACTOR TO VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH NEW WORK PRIOR TO BID, START OF CONSTRUCTION OR ANY FABRICATION.
- CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED. THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTOR'S PERFORMANCE.
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- NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.
- THE BUILDING WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED AND THAT IT CAN NEITHER BE CLOSED NOR CAN THE OWNER'S OPERATIONS STOP.



Date: FEBRUARY 22, 2024  
Drawn by: PAB Proj. Mgr.: BEG

Revisions	No.	Date	Description

**PARTIAL NEW  
FLOOR & CEILING PLAN**

**A1.0**

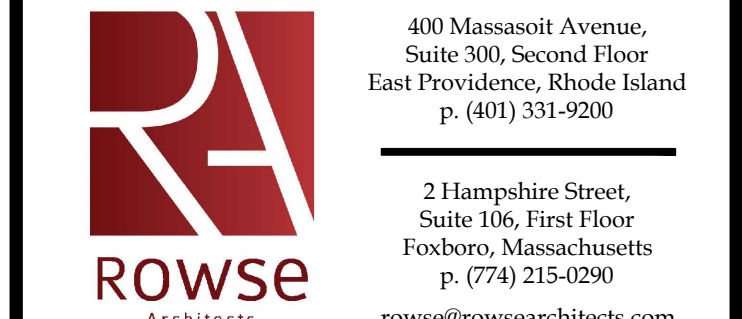


OFFICE EXPANSION



RHODE ISLAND LOTTERY BUILDING

1425 Pontiac Avenue  
Cranston, Rhode Island 02920



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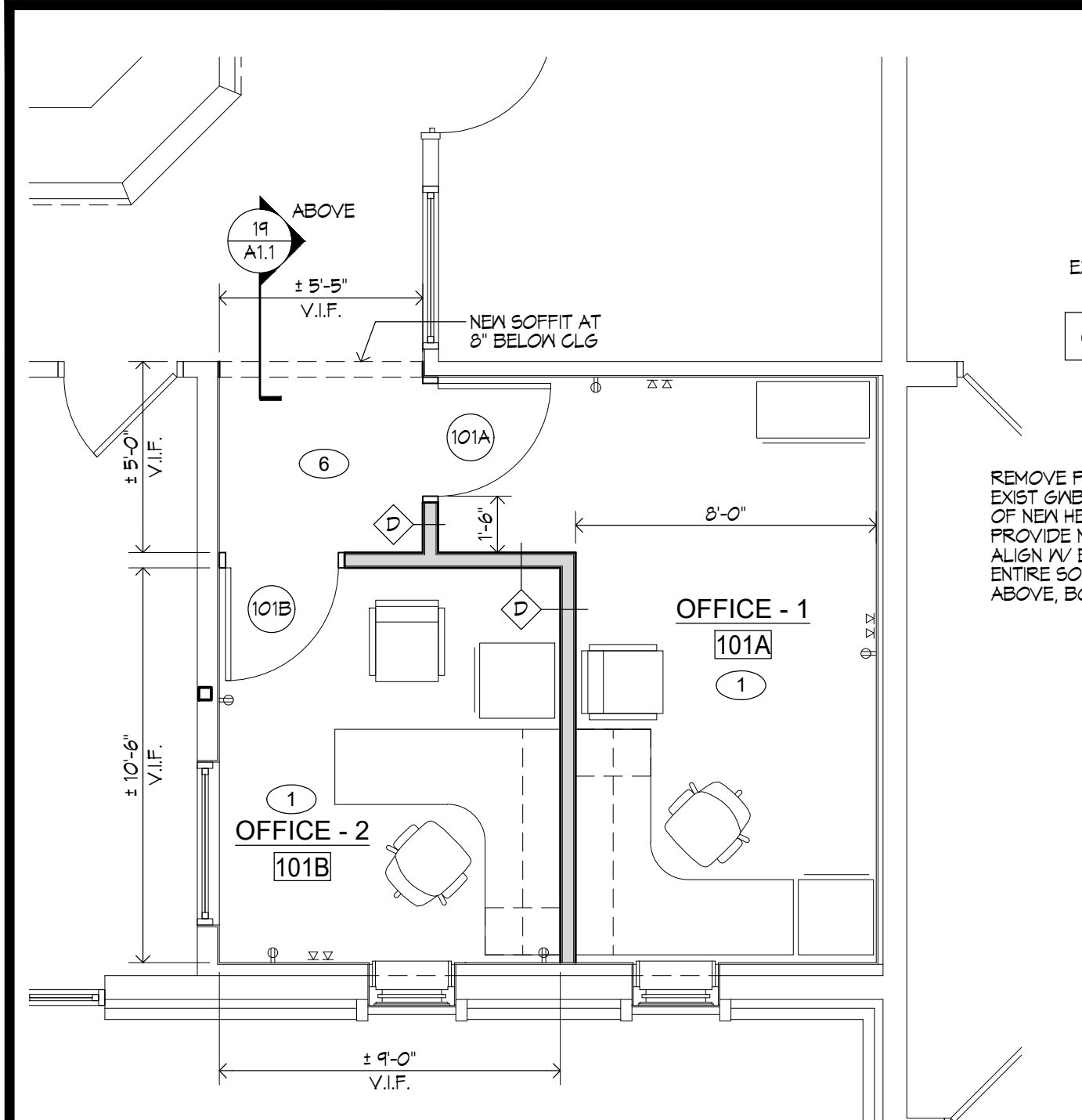


Date: FEBRUARY 22, 2024  
 Drawn by: PAB Proj. Mgr.: BEG  
 Revisions

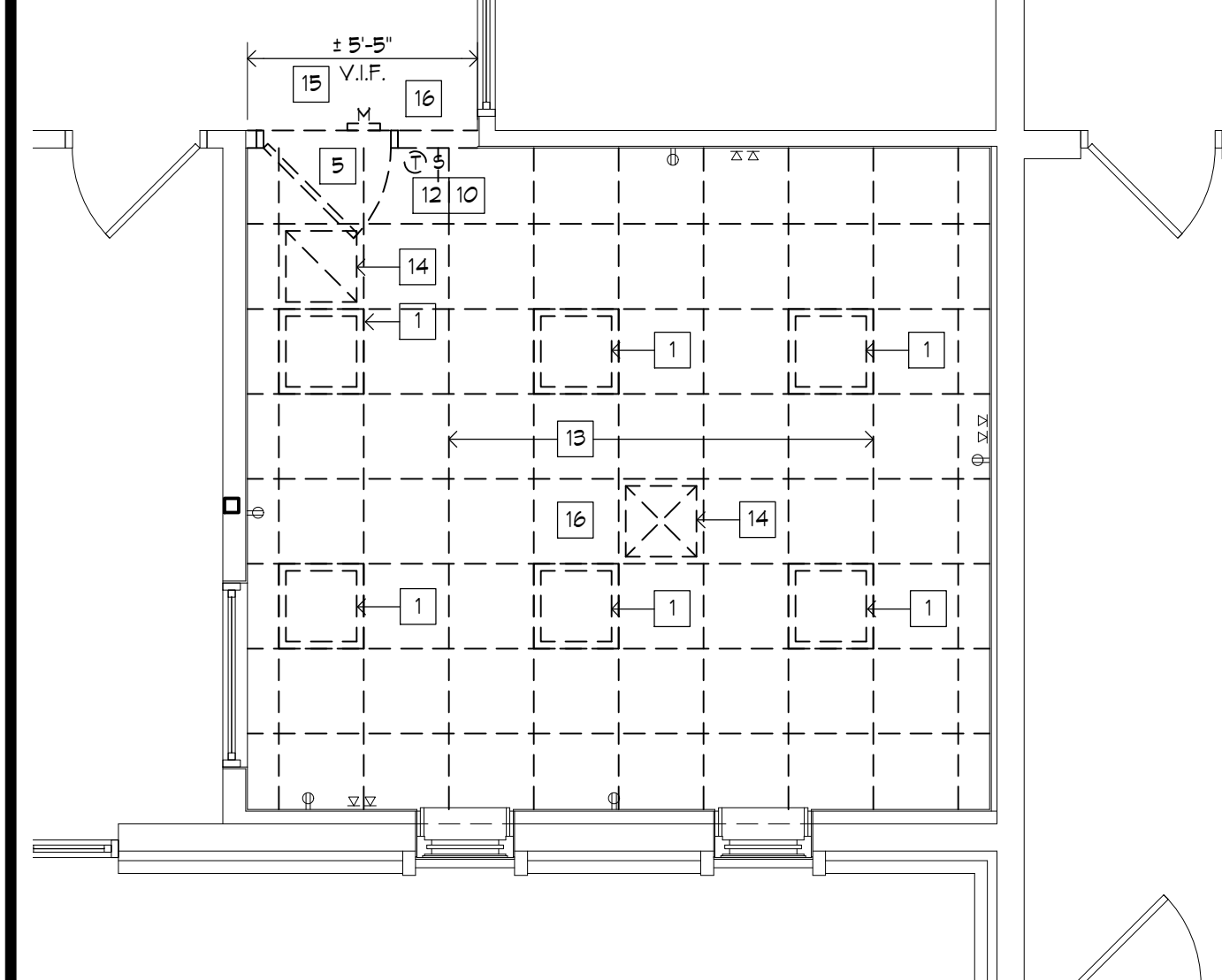
No.	Date	Description

INTERIOR ELEVATION, SECTIONS, DETAILS & SECURITY OFFICE PLANS

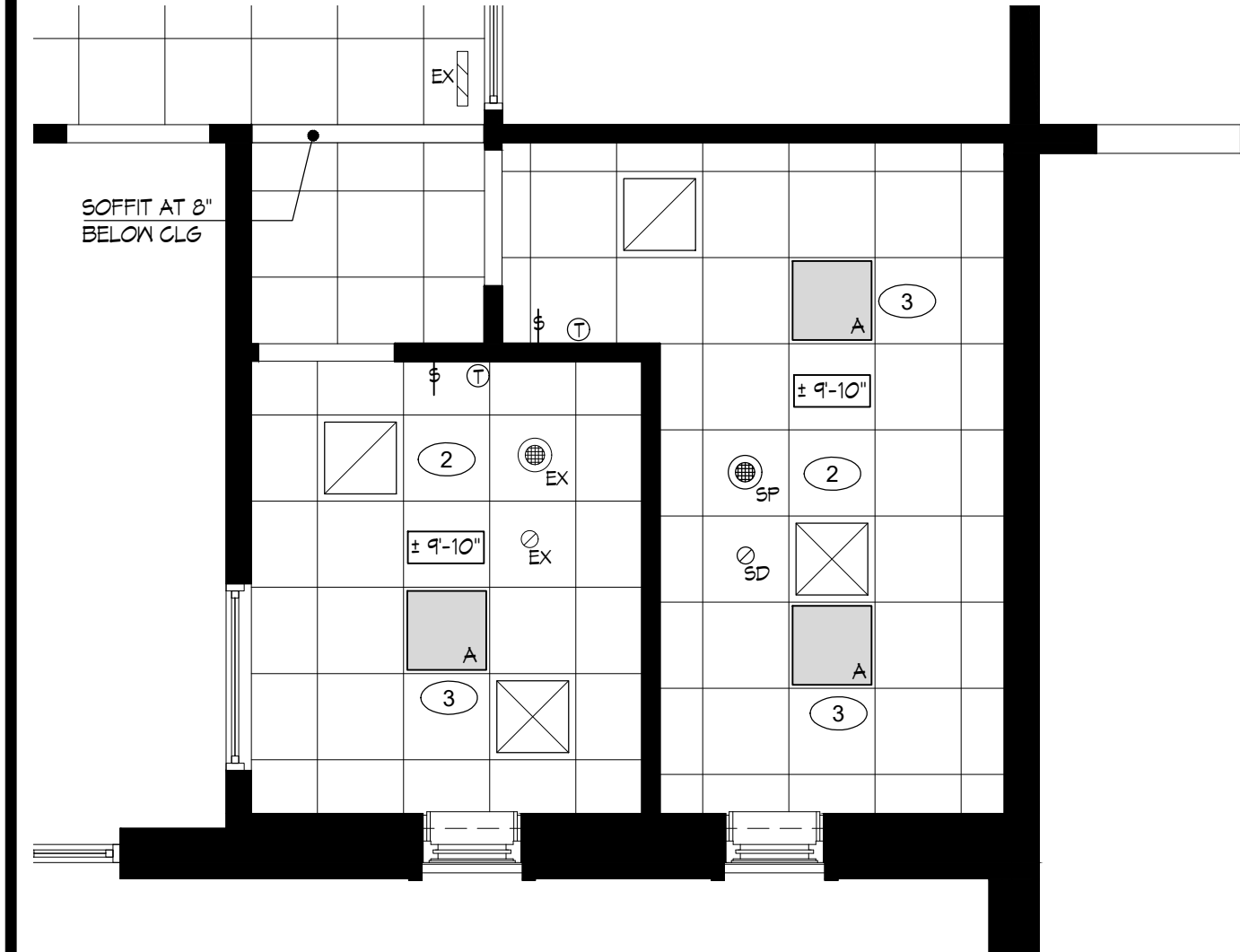
A1.1



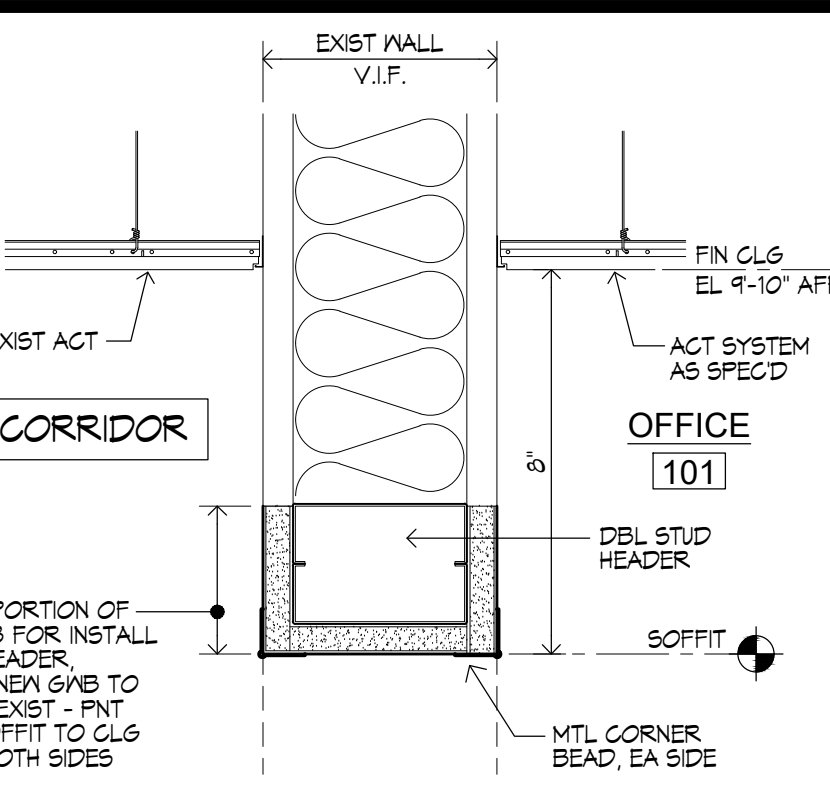
1 PARTIAL NEW FLOOR PLAN  
 SCALE: 1/4" = 1'-0" SECURITY OFFICE



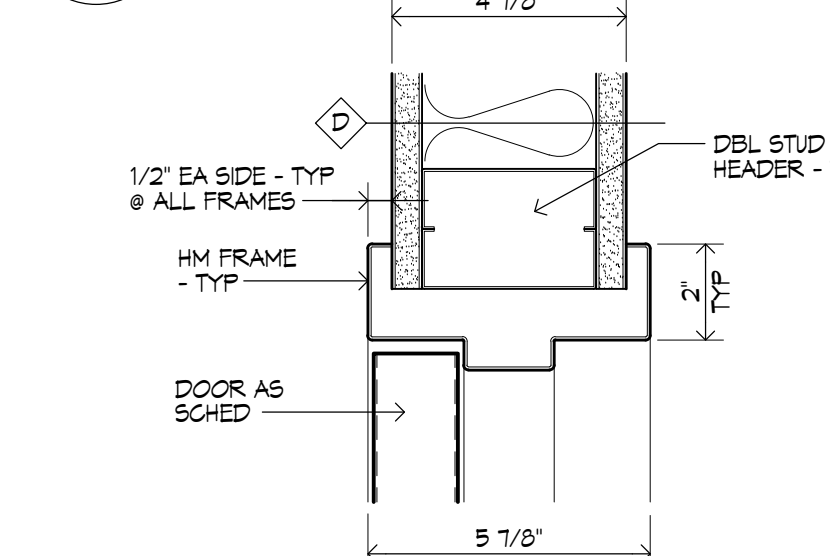
2 PARTIAL EXISTING/DEMOLITION CEILING/FLOOR PLAN  
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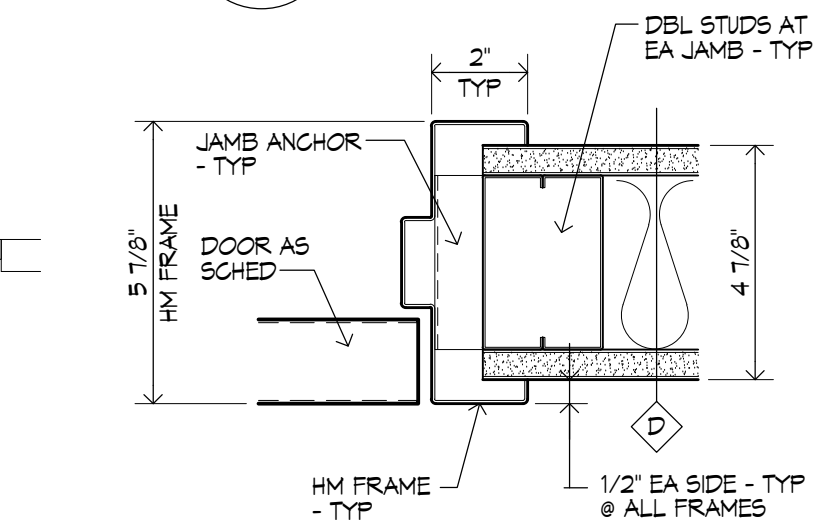
3 PARTIAL NEW CEILING PLAN  
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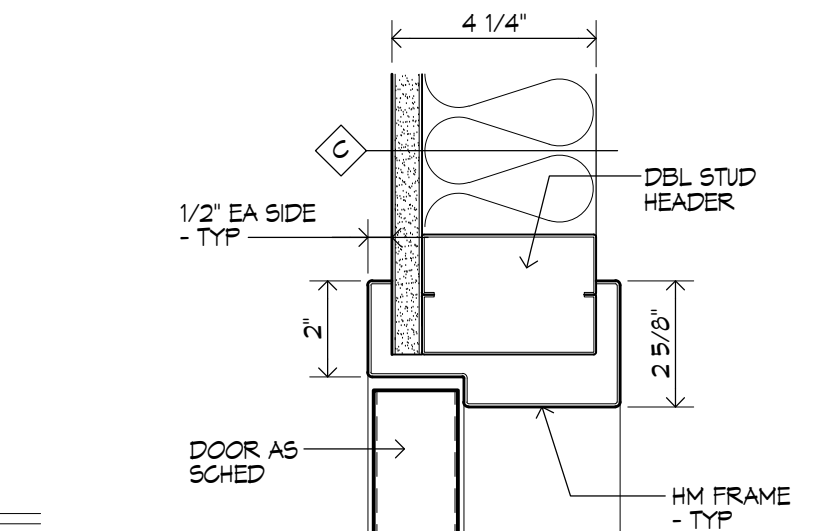
19 SOFFIT DETAIL  
 SCALE: 3" = 1'-0"



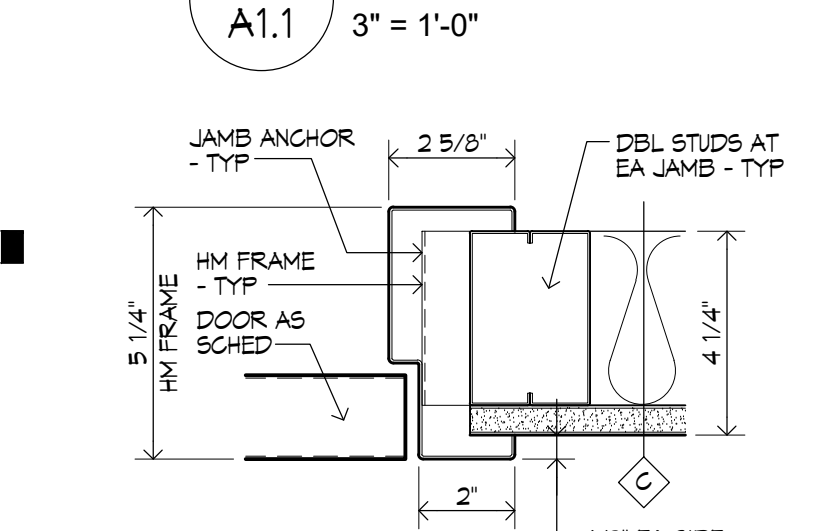
11 HEAD DETAIL  
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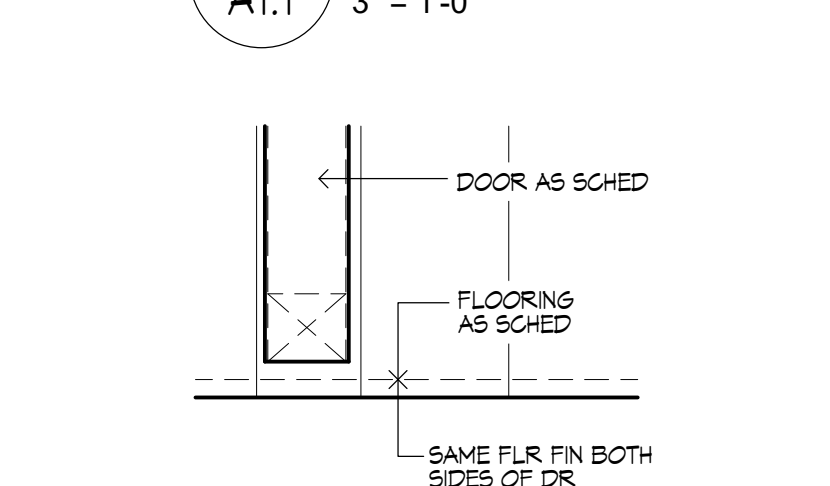
13 HEAD DETAIL  
 SCALE: 3" = 1'-0"



14 JAMB DETAIL  
 SCALE: 3" = 1'-0"



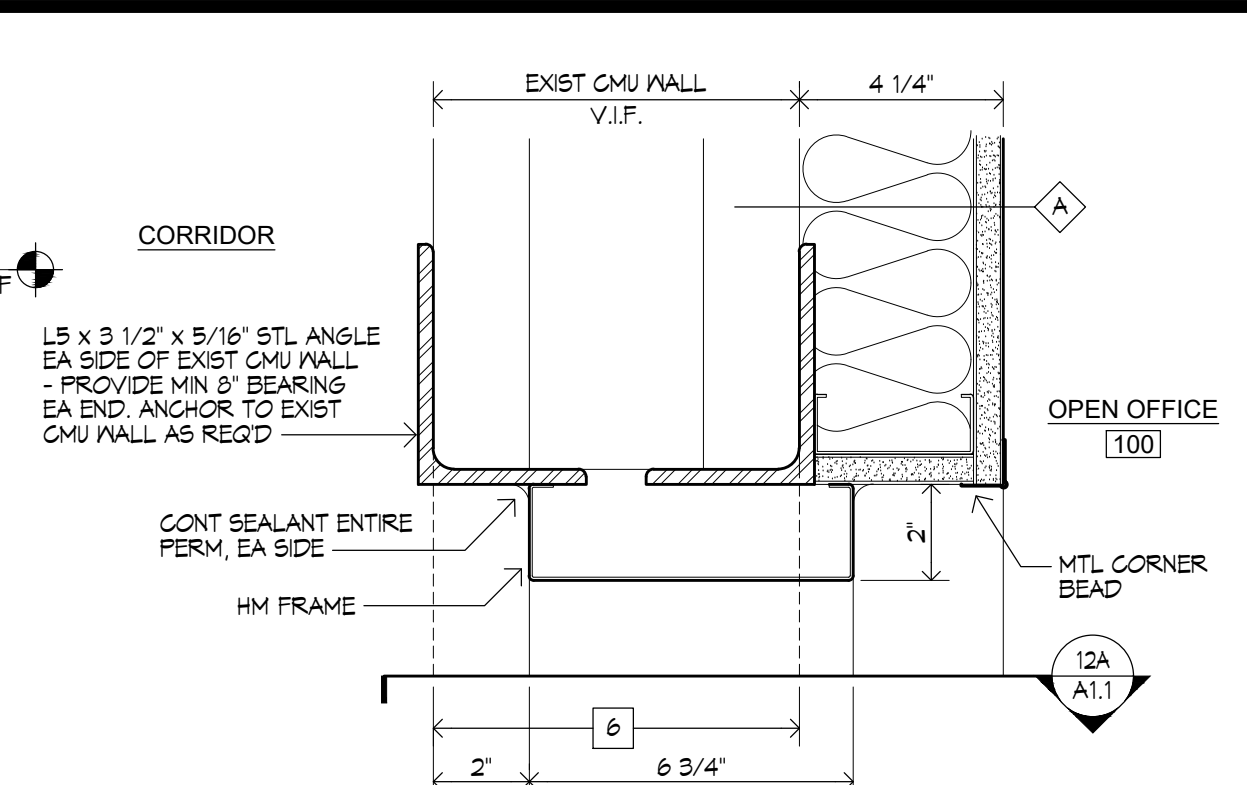
15 HEAD DETAIL  
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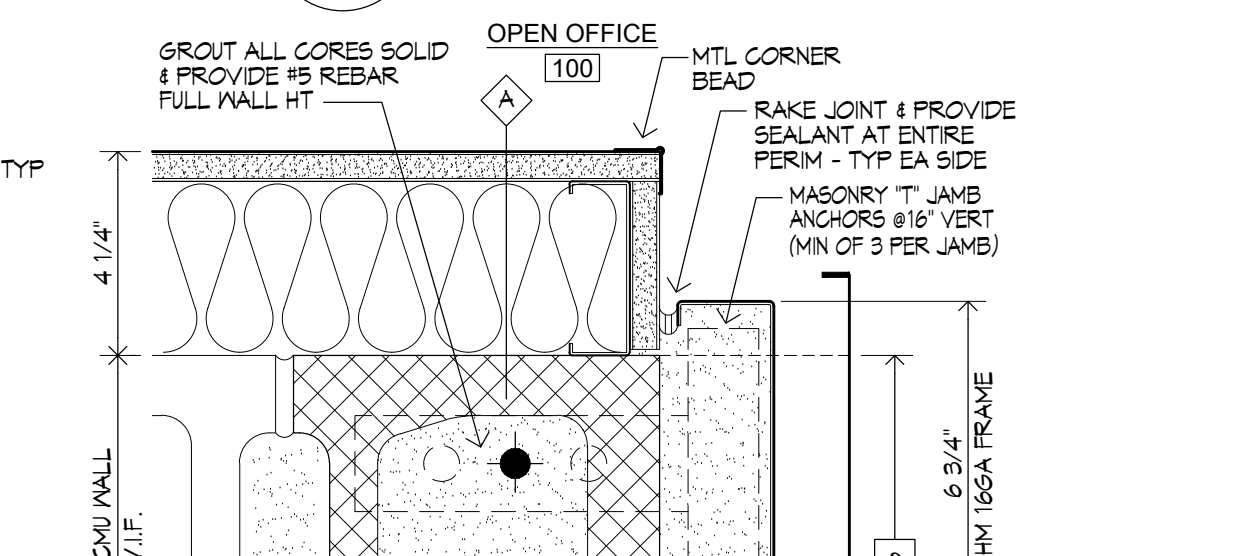
16 JAMB DETAIL  
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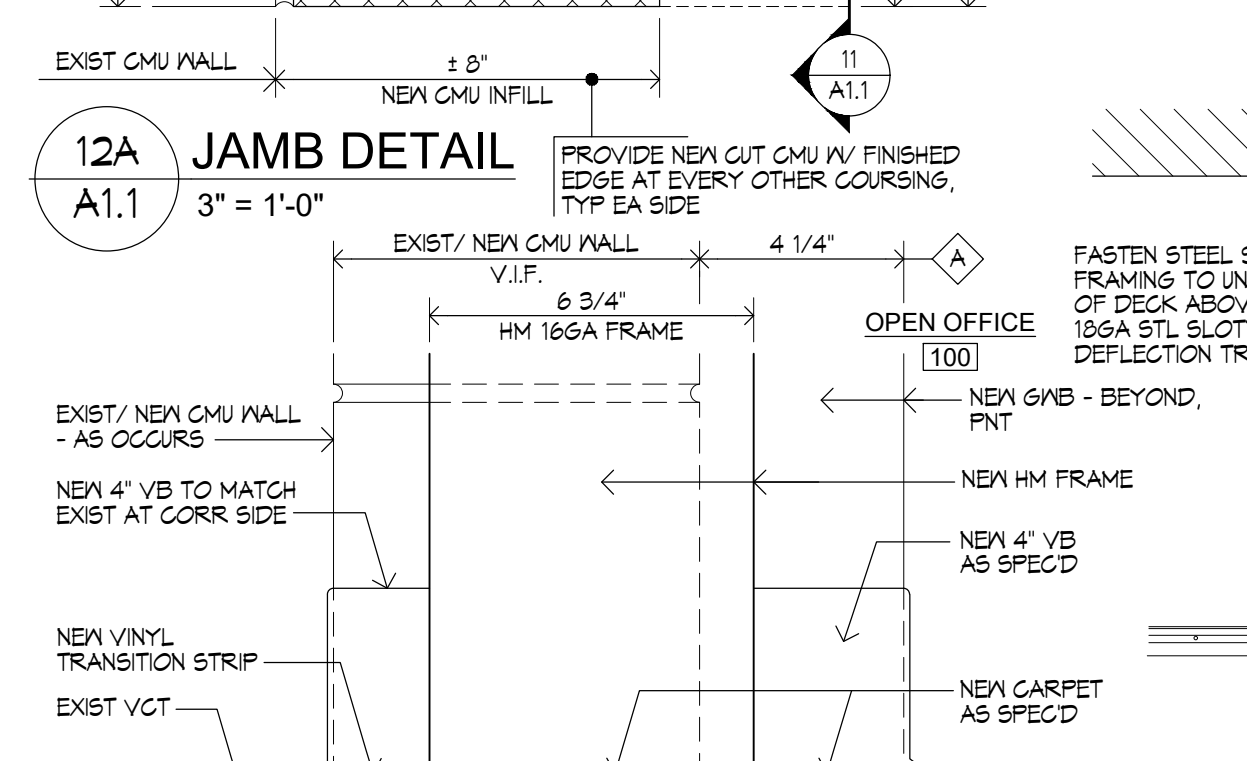
17 SILL DETAIL  
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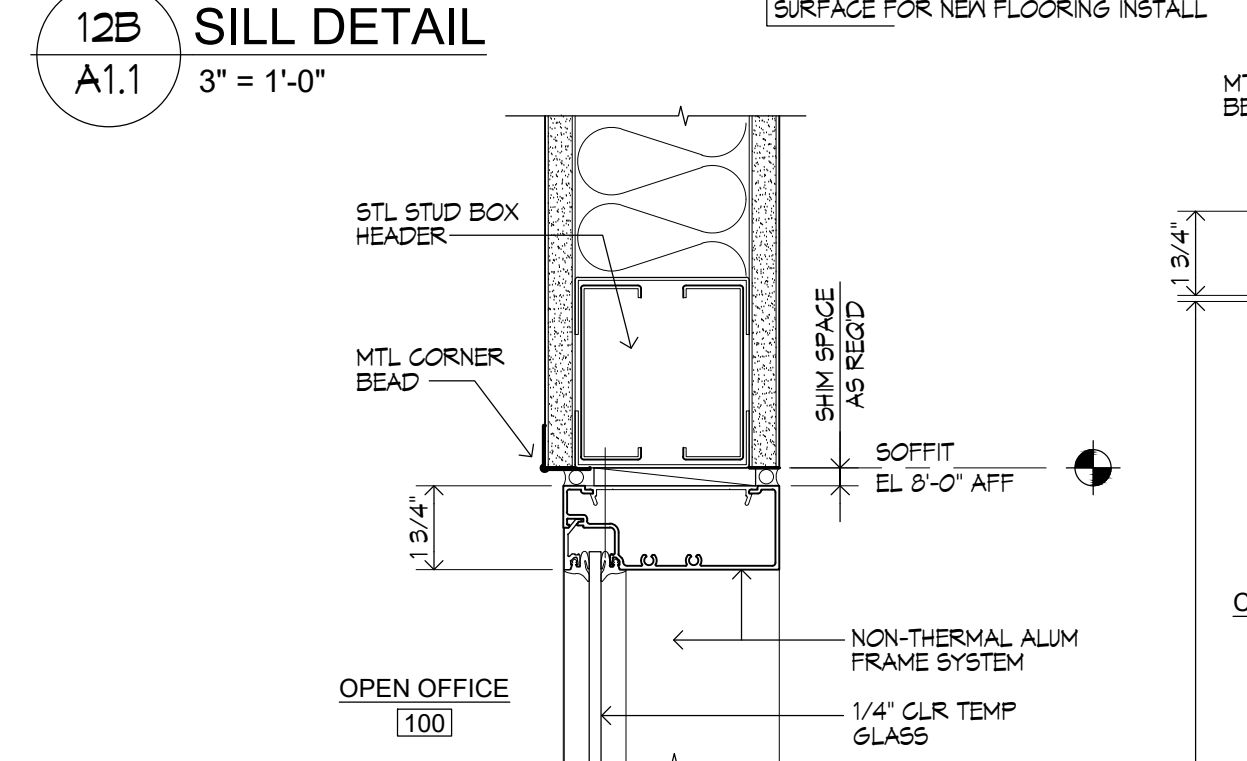
11 HEAD DETAIL  
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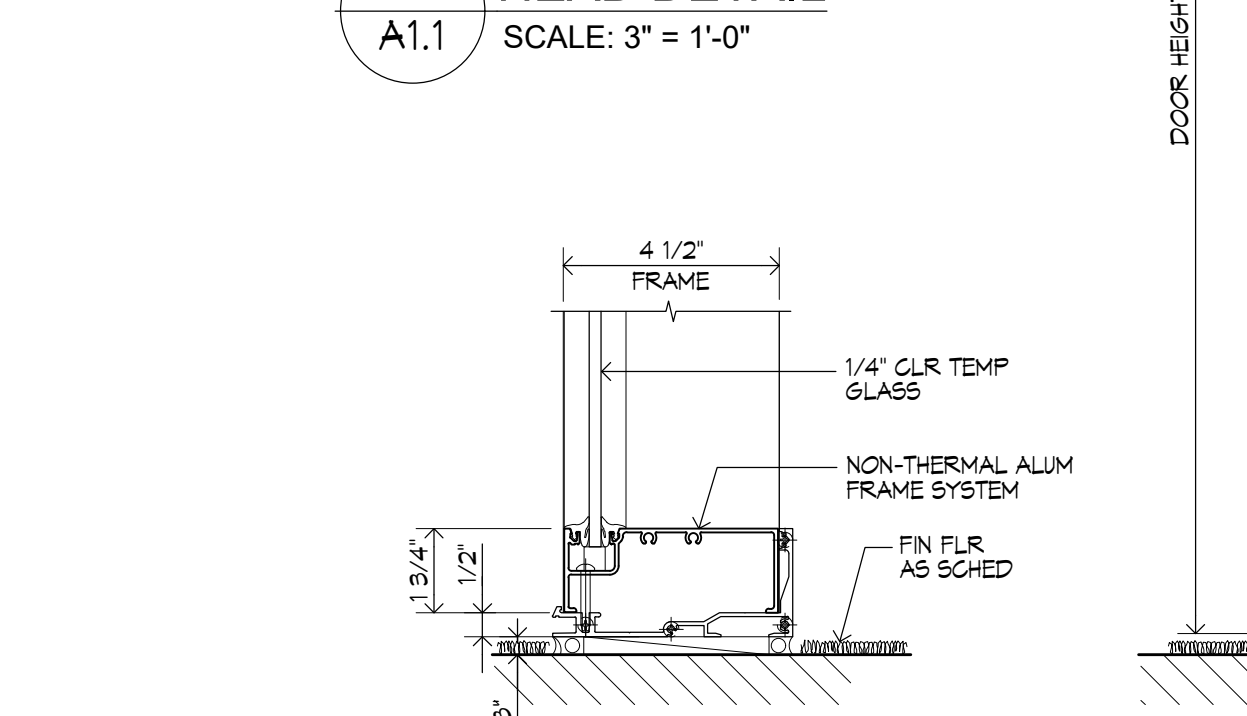
12A JAMB DETAIL  
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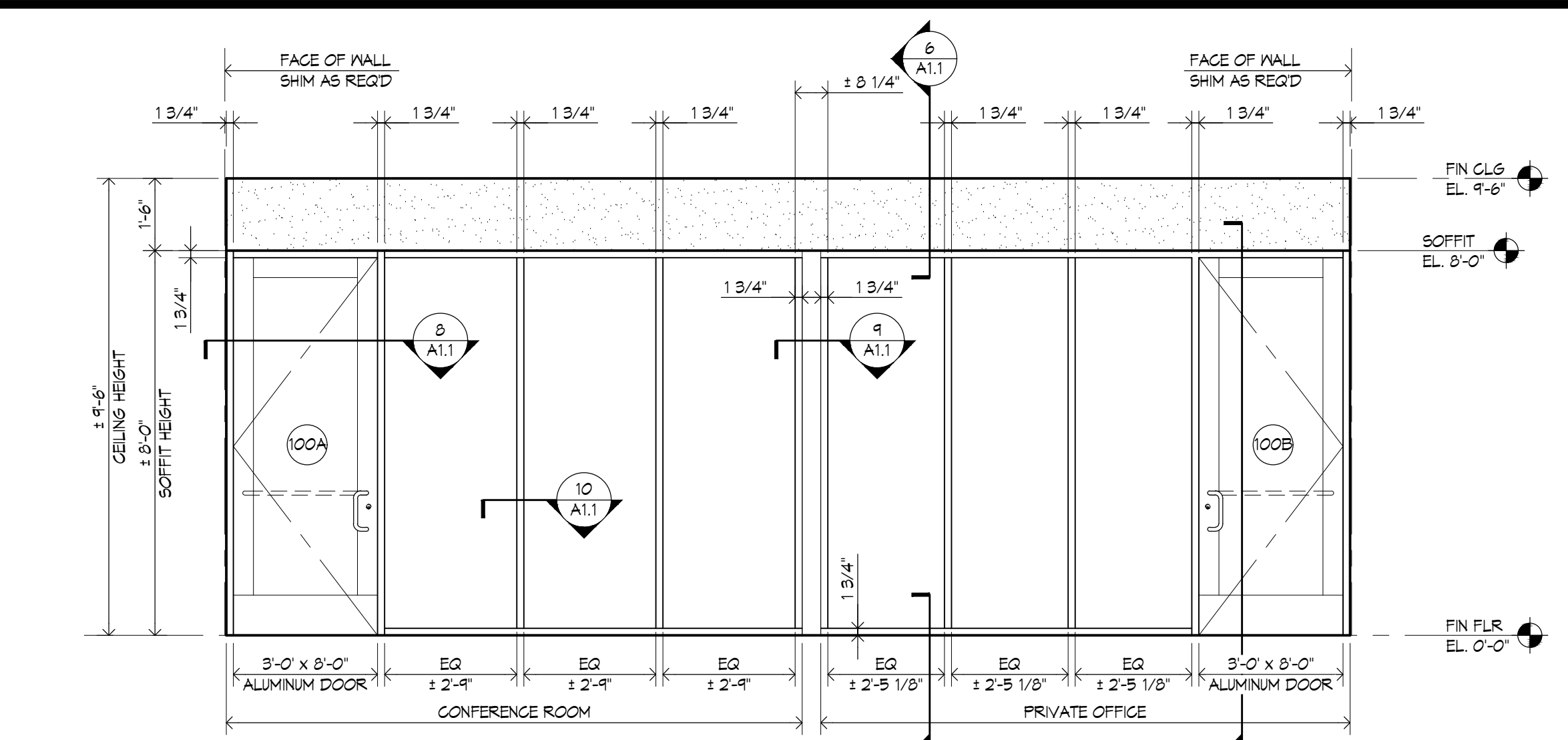
12B SILL DETAIL  
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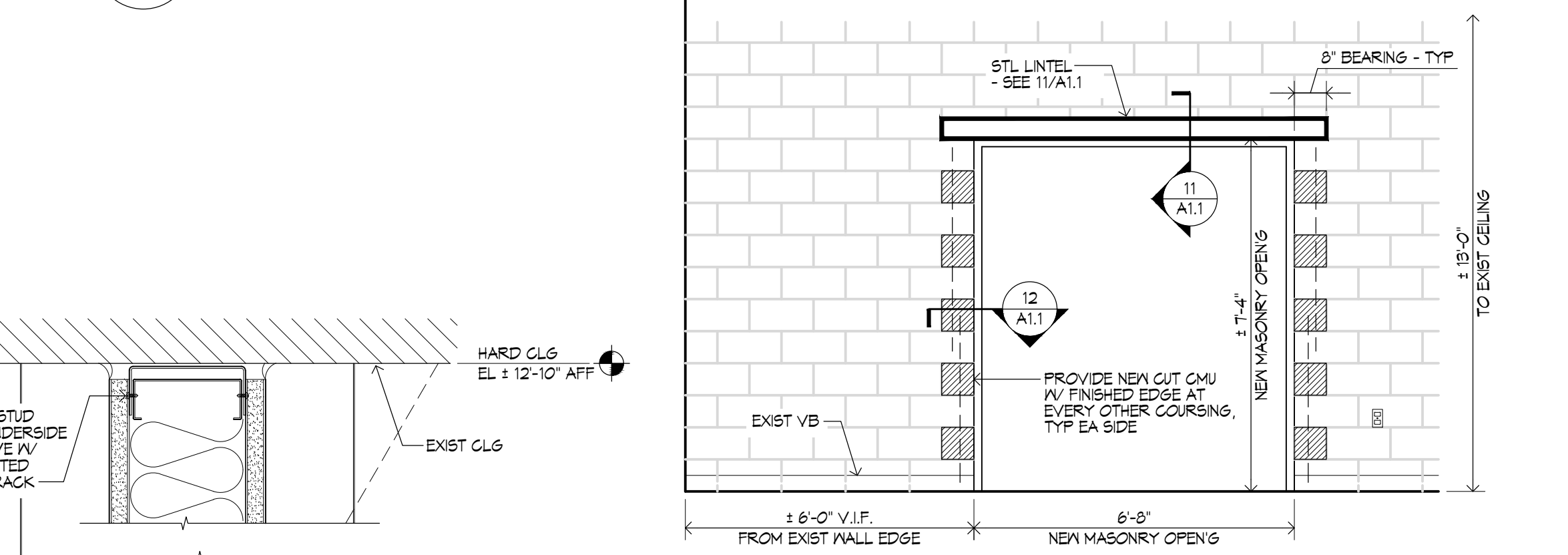
6 HEAD DETAIL  
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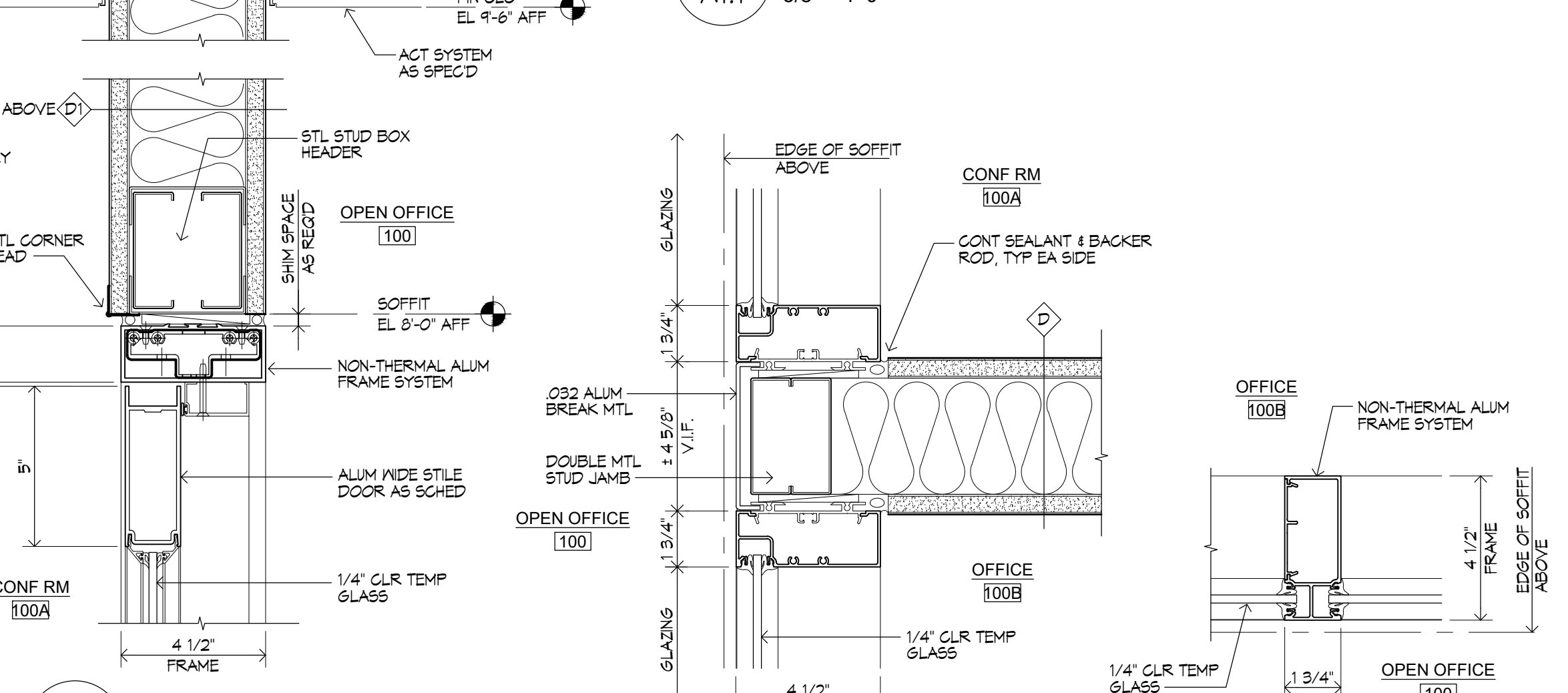
5 SILL DETAIL  
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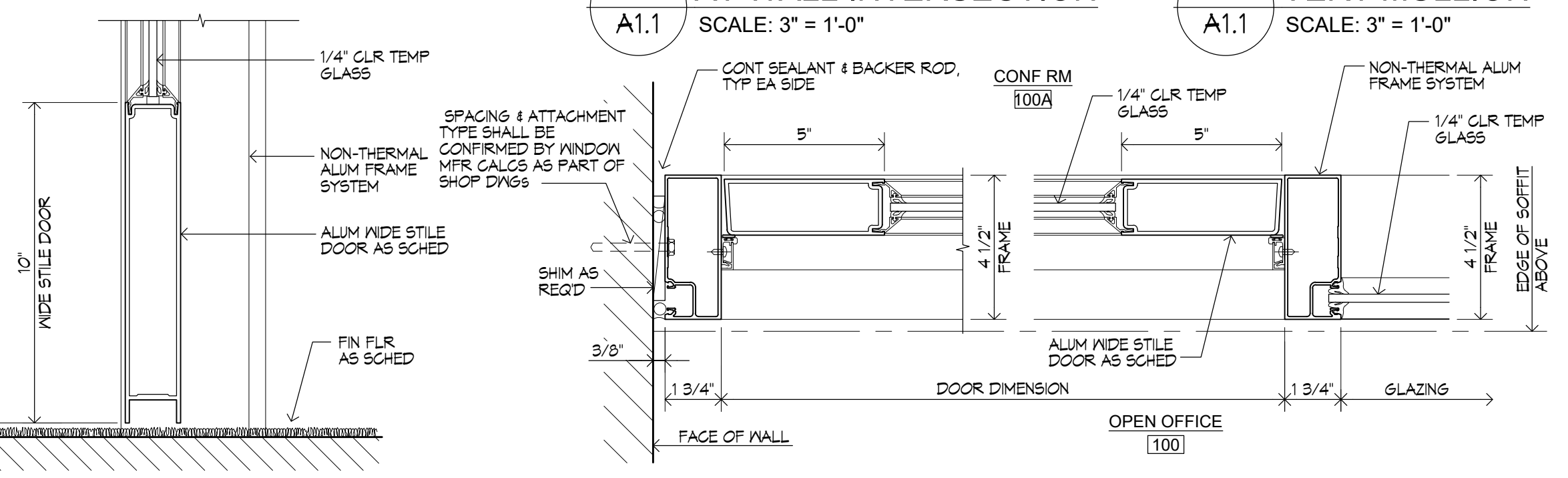
4 GLAZED WALL ELEVATION AT OPEN OFFICE - 100 VIEW  
 SCALE: 3/8" = 1'-0"



13 INTERIOR ELEVATION VIEW FROM CORRIDOR  
 SCALE: 3/8" = 1'-0"



7B HEAD DETAIL AT DOORS  
 SCALE: 3" = 1'-0"



8 JAMB DETAILS AT ALUMINUM DOORS  
 SCALE: 3" = 1'-0"



9 HEAD DETAIL AT WALL INTERSECTION  
 SCALE: 3" = 1'-0"



10 DETAIL AT VERT MULLION  
 SCALE: 3" = 1'-0"



GENERAL MECHANICAL NOTES

- MECHANICAL EQUIPMENT AND SUCH OTHER APPARATUS AS MAY REQUIRE MAINTENANCE AND OPERATION FROM TIME TO TIME SHALL BE MADE EASILY ACCESSIBLE. ALTHOUGH THE EQUIPMENT MAY BE SHOWN ON THE DRAWINGS IN CERTAIN LOCATIONS, THE CONSTRUCTION MAY DISCLOSE THAT SUCH LOCATIONS DO NOT MAKE ITS POSITION READILY ACCESSIBLE. IN SUCH CASES, THE OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED BEFORE ADVANCING THE CONSTRUCTION TO A STAGE WHERE A CHANGE WILL REFLECT ADDITIONAL EXPENSE.
- THE DRAWINGS SHOW THE LAYOUT OF THE MECHANICAL SYSTEMS AND INDICATE THE APPROXIMATE LOCATIONS OF DUCTWORK, PIPING, BRANCHES AND ELBOWS, AND EQUIPMENT. THE RUNS AND QUANTITY OF DUCTWORK, PIPING, OFFSETS AND ELBOWS AS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC ONLY. THE EXACT ROUTING OF QUANTITY DUCTWORK, PIPING, OFFSETS AND ELBOWS SHALL BE DETERMINED BY THE STRUCTURAL CONDITIONS, POSSIBLE OBSTRUCTIONS AND COORDINATION DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT THE DESIGN OF THE SYSTEMS MAY BE CHANGED, BUT REFERS ONLY TO EXACT RUNS BETWEEN GIVEN POINTS.
- IT SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR TO STUDY ALL DRAWINGS AND DETAILS SO THAT THE INSTALLATION OF ALL NEW WORK CAN BE FULLY COORDINATED. COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE OF EQUIPMENT.
- HVAC WORK IS INDICATED DIAGRAMMATICALLY. EXACT LOCATION OF ALL COMPONENTS ARE TO BE DETERMINED IN THE FIELD AND BY THE ACTUAL BUILDING CONDITIONS. EQUIPMENT, DUCTS OR PIPES INTERFERING WITH OTHER INSTALLATIONS SHALL BE RELOCATED AS REQUIRED.
- HVAC CONTRACTOR SHALL COORDINATE ALL WALL, CEILING, FLOOR, ROOF AND BEAM PENETRATIONS WITH ARCHITECT AND STRUCTURAL ENGINEER.
- PRODUCTS REQUIRED BY CONSTRUCTION BUT NOT SPECIFICALLY DESCRIBED HEREIN SHALL BE AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE A/E.
- PROVIDE ALL MATERIALS, LABOR, AND ACCESSORIES FOR A COMPLETE AND OPERABLE SYSTEMS AND AS REQUIRED BY THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- INSTALL ALL MATERIALS, ACCESSORIES AND EQUIPMENT ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A COMPLETE AND OPERABLE SYSTEMS AS INDICATED ON THE DRAWINGS MANUFACTURERS INSTRUCTIONS.
- ALL MISCELLANEOUS STRUCTURAL SUPPORTS REQUIRED FOR HVAC EQUIPMENT INSTALLATION SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.
- INSTALL ALL PIPING BELOW DUCTWORK UNLESS CLEARANCE CONDITION REQUIRES PIPING TO BE ABOVE.
- WHERE DUCTWORK PENETRATES ANY SMOKE AND/OR FIRE RATED PARTITIONS PROVIDE UL LISTED DYNAMIC FIRE AND/OR SMOKE DAMPERS PER NFPA GUIDELINES. INSTALL DAMPER PER MANUFACTURE INSTRUCTIONS.
- ALL CEILING MOUNTED EQUIPMENT SHALL BE INSTALLED IN SUCH A WAY THAT LIGHTS, PIPING, AND DUCTWORK DO NOT BLOCK ACCESS TO UNITS AND RELATED ACCESSORIES.
- EXACT ELEVATION FOR SIDE WALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
- INSTALL ROOM THERMOSTATS OR SENSORS 54" (MAXIMUM) ABOVE FINISHED FLOOR OR AS OTHERWISE DIRECTED BY THE ARCHITECT.

HVAC DEMOLITION GENERAL NOTES

- ALL DEMOLITION WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE NATIONAL, STATE AND LOCAL CODES, LAWS AND ORDINANCES.
- THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND FILING ALL PLANS, SPECIFICATIONS AND OTHER DOCUMENTS, PAY ALL REQUISITE FEES AND SECURE ALL PERMITS, INSPECTIONS AND APPROVALS NECESSARY FOR THE LEGAL INSTALLATION AND OPERATION OF THE SYSTEM AND/OR EQUIPMENT FURNISHED UNDER THIS SECTION OF THE SPECIFICATIONS.
- INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO REMOVE AND DISPOSE OF ALL INDICATED EXISTING HVAC SYSTEMS
- PRIOR TO SUBMITTING BID, THE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND TO DETERMINE THE EXTENT OF WORK TO REMOVE THE EXISTING HVAC SYSTEM COMPLETELY. IF DISCREPANCIES EXIST BETWEEN DRAWINGS AND/OR SITE CONDITIONS, THE HVAC CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER PRIOR TO SIGNING OF CONTRACT. REQUESTS FOR COMPENSATION FOR EXTRA WORK, WHICH WOULD HAVE BEEN EVIDENT BY COMPLIANCE WITH THE PREVIOUS STATEMENT, WILL NOT BE CONSIDERED.
- EQUIPMENT AND DUCTWORK LAYOUTS ON THIS DRAWING ARE DIAGRAMMATIC ONLY AND SHALL NOT BE CONSTRUED AS BEING 100% ACCURATE. WHERE ITEMS ARE SHOWN TO BE DEMOLISHED OR ALTERED ON THESE PLANS THAT ARE NOT REPRESENTED ACCURATELY, THE DEMOLITION SUBCONTRACTOR SHALL ISSUE FORMAL RF'S AS REQUIRED PRIOR TO COMPLETING THE REQUIRED WORK.
- REFER TO ARCHITECTURAL DEMOLITION DRAWINGS FOR DEMOLITION WORK. CONTRACTOR SHALL COORDINATE WITH CONSTRUCTION PHASE PRIOR TO REMOVING ANY PIECE OF EQUIPMENT OR PIPING.
- ALL MAIN AND BRANCH DUCT SIZES INDICATED ARE FOR REFERENCE ONLY AND ARE BASED ON OBSERVATION ONLY, NOT EXACT MEASUREMENT OR SURVEYS.
- WHERE VOIDS OR OPENINGS IN THE DUCTWORK ARE FOUND AND ARE NOT SPECIFICALLY SHOWN TO BE CAPPED OR PATCHED, IT SHALL BE THE INTENT OF THIS DEMOLITION PLAN THAT CAPPING AND PATCHING IS COMPLETED TO PROVIDE A CLOSED/SEALED SUPPLY AIR SYSTEM TO ACCOMMODATE THE NEW WORK.
- ALL EQUIPMENT AND DIFFUSERS SHALL BE RETURNED TO THE OWNER. DEMOLITION OF ALL OTHER COMPONENTS SHALL INCLUDE PLACEMENT INTO CONTAINER, REMOVAL FROM SITE AND PROPER DISPOSAL OF, WITH PERMITS AND FEES INCLUDED. REFER TO NEW FLOOR PLANS FOR EXISTING SYSTEMS BEING USED UNDER THE NEW CONSTRUCTION.
- COORDINATE ALL SHUT-DOWNS, TIE-INS, ETC., WITH THE G.C. ELECTRICAL MAKE-SAFE OF HVAC EQUIPMENT REQUIRING DEMOLITION SHALL BE COMPLETED BY THE ELECTRICAL SUBCONTRACTOR.
- DEMOLITION SUBCONTRACTOR MUST PROTECT EXISTING SLAB, WALL, FENCING AND BUILDING STRUCTURE DURING DEMOLITION PHASE. DAMAGE TO EXISTING STRUCTURE SHALL BE REPAIRED AT DEMOLITION SUBCONTRACTORS EXPENSE.
- PRIOR TO START OF DEMOLITION WORK, THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE IF ANY EQUIPMENT CALLED TO BE DISPOSED ON THE PLAN SHALL BE RETURNED TO THE OWNER AND STORED PER OWNERS REQUEST.

MECHANICAL DEMOLITION PLAN LEGEND

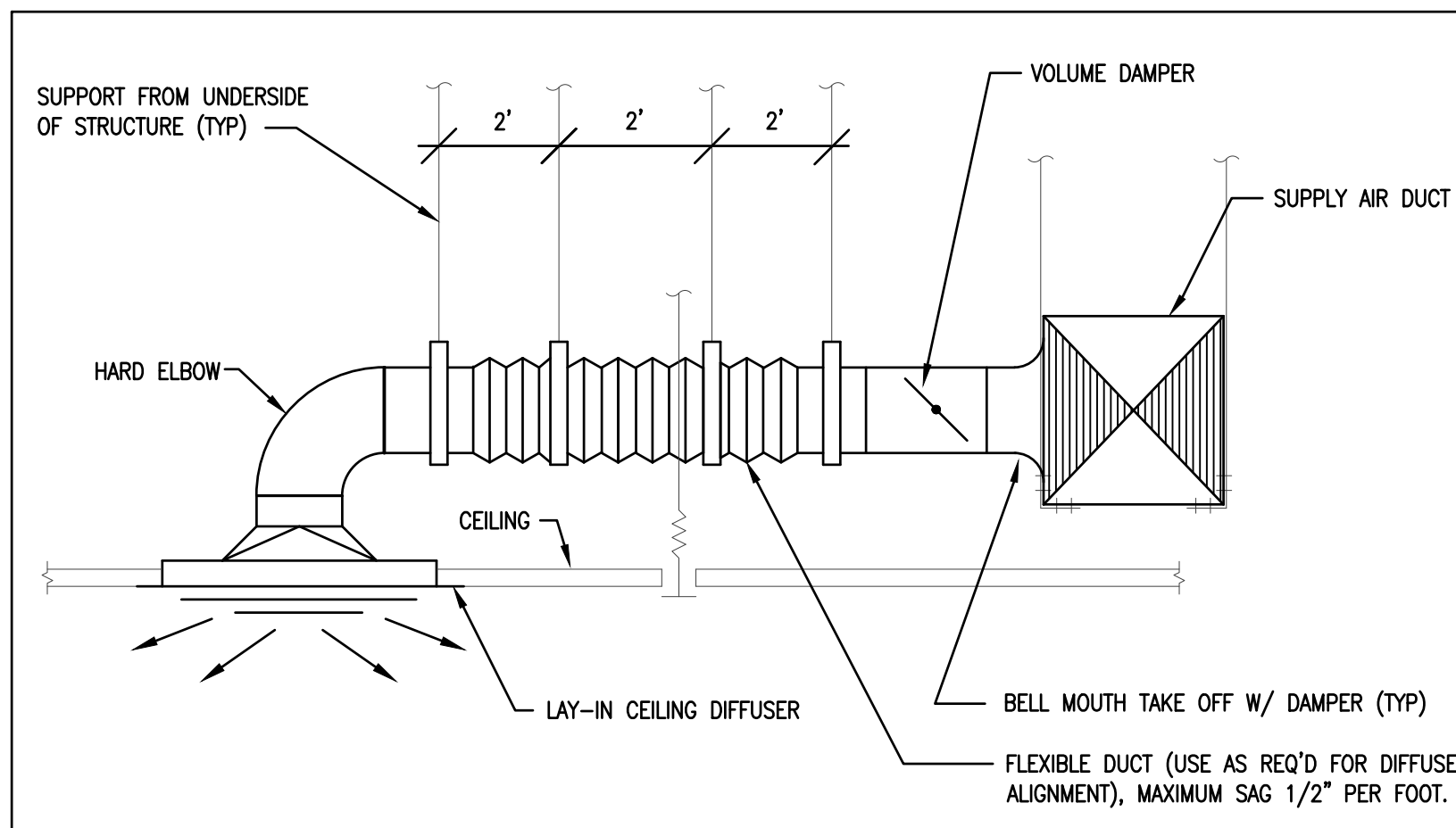
SYMBOL	DESCRIPTION
	EXISTING TO BE DEMOLISHED
	EXISTING TO REMAIN

TAG LEGEND

EQUIPMENT (REQUIRING POWER)	EQUIPMENT DESIGNATION	NUMBER

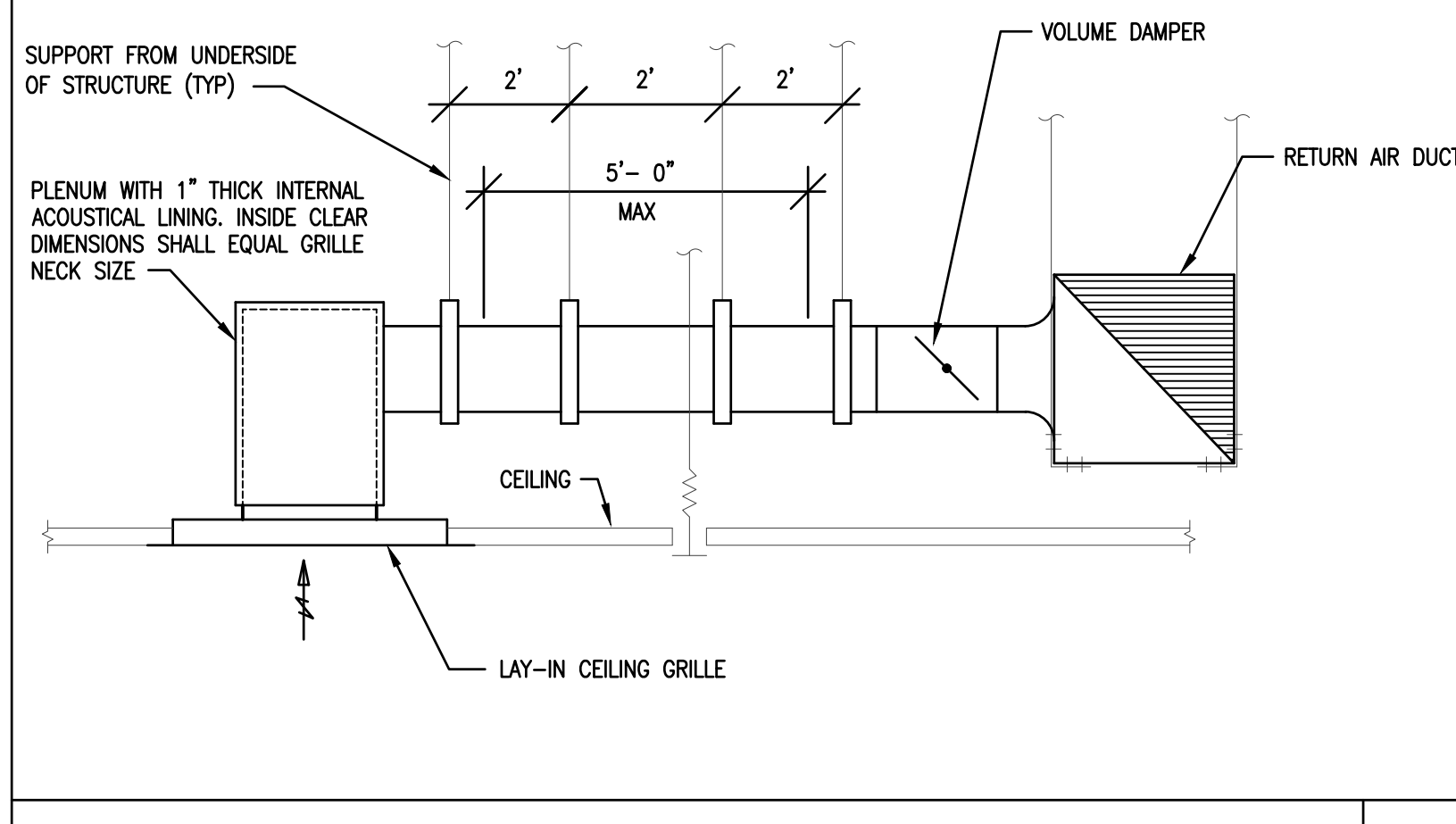
MOTORIZED DAMPER SCHEDULE

MD-1	LOW LEAKAGE CLASS-2 MOTORIZED DAMPER WITH 120/1/60 POWERED ACTUATOR. REFER TO PLANS FOR SIZE & QUANTITY. DAMPER SHALL BE INTERLOCKED WITH EXISTING INDOOR AIR HANDLER OPERATION.
------	--



CEILING SUPPLY DIFFUSER BRANCH TAKE-OFF DETAIL

NTS



CEILING RETURN GRILLE BRANCH TAKE-OFF DETAIL

NTS

ELECTRIC BASEBOARD

GENERAL		PERFORMANCE		ELECTRICAL			PHYSICAL		REMARKS			
TAG	LOCATION	BTU	WATTS	AMPS	VOLTAGE	PHASE	LENGTH (N)	MANUFACTURER MODEL	TYPE	RATINGS	FEATURES	INSTALL
EBB-1	OPEN OFFICE 100	5118	1500	7.2	208	1	72	OMARK QMKC2506W	①	①	①②	①
EBB-2	OFFICE 100A	1924	750	3.6	208	1	36	OMARK QMKC2503W	①	①	①③	①

① HEAVY-DUTY COMMERCIAL BASEBOARD HEATER  
 ① UL LISTED  
 ① 8" WIRING SECTION & BLANK SECTIONS, AS REQUIRED  
 ② LOW VOLTAGE RELAY CONTROL SECTION RATED FOR SCHEDULED LINE VOLTAGE  
 ③ LINE VOLTAGE WALL MOUNTED DIGITAL THERMOSTAT PROVIDED BY MANUFACTURER, TYPICAL TO OMARK MODEL TL8230A1003/U  
 ① INTERLOCK RELAY CONTROL WITH LOW VOLTAGE WALL THERMOSTAT

DIFFUSER AND GRILLE SCHEDULE

GENERAL		PHYSICAL		REMARKS			
TAG	BLOW PATTERN	MANUFACTURER MODEL	TYPE	FEATURES	INSTALL		
S4	4-WAY	PRICE AMX	①	①②③	①②④		
S2C	2-WAY CORNER	PRICE AMX	①	①②③	①②④		
R1	-	PRICE 635	②	①④	①②④		
ETR	-	EXISTING TO REMAIN	①	①	①		

- LOUVERED HIGH INDUCTION DIRECTIONAL CEILING DIFFUSER, SQUARE/RECTANGULAR NECK & FACE, ALUMINUM CONSTRUCTION, WHITE FINISH.
- RETURN GRILLE, 45° FIXED BLADES ON 1/2" CENTERS, BLADES PARALLEL TO LONG DIMENSION, 2x2 LAY-IN PANEL, ALUMINUM CONSTRUCTION, WHITE FINISH.

1	2	3	4
LAY-IN T-BAR CEILING MOUNT*	INSULATED BACK PANEL	SQUARE TO ROUND ADAPTOR	INSULATED PLENUM BOX

① TAG LEGEND  
 ① SIZE (IN.)  
 ① TAG: S=SUPPLY R=RETURN  
 ① CFM

- \*REFER TO ARCHITECTURAL DRAWINGS TO CONFIRM MOUNTING TYPE
- PROVIDE A DUCT MOUNTED VOLUME DAMPER WHETHER OR NOT A DUCT MOUNTED VOLUME DAMPER IS INDICATED ON PLAN. EXCEPTIONS:
  - TRANSFER AIR APPLICATIONS (GRILLE IS NOT CONNECTED BY A DUCTWORK SYSTEM TO A FAN)
  - EXHAUST AND RETURN GRILLES WHERE ONLY ONE GRILLE SERVES THE FAN/AIR HANDLING SYSTEM
  - GRILLES CONNECTED TO RELIEF AIR HOODS AND RELIEF AIR LOUVERS
- PROVIDE A 1" THICK ACOUSTICALLY LINED PLENUM, SAME SIZE AS DIFFUSER/GRILLE X HEIGHT/DEPTH NECESSARY TO CONNECT BRANCH DUCT INDICATED
- REFER DETAIL

MECHANICAL LEGEND

SYMBOL	DESCRIPTION
	DUCTWORK (DOUBLE LINE)
	DUCTWORK WITH ACOUSTICAL LINING (DOUBLE LINE)
	DUCTWORK (SINGLE LINE)
	DUCTWORK WITH ACOUSTICAL LINING (SINGLE LINE)
	FLEXIBLE DUCTWORK
	RECTANGULAR/ROUND SUPPLY AIR DUCTWORK UP
	RECTANGULAR/ROUND RETURN AIR DUCTWORK UP
	RECTANGULAR/ROUND EXHAUST AIR DUCTWORK UP
	RECTANGULAR/ROUND SUPPLY AIR DUCTWORK DOWN
	RECTANGULAR/ROUND RETURN AIR DUCTWORK DOWN
	RECTANGULAR/ROUND EXHAUST AIR DUCTWORK DOWN
	VOLUME DAMPER
	CONTROL DAMPER
	CONNECT TO EXISTING
	AIR ENTERING OPENING
	AIR LEAVING OPENING
	UNDERCUT DOOR
	SWITCH
	THERMOSTAT OR TEMPERATURE SENSOR
	CONTROL CONNECTION

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHED FLOOR
AH	AIR HANDLER
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
BTU	BRITISH THERMAL UNIT
BTUH	BTU/HOUR
CAP	CAPACITY
CFM	CUBIC FEET PER MINUTE
CU	CONDENSING UNIT
EAT	ENTERING AIR TEMPERATURE (DRY BULB)
EBB	ELECTRIC BASEBOARD
E.C.	ELECTRICAL CONTRACTOR
ESP	EXTERNAL STATIC PRESSURE
ETR	EXISTING TO REMAIN
F	DEGREES FAHRENHEIT
FT	FEET
FLA	FULL LOAD AMPS
FPM	FEET PER MINUTE
G.C.	GENERAL CONTRACTOR
IN	INCHES
IN WG	INCHES WATER GAUGE
KW	KILOWATTS
LAT	LEAVING AIR TEMPERATURE
MAX	MAXIMUM
MBH	THOUSANDS OF BTU / HOUR
M.C.	MECHANICAL CONTRACTOR
MCA	MINIMUM CIRCUIT AMPACITY
MIN	MINIMUM
MOP	MAXIMUM OVERCURRENT PROTECTION
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE (DRY BULB)
PH	PHASE
PSIG	POUNDS PER SQUARE INCH GAUGE
QTY	QUANTITY
RE	REMOVE EXISTING
RPM	REVOLUTIONS PER MINUTE
SP	STATIC PRESSURE
TSP	TOTAL STATIC PRESSURE
TYP	TYPICAL
UOI	UNLESS OTHERWISE INDICATED
VD	VOLUME DAMPER

OFFICE EXPANSION at:



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GENERAL NOTES

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STEVEN A. KARAN  
 No. 6537  
 REGISTERED PROFESSIONAL ENGINEER (MECHANICAL)

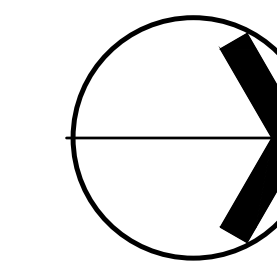
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No.	Date	Description

MECHANICAL - LEGENDS, NOTES, SCHEDULES, AND DETAILS

MO.1





PROJECT  
NORTH

# OFFICE EXPANSION

at:



## RHODE ISLAND LOTTERY BUILDING

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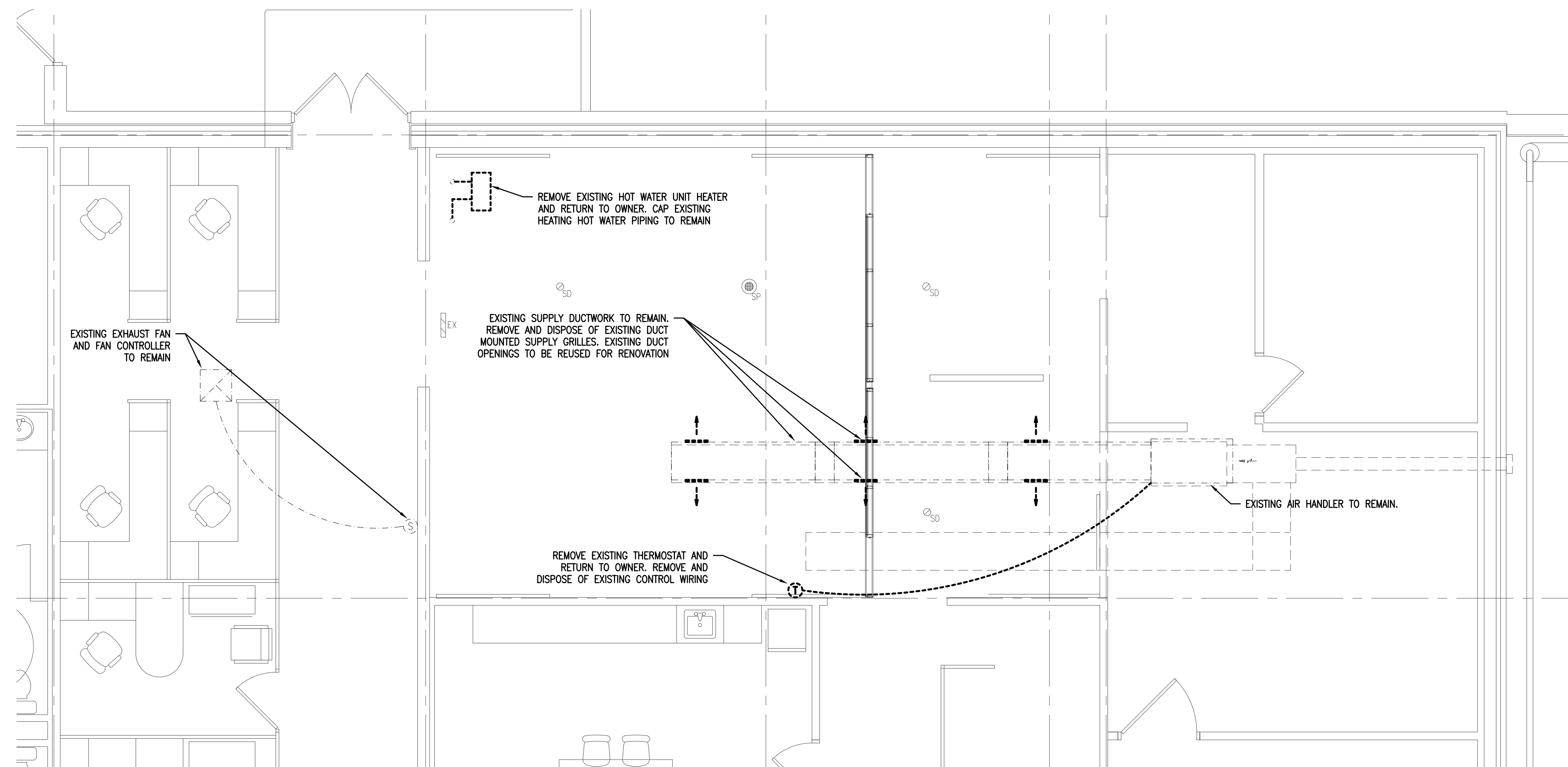
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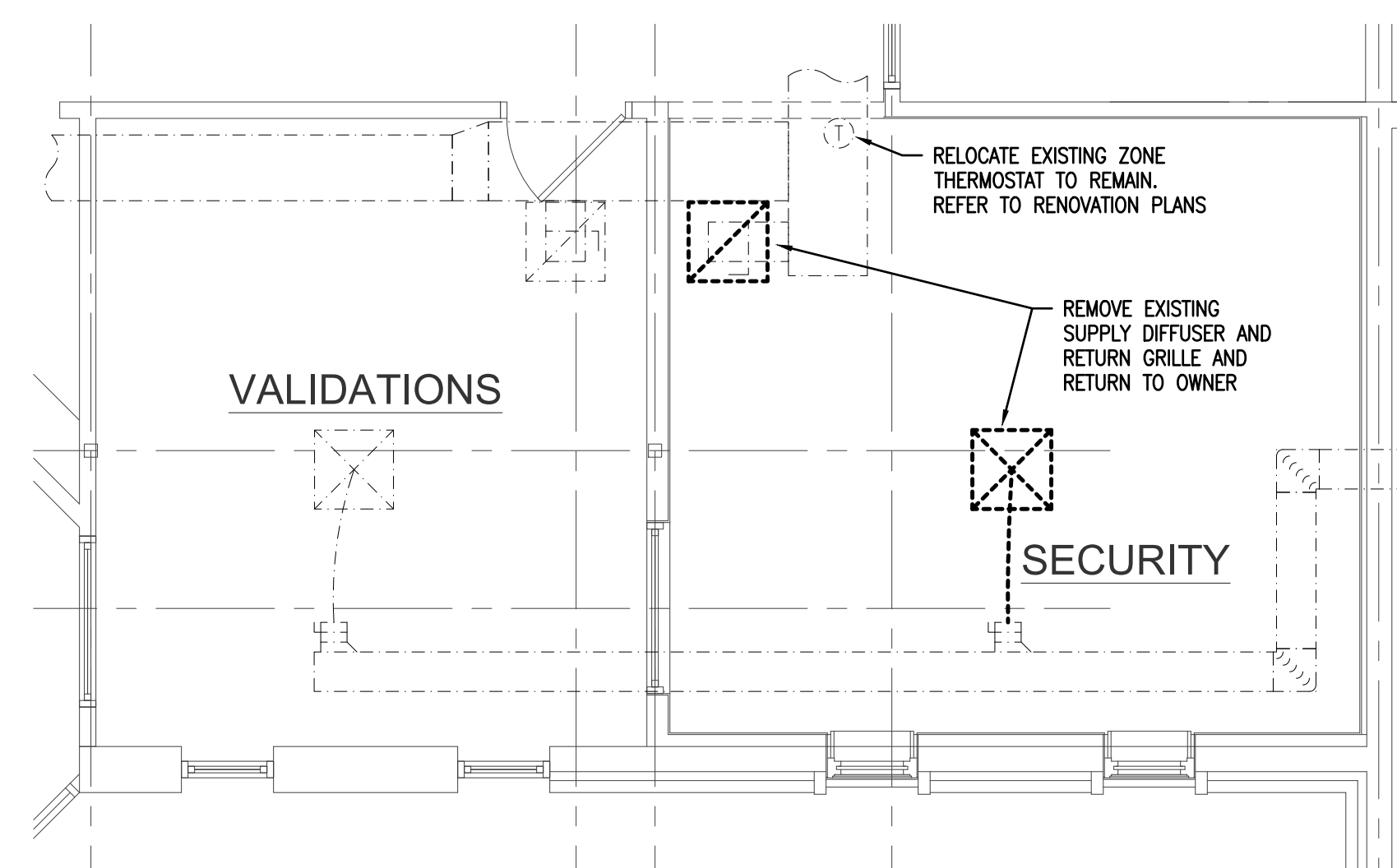
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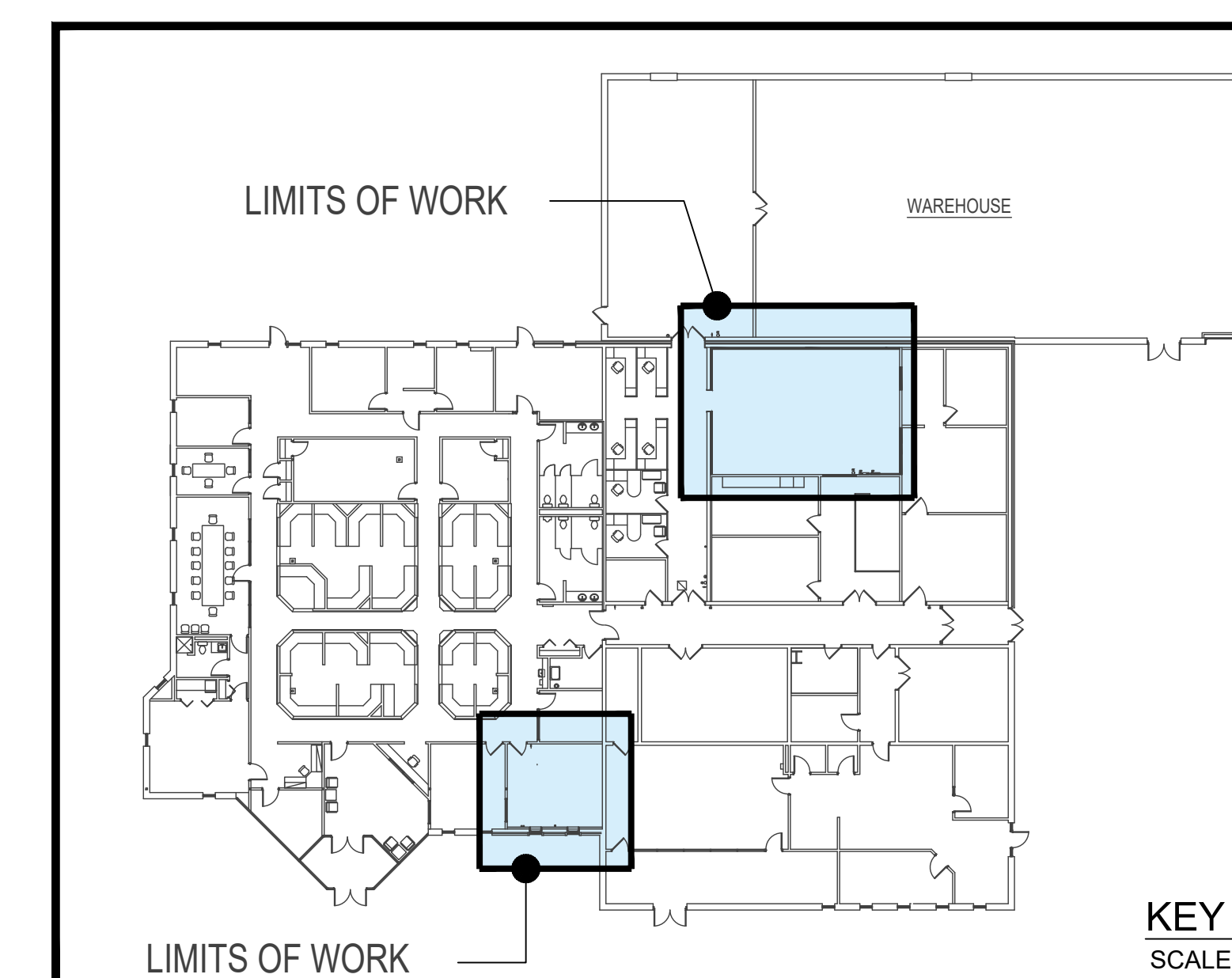
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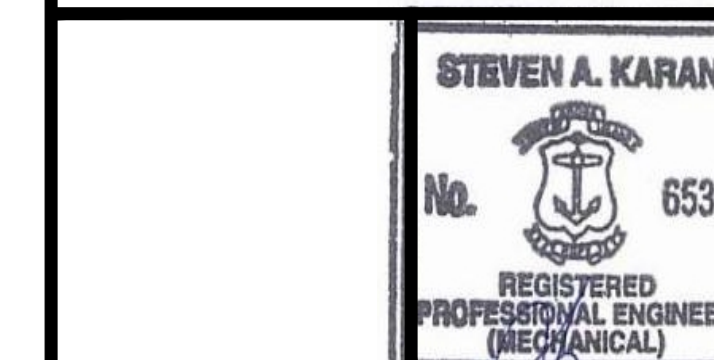
1 MECHANICAL - PARTIAL DEMOLITION FLOOR PLAN  
M1.1 1/4"=1'-0"



2 MECHANICAL - SECURITY DEMOLITION FLOOR PLAN  
M1.1 1/4"=1'-0"



KEY PLAN  
SCALE: NTS



Date: 02/09/2024

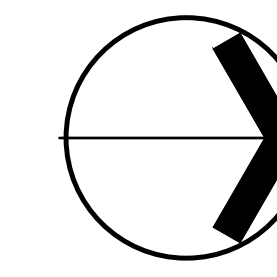
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#### Revisions

No.	Date	Description

### MECHANICAL - PARTIAL DEMOLITION FLOOR PLANS

# M1.1



PROJECT NORTH

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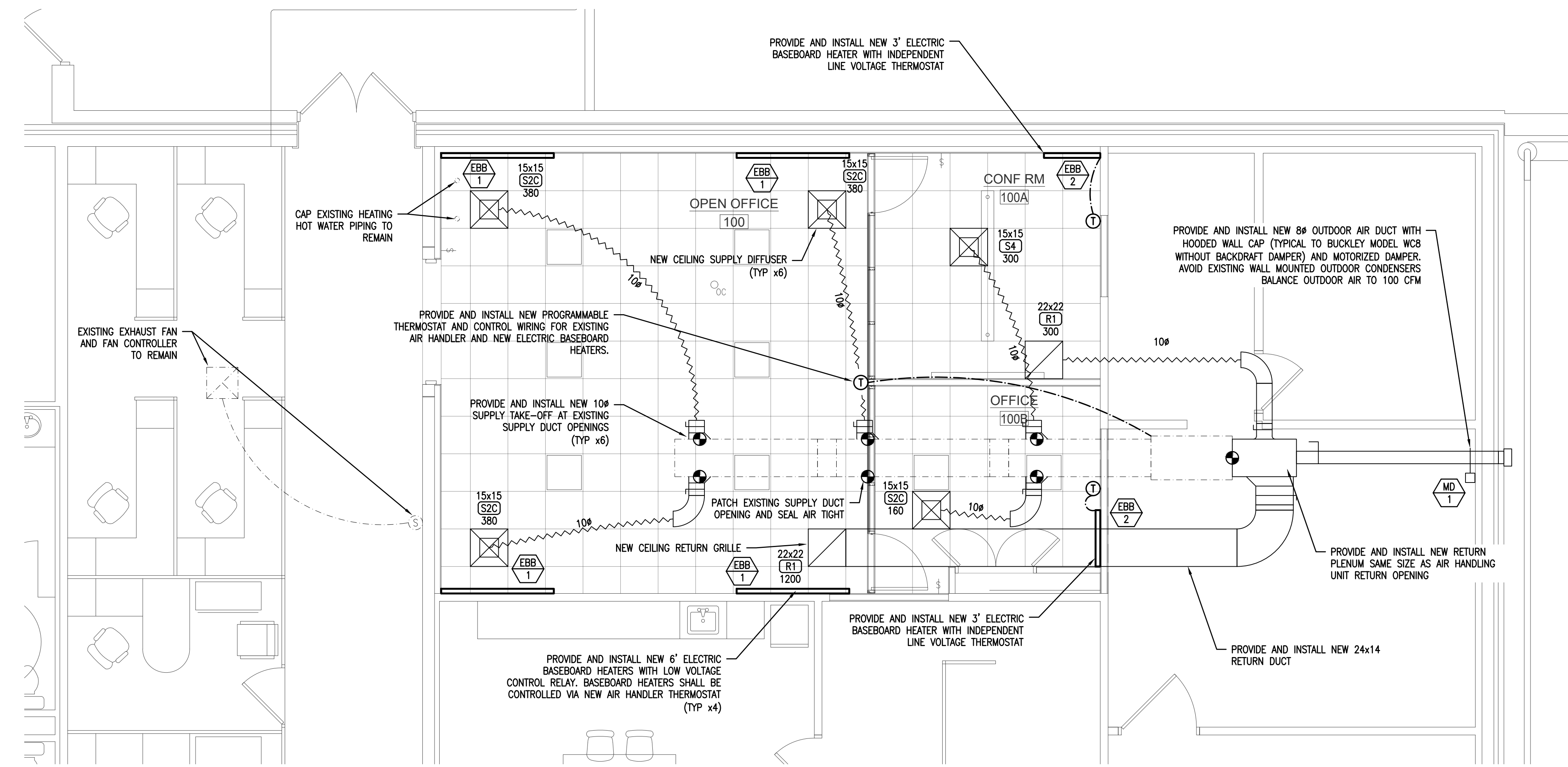
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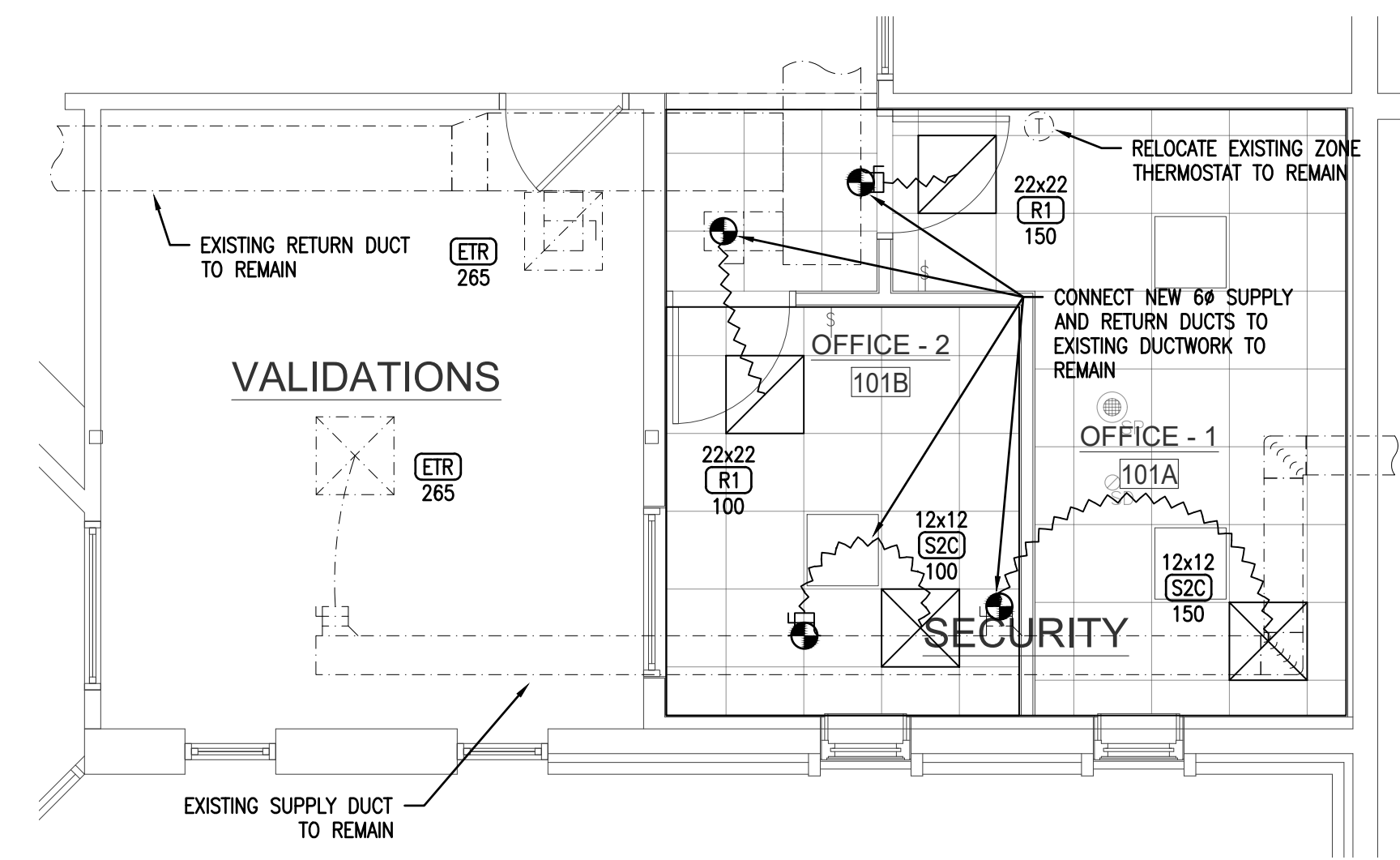
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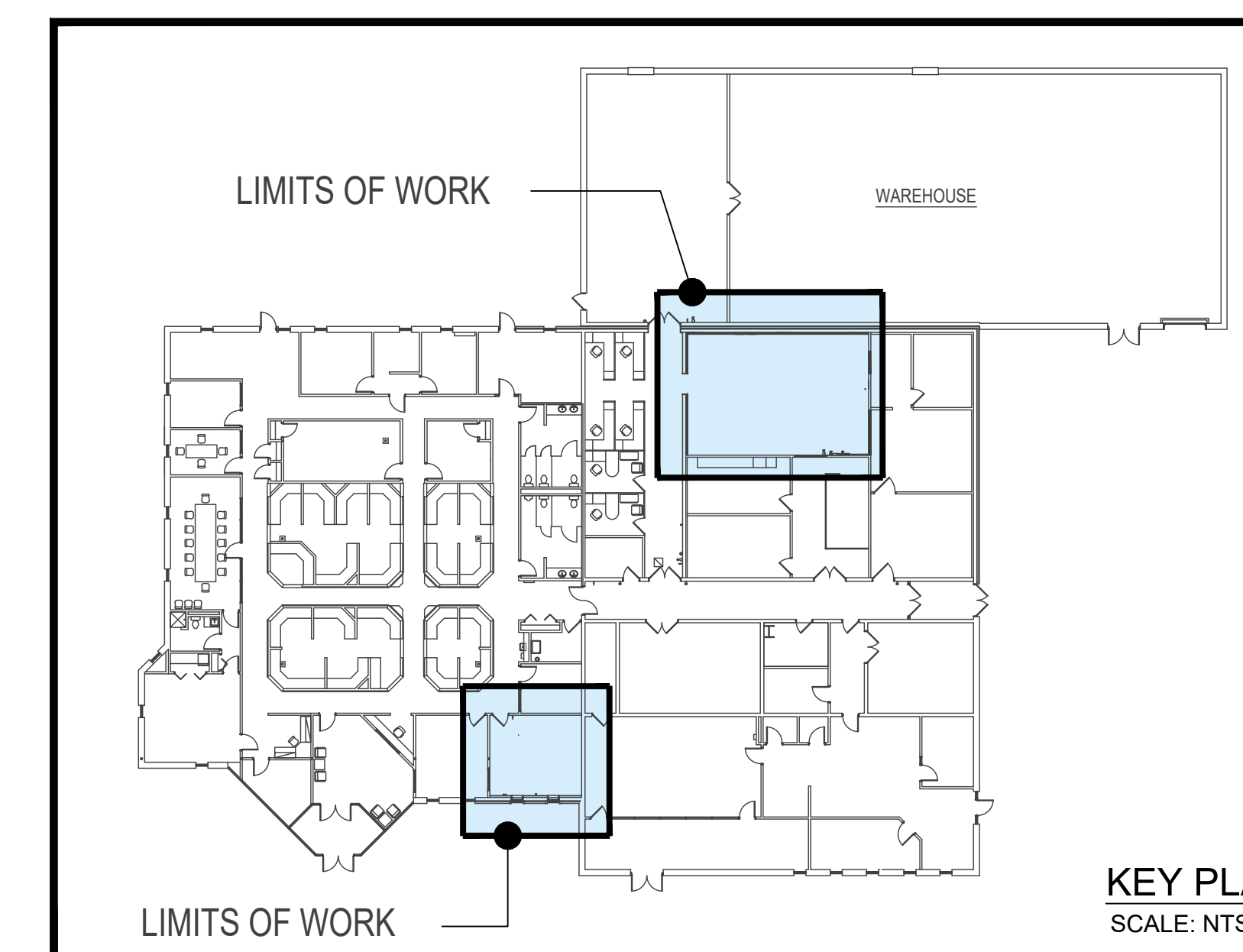
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1 MECHANICAL - PARTIAL RENOVATION FLOOR PLAN  
M2.1 1/4"=1'-0"



2 MECHANICAL - SECURITY RENOVATION FLOOR PLAN  
M2.1 1/4"=1'-0"



KEY PLAN  
SCALE: NTS

# M2.1



Date: 02/09/2024  
Drawn by: KB Proj. Mgr.: GA

No.	Date	Description

### MECHANICAL - PARTIAL RENOVATION FLOOR PLANS



PART 1: GENERAL

- 1.1 DESCRIPTION OF WORK
- A. WORK INCLUDED: PROVIDE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK OF THIS SECTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
  1. DEMOLITION OF ALL EXISTING HVAC EQUIPMENT NOT TO BE REUSED AS LISTED HERE (BUT NOT LIMITED TO), HYDRONIC BASEBOARD HEATERS, HYDRONIC BOILER, GAS HEATERS, FLUE PIPING, LOUVERS, ROOF TOP UNITS, ROOF TOP CURBS, GAS PIPING, CONTROLS, ETC.
  2. HEATING, VENTILATION AND AIR CONDITIONING OF ALL SPACES AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREINAFTER.
  3. FURNISH AND INSTALL REGISTERS AND DIFFUSERS, VOLUME DAMPERS, ETC. AS REQUIRED AND INDICATED ON DRAWINGS.
  4. FURNISH AND INSTALL A COMPLETE LOW VELOCITY SHEET METAL DUCTWORK DISTRIBUTION SYSTEM AS SHOWN ON THE DRAWINGS.
  5. TESTING, ADJUSTING AND BALANCING OF ALL AIR SYSTEMS AND EQUIPMENT.
  6. INSTALL THERMOSTATS, AND INTERLOCK WIRING AS SHOWN AND AS DESCRIBED HEREIN.
  7. COORDINATE ALL DUCTWORK WITH ELECTRICAL, PLUMBING, FIRE PROTECTION, AND ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.

- 1.2 REGULATORY REQUIREMENTS
- A. COMPLY WITH ALL APPLICABLE FEDERAL AND STATE LAWS, AND ALL LOCAL CODES, BY-LAWS AND ORDINANCES.
- B. REQUEST INSPECTIONS FROM AUTHORITIES HAVING JURISDICTION. OBTAIN ALL PERMITS AND PAY FOR THE WORK AND INSPECTION CERTIFICATES AS APPLICABLE AND/OR REQUIRED. ALL PERMITS AND CERTIFICATES SHALL BE TURNED OVER TO THE OWNERS UPON COMPLETION OF THE WORK.
- C. ALL WORK, EQUIPMENT AND MATERIALS SHALL CONFORM TO THE BUILDING CONSTRUCTION RULES AND REGULATIONS.

- 1.3 SUBMITTALS
- A. PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO:
  1. PACKAGED ROOFTOP UNITS AND MAKEUP AIR HANDLING UNITS AND EXHAUST FANS.
  2. ROOF CURBS AND VENTED EXHAUST FAN ROOF CURBS.
  3. REGISTERS AND DIFFUSERS.
  4. SHEET METAL FABRICATION STANDARDS.
  5. DUCT INSULATION.
  6. DUCT SMOKE DETECTORS INSTALLATION (PROVIDED AND WIRED BY ELECTRICIAN).
  7. ELECTRIC AND/OR GAS FIRED UNIT HEATERS AND ASSOCIATED CONTROLS.

- 1.4 COORDINATION
- A. WORK SHALL BE PERFORMED IN COOPERATION WITH OTHER TRADES ON THE PROJECT AND SO SCHEDULED AS TO ALLOW SPEEDY AND EFFICIENT COMPLETION OF THE WORK.
- B. FURNISH TO OTHER TRADES ADVANCE INFORMATION ON LOCATIONS AND SIZES OF ALL FRAMES, BOXES, SLEEVES AND OPENINGS NEEDED FOR THEIR WORK, AND ALSO FURNISH INFORMATION AND SHOP DRAWINGS NECESSARY TO PERMIT TRADES AFFECTED BY THE WORK TO INSTALL SAME.
- C. IF ANY HVAC WORK HAS BEEN INSTALLED BEFORE COORDINATION WITH OTHER TRADES SO AS TO CAUSE INTERFERENCE WITH THE WORK OF SUCH TRADES, ALL NECESSARY ADJUSTMENTS AND CORRECTIONS SHALL BE MADE BY THE HVAC TRADES INVOLVED WITHOUT EXTRA COST TO THE OWNERS.
- D. PROTECT ALL MATERIALS AND WORK OF OTHER TRADES FROM DAMAGE WHICH MAY BE CAUSED BY THE HVAC WORK AND REPAIR ALL DAMAGES WITHOUT EXTRA COST TO OWNERS.

- 1.5 MECHANICAL AND ELECTRICAL COORDINATION
- A. HEATING, VENTILATION, AND AIR CONDITIONING SUBCONTRACTOR SHALL FURNISH AND INSTALL VARIOUS ELECTRICAL ITEMS RELATING TO THE HVAC EQUIPMENT AND CONTROL APPARATUS. THE ELECTRICAL SUBCONTRACTOR SHALL BE REQUIRED TO CONNECT POWER WIRING TO THIS EQUIPMENT UNLESS NOTED OTHERWISE.
- B. THE HVAC AND ELECTRICAL SUBCONTRACTOR SHALL COORDINATE THEIR RESPECTIVE PORTIONS OF THE WORK, AS WELL AS THE ELECTRICAL CHARACTERISTICS OF THE HVAC EQUIPMENT.
- C. ALL POWER WIRING AND LOCAL DISCONNECT SWITCHES WILL BE PROVIDED BY THE ELECTRICAL SUBCONTRACTOR FOR THE LINE VOLTAGE POWER. ALL CONTROL AND INTERLOCKING WIRING SHALL BE THE RESPONSIBILITY OF THE HVAC SUBCONTRACTOR.
- D. 120 VOLT POWER WIRING SOURCES EXTENDED AND CONNECTED TO HEATING AND VENTILATING CONTROL PANELS, TRANSFORMERS, AND SWITCHES SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR. ALL LOW VOLTAGE THERMOSTAT, ZONE VALVE AND ANY SWITCH WIRING SHALL BE THE RESPONSIBILITY OF THE HVAC SUBCONTRACTOR.
- E. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF DIVISION 16.
- F. ALL STARTERS SHALL BE FURNISHED AND INSTALLED UNDER DIVISION 16 EXCEPT THOSE FURNISHED AS AN INTEGRAL PART OF PACKAGED EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR.

- 1.6 INSTALLATION REQUIREMENTS
- A. THE ARRANGEMENT OF ALL HVAC WORK SHOWN ON THE DRAWINGS IS DIAGRAMMATICAL ONLY AND INDICATES THE MINIMUM REQUIREMENTS OF THE WORK. CONDITION AT THE BUILDING INCLUDING ACTUAL MEASUREMENTS SHALL DETERMINE THE DETAILS OF THE INSTALLATION.

- 1.7 RECORD DRAWINGS/PROJECT CLOSEOUT
- A. PROVIDE RECORD AS-BUILT DRAWINGS AT COMPLETION OF INSTALLATION.

- 1.8 GUARANTEE/WARRANTY
- A. ALL NEW MATERIALS, ITEMS OR EQUIPMENT AND WORKMANSHIP FURNISHED UNDER THIS SECTION SHALL CARRY STANDARD WARRANTY AGAINST ALL DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK. ANY FAULT DUE TO DEFECTIVE OR IMPROPER MATERIAL, EQUIPMENT, WORKMANSHIP OR MANUFACTURING DESIGN WHICH MAY DEVELOP WITHIN THAT PERIOD SHALL BE MADE GOOD, FORTHWITH, BY AND AT THE EXPENSE OF THIS CONTRACTOR, INCLUDING ALL OTHER DAMAGES DONE TO AREAS, MATERIALS AND OTHER SYSTEMS RESULTING FROM THIS FAILURE.
- B. THIS CONTRACTOR SHALL GUARANTEE THAT ALL NEW ELEMENTS OF THE SYSTEMS MEET THE SPECIFIED PERFORMANCE REQUIREMENTS AS SET FORTH HEREIN OR AS INDICATED ON THE DRAWINGS.

PART 2: PRODUCTS

- 2.1 DUCTWORK
- A. GENERAL: MATERIAL, CONSTRUCTION AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE MOST RECENT EDITIONS OF THE FOLLOWING STANDARDS AND REFERENCES, EXCEPT FOR MORE STRINGENT REQUIREMENTS SHOWN ON THE DRAWINGS:
  1. SMACNA HVAC DUCT CONSTRUCTION STANDARDS
  2. SMACNA HVAC AIR DUCT LEAKAGE TEST MANUAL
  3. NFPA 90A
  4. SMACNA GUIDELINES FOR WELDING SHEETMETAL
- B. PROVIDE SUPPORTING AND HANGING DEVICES NECESSARY TO INSTALL THE ENTIRE HVAC SYSTEM INDICATED ON THE DRAWINGS. DUCTWORK SHALL BE FREE FROM VIBRATION UNDER ALL CONDITIONS OF OPERATION. DIMENSIONS SHOWN ON THE DRAWINGS ARE NET INSIDE DIMENSIONS. NO PIPES, CONDUITS, HANGERS, OR ARCHITECTURAL ELEMENTS SHALL PASS THROUGH DUCTWORK.

- B. RATINGS:
  1. DUCT CONSTRUCTION CLASS 3" AND 4" AND STATIC PRESSURE RATING 3" AND 4" POSITIVE OR NEGATIVE SHALL BE SMACNA SEAL CLASS A AND LEAKAGE CLASS 6 FOR ALL VELOCITIES OF 4000 FEET/MIN. OR LESS.
  2. DUCT CONSTRUCTION CLASS 2" OR LESS AND STATIC PRESSURE RATINGS OF 2" OR LESS POSITIVE AND NEGATIVE SHALL BE SMACNA SEAL CLASS B AND LEAKAGE CLASS 12 FOR ALL VELOCITIES OF 2500 FEET/MIN. OR LESS.
- C. SEALING:
  1. CLASS A & B/LEAKAGE CLASS 6 & 12: GALVANIZED, NON-WELDED ALUMINUM OR NON-WELDED STAINLESS STEEL DUCTWORK TRAVERSE JOINTS SHALL BE MADE WITH SEALING TAPE EQUAL TO HARDCAST MODEL 1902-FR, CORNERS SHALL BE SEALED AS DESCRIBED BY SMACNA. SEAL ALL NON-FLANGED TRAVERSE JOINTS WITH HARDCAST VERSA MODEL 102 OR APPROVED EQUAL. LONGITUDINAL SEAMS SHALL BE SEALED WITH HARDCAST COLD SEAL MODEL 1001.
- D. SUPPORT: SPACE HANGERS AS REQUIRED BY SMACNA (8 FT. MAX.) FOR HORIZONTAL ON 8 FT. CENTERS, UNLESS CONCENTRATED LOADINGS REQUIRE CLOSER SPACING. SUPPORT VERTICAL DUCT AT ROOF PENETRATIONS. SUPPORTS FOR DUCTWORK AND EQUIPMENT SHALL BE GALVANIZED UNLESS SPECIFIED OTHERWISE.

- E. CONSTRUCTION:
  1. NO SHARP METAL EDGES SHALL EXTEND INTO AIR STREAMS. INSTALL DRIVE SLIPS ON AIR-LEAVING SIDE OF DUCT WITH SHEETMETAL SCREWS ON 6" CENTERS. SPIN IN COLLARS SHALL NOT BE USED FOR BRANCH CONNECTIONS IN 3" OR HIGHER PRESSURE CLASS DUCTWORK.
  2. CONNECTIONS TO ROOF FANS SHALL BE AT LEAST 22 GAUGE GALV. STEEL SOLDERED WATERTIGHT, SOLDER SIDE SEAMS AT LEAST 12" UP FROM BOTTOM, PROVIDE SUITABLE DIELECTRIC GASKETS TO JOIN DISSIMILAR MATERIALS.
  3. PLENUM AND CONNECTIONS TO LOUVERS SHALL BE 18 GAUGE MIN. CROSS-BROKEN AND PROPERLY REINFORCED WITH GALV. ANGLE IRONS TO SMACNA REQUIREMENTS AND SHALL HAVE BOTTOM AND CORNER SEAMS SOLDERED WATERTIGHT AT LEAST 12" UP FROM BOTTOM. PROVIDE NEOPRENE GASKETS TO MAKE CONNECTIONS TO LOUVERS WATERTIGHT. PLENUMS SHALL PITCH CONNECTIONS BACK TOWARDS LOUVER.
  4. 3" AND 4" PRESSURE CLASS DUCTWORK (ROUND-SINGLE WALL) JOINT LONGITUDINAL SEAMS SHALL BE LOCAL SPIRAL, LOCK LONGITUDINAL OR BUTT WELDED LONGITUDINAL TRAVERSE JOINTS SHALL BE SLIP TYPE, DRAW BAND JOINTS SHALL BE USED ON LONGITUDINAL SEAM DUCTS ONLY. SEAMS AND JOINTS IN FITTINGS SHALL BE CONTINUOUSLY WELDED. IF COATING IS DAMAGED DURING WELDING, REPAIR JOINTS TO PREVENT CORROSION.

- F. ACOUSTICAL DUCT LINING:
  1. PROVIDE 1" THICK ACOUSTICAL LINING BY CERTAIN-TEED, KNAUF, OWENS CORNING OR MANVILLE FOR THE FOLLOWING DUCTWORK:
    - A) SUPPLY AND RETURN DUCTWORK, INCLUDING PLENUMS FOR MINIMUM OF 20 FEET FROM ROOFTOP OR AIR HANDLING UNITS (OR TO SOUND ATTENUATE IF ATTENUATOR IS LOCATED FURTHER THAN 20 FEET FROM FAN).
    - B) EXHAUST DUCTWORK, INCLUDING PLENUMS, FOR MINIMUM OF 20 FEET FROM FAN INLET. EXCEPTIONS: KITCHEN HOODS, DISHWASHER AND FLUME HOOD SYSTEMS.
    - C) OTHER DUCTWORK INDICATED AS LINED ON THE DRAWINGS.
  2. INCREASE DUCT DIMENSIONS TO ACCOMMODATE LINING WHILE MAINTAINING INSIDE CLEAR DIMENSIONS SHOWN ON THE DRAWINGS.
  3. LINING SHALL BE AS FOLLOWS:
    - A) LOW-PRESSURE DUCTWORK (BELOW 4" S.P.): SHALL BE BLACK, MAT-FACED, 2 LB. DENSITY, FLEXIBLE GLASS TYPE WITH MIN. NRC VALUE OF 0.75 AND MAX. K-FACTOR AT 75°F MEAN OF 0.24.
    - B) MEDIUM AND HIGH PRESSURE DUCTWORK (ABOVE 4" S.P.): SHALL BE BLACK, MAT-FACED, 3 LB. DENSITY, RIGID BOARD TYPE WITH MIN. NRC VALUE OF 0.75 AND MAXIMUM K-FACTOR AT 75°F MEAN OF 0.23.
  4. FOR ALL LINED DUCTWORK AT THE INLETS AND OUTLETS OF FANS OVER 1 HP, AND FOR ALL LINED MEDIUM AND HIGH PRESSURE DUCTWORK (INCLUDING PLENUMS) WITHIN 20 FEET FROM RTU'S AND AHU'S PROVIDE A PERFORATED ALUMINUM (24 GAUGE) OR GALVANIZED LINER (MIN. 28 GAUGE), WITH 28% MIN. FREE AREA ON THE SIDE OF THE LINER EXPOSED TO THE MOVING AIRSTREAM. METAL LINE SHALL BE HELD IN PLACE BY WELDED PINS SPACED NO MORE THAN 12" O.C.
  5. MATERIAL AND INSTALLATION SHALL MEET ALL APPLICABLE CODES AND STANDARDS.
  6. DUCT LINER SHALL BE INSTALLED WITHOUT INTERRUPTIONS OR GAPS, USING 100% COVERAGE OF ADHESIVE AND MECHANICAL FASTENERS. MECHANICAL FASTENERS SHALL BE WELDED OR SECURED MECHANICALLY TO DUCT ON 12" MAX. CENTERS.
  7. CUT LINER TO ENSURE OVERLAPPED AND COMPRESSED LONGITUDINAL JOINTS AT CORNERS. TRAVERSE JOINTS IN LINER SHALL BUT PRECISELY. SEAL JOINTS AGAINST FIBER ENTRAINMENT WITH APPROVED ADHESIVE, AS RECOMMENDED BY MANUFACTURER. USE SHEETMETAL NOSING AT BEGINNING OF LINING (IN DIRECTION OF FLOW) TO PREVENT EROSION.
  8. THE CONTRACTOR SHALL ENSURE THE INTEGRITY OF ACOUSTICAL LINING WHEN SLIP-IN DUCT HEATERS ARE INSTALLED; LOOSE LINING SHALL NOT FLAP ABOUT IN THE AIRSTREAM. SECURE EDGES OF LINING WITH SHEETMETAL NOSING, WHERE LINER IS INTERRUPTED TO MAKE ROOM FOR SLIP IN HEATERS.
  9. FRICTION COEFFICIENT CORRECTION FACTOR AT 1000 FPM SHALL BE NO GREATER THAN 1.1.
  10. ANY CUT LINER DUE TO DUCT TAKE OFFS AND BRANCHES SHALL BE TOTALLY SEALED AT EDGES (WITH SHEETMETAL NOSE PIECES) TO PREVENT ENTRAINMENT OF LOOSE FIBERS.
  11. DO NOT INSULATE LINED DUCTS.

- 2.2 DUCT INSULATION
- A. GENERAL:
  1. INSULATION SHALL BE KNAUF, CERTAIN-TEED, JOHNS MANVILLE OR OWENS CORNING. INSTALL INSULATION, MASTICS, ADHESIVES, COATINGS, COVERS, ETC. AS REQUIRED BY MANUFACTURER'S RECOMMENDATIONS. MATERIALS SHALL MEET REQUIREMENTS OF ADHESIVE AND SEALANT COUNCIL STANDARDS AND SMACNA.
  2. APPLY INSULATION AFTER SYSTEMS HAVE BEEN TESTED, PROVED TIGHT AND APPROVED BY ARCHITECT. REMOVE DIRT, SCALE, OIL, RUST AND OTHER FOREIGN MATTER PRIOR TO INSTALLATION OF INSULATION.
  3. LEAKS IN VAPOR BARRIER OR VOIDS IN INSULATION WILL NOT BE ACCEPTED.
  4. ASTM E-84 MINIMUM FIRE HAZARD RATINGS SHALL BE 25 FLAME-SPREAD, 50 FUEL CONTRIBUTED AND 50 SMOKE DEVELOPED.
  5. WHERE DUCTS ARE INSULATED, FLEXIBLE CONNECTIONS TO DUCTS SHALL BE INSULATED.
  6. INSULATE STANDING SEAMS WITH SAME MATERIAL AND THICKNESS AS DUCT.
  7. INSULATION SHALL BE CONTINUOUS THROUGH WALL AND CEILING OPENINGS AND IN SLEEVES.
  8. TRANSMISSION RATES OF VAPOR BARRIERS SHALL NOT EXCEED 0.02 PERMS.
- B. RECTANGULAR AND CIRCULAR DUCTWORK
  1. INSULATE ALL SUPPLY AND RETURN AIR DUCTS IN CONCEALED SPACES WITH 2" (R-6) THICK FIBERGLASS DUCT WRAP WITH FOIL-KRAFT FLAME RESISTANT VAPOR BARRIER.
  2. INSULATION DENSITY SHALL BE 3/4 LB. PER CUBIC FOOT AND MAXIMUM K-FACTOR SHALL BE 0.3 AT 75°F MEAN TEMPERATURE.
  3. COVER BREAKS IN VAPOR MATERIAL WITH PATCHES OF SAME MATERIAL, SECURED WITH ADHESIVE AND STAPLES. SEAL STAPLES WITH MATCHING FOIL FACE TYPE.

- 2.3 REGISTERS, GRILLES, AND DIFFUSERS
- A. REGISTERS, GRILLES AND DIFFUSERS SHALL BE OF STEEL AND/OR ALUMINUM CONSTRUCTION IN THE MODEL SIZE AND CAPACITY SCHEDULED ON THE DRAWINGS.
- B. EQUIPMENT SHALL BE AS MANUFACTURED BY PRICE, TITUS, KREUGER OR APPROVED EQUAL.
- C. FINISH AND STYLES TO CONFORM WITH BUILDING STANDARD.
- D. ALL REGISTERS, GRILLES, AND DIFFUSERS SHALL BE FURNISHED WITH INDIVIDUALLY ADJUSTABLE OPPOSED BLADE VOLUME CONTROL DAMPERS UNLESS SPECIFIED OTHERWISE.

- 2.4 REGISTERS, GRILLES, AND DIFFUSERS
- A. REGISTERS, GRILLES AND DIFFUSERS SHALL BE OF STEEL AND/OR ALUMINUM CONSTRUCTION IN THE MODEL SIZE AND CAPACITY SCHEDULED ON THE DRAWINGS.
- B. EQUIPMENT SHALL BE AS MANUFACTURED BY PRICE, TITUS, KREUGER OR APPROVED EQUAL.
- C. FINISH AND STYLES TO CONFORM WITH BUILDING STANDARD.
- D. ALL REGISTERS, GRILLES, AND DIFFUSERS SHALL BE FURNISHED WITH INDIVIDUALLY ADJUSTABLE OPPOSED BLADE VOLUME CONTROL DAMPERS UNLESS SPECIFIED OTHERWISE.

- 2.5 AUTOMATIC TEMPERATURE CONTROLS AND OTHER CONTROL COMPONENTS
- A. GENERAL: THERMOSTAT CONTROLS SHALL BE WIRED FOR LOW VOLTAGE (24V) OPERATION, UNLESS OTHERWISE SPECIFIED. PROVIDE LINE VOLTAGE (115V AND HIGHER) TO LOW VOLTAGE (24V) TRANSFORMER AND WIRING AS REQUIRED TO PROVIDE THE SEQUENCE OF OPERATION.
- B. MOTORIZED DAMPERS FOR OUTDOOR AIR INTAKE AND EXHAUST OPENINGS: ALL INTAKE AND EXHAUST OPENINGS INTEGRAL TO THE BUILDING ENVELOPE SHALL BE EQUIPPED WITH NOT LESS THAN A CLASS I MOTORIZED, LEAKAGE-RATED DAMPER WITH A MAXIMUM LEAKAGE RATE OF 4 CFM PER SQUARE FOOT AT 1.0 INCHES WATER GAUGE WHEN TESTED IN ACCORDANCE WITH AMCA 5000. APPLICABLE OPERABLE DAMPERS SHALL BE INSTALLED WHEN THE AIR BARRIER IS PENETRATED BY FIXED OPEN LOUVERS SUCH AS IN MACHINE ROOMS

- 2.6 SEQUENCE OF OPERATIONS
- A. EXISTING SINGLE-ZONE SPLIT-SYSTEM:
  1. AIR HANDLER UNIT SHALL CYCLE REFRIGERANT VALVE TO MAINTAIN A SPACE TEMPERATURE OF 74°F (OWNER SELECTABLE)
  2. MD-1 SHALL OPEN DURING AIR HANDLER OPERATION AND SHALL CLOSE WHEN THE AIR HANDLER IS POWERED OFF.
- D. ELECTRIC HEAT [EBB-1; EBB-2]
  1. EBB-1:
    - o THE ELECTRIC BASE BOARD HEATER SHALL BE CONTROLLED BY THE NEW PROGRAMMABLE THERMOSTAT PROVIDED FOR THE EXISTING SPLIT SYSTEM AIR HANDLER OPERATION. ON A CALL FOR HEAT, A LOW VOLTAGE RELAY SHALL ENERGIZE THE ELECTRIC BASEBOARD TO MAINTAIN A SPACE TEMPERATURE SET POINT OF 72°F (OWNER SELECTABLE)
  2. EBB-2:
    - o THE ELECTRIC BASE BOARD HEATER SHALL BE CONTROLLED BY A LINE VOLTAGE THERMOSTAT. THE LINE VOLTAGE THERMOSTAT SHALL CYCLE THE HEATER ON AND OFF TO MAINTAIN A SPACE TEMPERATURE OF 72°F (OWNER SELECTABLE)

PART 3: EXECUTION

- 3.1 TESTING AND CLOSEOUT
- A. CLEANING:
  1. UPON COMPLETION ALL SHEET METAL WORK SPECIFIED UNDER THIS SECTION IS TO BE CLEANED. ALL EQUIPMENT IS TO BE CLEANED, ALL TRIM INSTALLED, ALL PROTECTIVE OIL, TAPE OR OTHER MATERIALS USED TO PROTECT WORK ARE TO BE REMOVED.
  2. ALL DUCTS, FANS, AND EQUIPMENT SHALL BE THOROUGHLY CLEANED INSIDE AND OUTSIDE AND BLOWN OUT TO PREVENT AND DEBRIS FROM DAMAGING FAN SHIELDS OR DEBRIS HANGING THROUGH REGISTERS OR DIFFUSERS WHEN SYSTEMS ARE PLACED IN OPERATION. ALL TEMPORARY CONNECTIONS REQUIRED FOR BLOWING OUT THE SYSTEMS, CHEESECLOTH FOR ALL DUCT OPENINGS, AND ANY OTHER EQUIPMENT OR LABOR FOR CLEANING, SHALL BE PROVIDED BY THE HVAC CONTRACTOR. THE ENTIRE HVAC SYSTEM SHALL BE KEPT CLEAN UNTIL FINAL ACCEPTANCE. ANY DAMAGE TO CEILINGS BY THE HVAC CONTRACTOR SHALL BE RECTIFIED BY HIM AT NO ADDITIONAL CHARGE TO THE OWNER, TO THE SATISFACTION OF THE DESIGNER.

- 3.2 OPERATING AND MAINTENANCE INSTRUCTIONS
- A. PRIOR TO COMPLETION OF THE CONTRACT, PROVIDE FIELD AND WRITTEN OPERATING INSTRUCTIONS TO THE OWNER'S DESIGNATED REPRESENTATIVE WITH RESPECT TO OPERATION FUNCTIONS AND MAINTENANCE PROCEDURES FOR ALL EQUIPMENT AND SYSTEMS INSTALLED.
- B. ALL OPERATING EQUIPMENT INSTALLED UNDER THIS SECTION SHALL BE PLACED IN OPERATION AND SHALL FUNCTION CONTINUOUSLY IN AN OPERATING TEST FOR A PERIOD OF THREE DAYS, WITHOUT SHUTDOWN DUE TO MECHANICAL FAILURE OR NECESSITY OF ADJUSTMENT. PRIOR TO SCHEDULING THE PROJECT FINAL INSPECTION AND AFTER COMPLETION OF ALL INSTALLATION AND RUNNING EQUIPMENT AND AUTOMATIC CONTROL ADJUSTMENTS, PERFORM AIR BALANCING AND ANY OTHER WORK REQUIRED TO PLACE THE EQUIPMENT IN COMPLETE OPERATING CONDITION TO MEET ALL REQUIREMENTS UNDER THIS SPECIFICATION. DURING THIS RUNNING TEST PERIOD, DELIVER TO THE DESIGNER TWO COMPLETE SETS OF OPERATING, SERVICE, MAINTENANCE AND REPLACEMENT DATA FOR ALL EQUIPMENT WHICH WILL REQUIRE OPERATING MAINTENANCE OR REPLACEMENT AND ONE COPY OF THIS LITERATURE SHALL BE AVAILABLE DURING THE INSTRUCTION OF THE OPERATING PERSONNEL WHILE THE OTHER IS CHECKED FOR COMPLETENESS BY THE DESIGNER. DURING ALL WORKING HOURS OF THE "OPERATING TEST", THIS CONTRACTOR'S PERSONNEL SHALL BE AVAILABLE FOR GIVING FIELD INSTRUCTION, SHALL COVER OPERATION, MAINTENANCE AND ADJUSTING OF ALL EQUIPMENT INSTALLED.

- 3.3 HOISTING, SCAFFOLDING, STAGING AND PLANKING
- A. PROVIDE, SETUP AND MAINTAIN ALL REQUIRED DERRICKS, HOISTING MACHINERY, SCAFFOLDS AND STAGING, PLANKING AND PERFORM ALL HOISTING WORK REQUIRED TO COMPLETE THE WORK OF THIS FILED SUB-BID AS INDICATED AND SPECIFIED.
- B. SCAFFOLDS SHALL HAVE SOLID BACKS AND FLOORS TO PREVENT DROPPING MATERIALS FROM THERE TO THE FLOORS OR GROUND.

- 3.4 TESTING AND BALANCING
- A. TOTAL SYSTEM BALANCE SHALL BE PERFORMED IN ACCORDANCE WITH AABC NATIONAL STANDARDS FOR FIELD MEASUREMENT AND INSTRUMENTATION, TOTAL SYSTEM BALANCE OR ASHRAE SYSTEMS HANDBOOK.
- B. PROVIDE THE FOLLOWING:
  1. BEFORE COMMENCING WORK, VERIFY THAT SYSTEMS ARE COMPLETE AND OPERABLE. ENSURE THE FOLLOWING:
    - (1) EQUIPMENT IS OPERABLE AND IN A SAFE AND NORMAL CONDITION.
    - (2) TEMPERATURE CONTROL SYSTEMS ARE INSTALLED COMPLETE AND OPERABLE.
    - (3) PROPER THERMAL OVERLOAD PROTECTION IS IN PLACE FOR ELECTRICAL EQUIPMENT.
    - (4) FILTERS ARE CLEAN AND IN PLACE. IF REQUIRED, INSTALL TEMPORARY MEDIA IN ADDITION TO FINAL FILTERS.
    - (5) DUCT SYSTEMS ARE CLEAN OF DEBRIS.
    - (6) CORRECT FAN ROTATION.
    - (7) FIRE AND VOLUME DAMPERS ARE IN PLACE AND OPEN.
    - (8) ACCESS DOORS ARE CLOSED AND DUCT END CAPS ARE IN PLACE.
    - (9) AIR OUTLETS ARE INSTALLED AND CONNECTED.
    - (10) DUCT SYSTEM LEAKAGE HAS BEEN MINIMIZED.
  2. REPORT ANY DEFECTS OR DEFICIENCIES NOTED DURING PERFORMANCE OF SERVICES TO THE ARCHITECT.
  3. PROMPTLY REPORT ABNORMAL CONDITIONS IN MECHANICAL SYSTEMS OR CONDITIONS WHICH PREVENT SYSTEM BALANCE.
  4. IF, FOR DESIGN, REASONS, SYSTEM CANNOT BE PROPERLY BALANCED, REPORT AS SOON AS OBSERVED.
  5. START OF WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
  6. PROVIDE ADDITIONAL BALANCING DEVICES AS REQUIRED.
  7. RECORDED DATA SHALL REPRESENT ACTUALLY MEASURED, OR OBSERVED CONDITION.
  8. AFTER ADJUSTMENT, TAKE MEASUREMENTS TO VERIFY BALANCE HAS NOT BEEN DISRUPTED OR THAT SUCH DISRUPTION HAS BEEN RECTIFIED.
  9. LEAVE SYSTEMS IN PROPER WORKING ORDER, REPLACING BELT GUARDS, CLOSING ACCESS DOORS, CLOSING DOORS TO ELECTRICAL SWITCH BOXES, AND RESTORING THERMOSTATS TO SPECIFIED SETTINGS.
  10. AT FINAL INSPECTION, RECHECK RANDOM SELECTIONS OF DATA RECORDED IN REPORT. RECHECK POINTS OR AREAS AS SELECTED AND WITNESSED BY THE OWNER.
  11. ADJUST AIR HANDLING AND DISTRIBUTION SYSTEMS TO PROVIDE REQUIRED OR DESIGN SUPPLY, RETURN, AND EXHAUST AIR QUANTITIES.
  12. MAKE AIR QUANTITY MEASUREMENTS IN DUCTS BY PITOT TUBE TRAVERSE OF ENTIRE CROSS SECTIONAL AREA OF DUCT.
  13. MEASURE AIR QUANTITIES AT AIR INLETS AND OUTLETS.
  14. ADJUST DISTRIBUTION SYSTEM TO OBTAIN UNIFORM SPACE TEMPERATURES FREE FROM OBJECTIONABLE DRAFTS AND NOISE.
  15. USE VOLUME CONTROL DEVICES TO REGULATE AIR QUANTITIES ONLY TO EXTENT THAT ADJUSTMENTS DO NOT CREATE OBJECTIONABLE AIR MOTION OR SOUND LEVELS. EFFECT VOLUME CONTROL BY DUCT INTERNAL DEVICES SUCH AS DAMPERS.
  16. MEASURE STATIC AIR PRESSURE CONDITIONS ON AIR SUPPLY UNITS, INCLUDING FILTER AND COIL PRESSURE DROPS, AND TOTAL PRESSURE ACROSS THE FAN. MAKE ALLOWANCES FOR SOOT LOADING OF FILTERS.
  17. ADJUST OUTSIDE AIR AUTOMATIC DAMPERS, OUTSIDE AIR, RETURN AIR AND EXHAUST AIR DAMPERS FOR DESIGN CONDITIONS.
  18. MEASURE TEMPERATURE CONDITIONS ACROSS OUTSIDE AIR, RETURN AIR AND EXHAUST AIR DAMPERS TO CHECK LEAKAGE.

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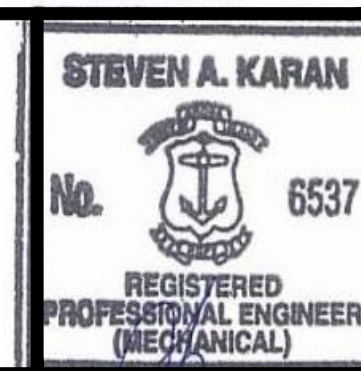


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GENERAL NOTES

1. EXISTING CONDITIONS WERE OBTAINED FROM DRAWINGS AND DATA PROVIDED BY THE OWNER AND ARE FIELD SURVEY. NO WARRANTY OF ACTUAL CONDITIONS IS INTENDED BY ARCHITECT OR OWNER. CONTRACTOR TO VERIFY AND COORDINATE ALL EXISTING CONDITIONS WITH NEW WORK PRIOR TO BID, START OF CONSTRUCTION OR ANY FABRICATION.
2. CONTRACTOR SHALL VISIT SITE, PRIOR TO BID, AND CAREFULLY INVESTIGATE AND EXAMINE THE AREA OF WORK SO AS TO SATISFY HIMSELF AS TO THE NATURE AND LOCATION OF THE WORK. CONTRACTOR TO NOTE THE CHARACTER, QUALITY, QUANTITIES OF MATERIALS REQUIRED AND DIFFICULTIES TO BE ENCOUNTERED, THE KIND AND EXTENT OF EQUIPMENT AND FACILITIES NEEDED FOR PERFORMANCE OF THE WORK AND OTHER ITEMS WHICH MAY, IN ANY WAY, AFFECT THE WORK OR CONTRACTOR'S PERFORMANCE.
3. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
4. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.
5. THE BUILDING WILL BE OCCUPIED DURING ALL OF THE CONSTRUCTION PROCESS. THE CONSTRUCTION SCHEDULE SHALL BE DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING IS OCCUPIED AND THAT IT CAN NEITHER BE CLOSED NOR CAN THE OWNER'S OPERATIONS STOP.



Date: 02/09/2024 Drawn by: KB Proj. Mgr.: GA

No.	Date	Description

MECHANICAL - SPECIFICATIONS

M3.1



### LEGEND NOTES

MOUNTING HEIGHTS SHALL BE AS INDICATED UNLESS INDICATED OTHERWISE ON ELECTRICAL DRAWINGS OR ARCHITECTURAL ELEVATIONS  
ALL SYMBOLS MAY NOT BE SHOWN ON PLANS

**HOMERUNS**

HOMERUN TO PANELBOARD. "P" DENOTES PANEL. "1" DENOTES CIRCUIT NUMBER, 20 AMP 1 POLE CIRCUIT BREAKER UNLESS INDICATED OTHERWISE. WIRING SHALL BE 2#12-1#12G IN 3/4" C. AT MINIMUM.

MULTI-POLE HOMERUN TO PANELBOARD. "P" DENOTES PANEL. "2,4,6" DENOTES CIRCUIT NUMBERS, "30/3" DENOTES 30 AMP 3 POLE CIRCUIT BREAKER. WIRING SHALL BE AS INDICATED.

### RACEWAYS AND WIRING

2#10,10#10 EMERGENCY ONLY WIRING

CABLE TRAY - REFER TO SPECIFICATIONS FOR REQUIREMENTS

FLEXIBLE CONNECTION TO EQUIPMENT. RACEWAY AND CONDUCTOR RATING TO MATCH ASSOCIATED BRANCH CIRCUIT OR FEEDER.

BRANCH CIRCUIT OR FEEDER CONCEALED IN FINISHED AREA.

BRANCH CIRCUIT OR FEEDER CONCEALED UNDER FINISHED FLOOR.

BRANCH CIRCUIT OR FEEDER TURNING UP TOWARDS OBSERVER.

BRANCH CIRCUIT OR FEEDER TURNING DOWN AWAY FROM OBSERVER.

CONDUIT STUBBED ABOVE CEILING.

### LIGHTING FIXTURES

SURFACE OR RECESSED MOUNTED LIGHTING FIXTURE ON NORMAL CIRCUIT. "A" DENOTES FIXTURE TYPE, "2" DENOTES CIRCUIT NUMBER, "3" DENOTES SWITCH CONTROL.

LIGHTING FIXTURE WIRED TO CONSTANT-ON OR NORMAL EMERGENCY CIRCUIT

SURFACE OR RECESSED MOUNTED LINEAR LIGHTING FIXTURE

PENDANT MOUNTED LINEAR LIGHTING FIXTURE

ROUND RECESSED LIGHTING FIXTURE

DECORATIVE PENDANT LIGHTING FIXTURE

WALL MOUNTED LIGHTING FIXTURE

WALL WASH OR DIRECTIONAL LIGHTING FIXTURE

CEILING MOUNTED ILLUMINATED EXIT SIGN. SINGLE OR DOUBLE FACE, WITH OR WITHOUT ARROWS AS INDICATED ON DRAWINGS

WALL MOUNTED ILLUMINATED EXIT SIGN - SHADING INDICATES FACE PLATE(S)

SELF-CONTAINED EMERGENCY LIGHTING UNIT

REMOTE EMERGENCY LIGHTING HEADS - SINGLE OR DOUBLE AS SHOWN.

POLE MOUNTED SITE LIGHTING FIXTURE

TRACK LIGHTING AND HEADS; LENGTH OF TRACK AND QUANTITY OF HEADS AS SHOWN ON FLOOR PLANS

INVERTER

### LIGHTING CONTROL DEVICES

Sa SINGLE POLE TOGGLE SWITCH; SUBSCRIPT INDICATES LIGHTING FIXTURE CONTROL.

S3a THREE WAY TOGGLE SWITCH; SUBSCRIPT INDICATES LIGHTING FIXTURE CONTROL.

S4a FOUR WAY TOGGLE SWITCH; SUBSCRIPT INDICATES LIGHTING FIXTURE CONTROL.

SKa KEY OPERATED SWITCH; SUBSCRIPT INDICATES LIGHTING FIXTURE CONTROL.

SP SINGLE POLE TOGGLE SWITCH WITH RED PILOT LIGHT.

SDa DIMMER SWITCH; SUBSCRIPT INDICATES LIGHTING FIXTURE CONTROL.

OS CEILING MOUNTED OCCUPANCY SENSOR.

CS CEILING MOUNTED VACANCY SENSOR.

WC WALL MOUNTED VACANCY SENSOR.

VS WALL MOUNTED VACANCY SENSOR.

PC PHOTOCCELL.

TC TIME CLOCK.

### RECEPTACLES AND POWER DEVICES

IG 2 48" WP DUPLEX RECEPTACLE. "2" DENOTES CIRCUIT NUMBER, "48" DENOTES MOUNTING HEIGHT (18" UNLESS OTHERWISE NOTED), "IG" DENOTES ISOLATED GROUND TYPE DEVICE, "WP" DENOTES WEATHER PROOF COVER

DUPLEX RECEPTACLE MOUNTED 6" ABOVE COUNTER TOP OR AS INDICATED ON ARCHITECTURAL PLANS

DOUBLE DUPLEX RECEPTACLE

DOUBLE DUPLEX RECEPTACLE MOUNTED 6" ABOVE COUNTER TOP OR AS INDICATED ON THE ARCHITECTURAL PLANS

DUPLEX RECEPTACLE ONE HALF SWITCH CONTROLLED

DUPLEX RECEPTACLE FOR ELECTRIC WATER COOLER. PROVIDE DEDICATED 20A/1P GFCI CIRCUIT BREAKER UNLESS NOTED OTHERWISE.

DUPLEX RECEPTACLE FLOOR MOUNTED

SPECIAL PURPOSE RECEPTACLE, "L6-30" DENOTES TYPE, SEE POWER PLANS FOR EXACT TYPES USED

SINGLE RECEPTACLE

DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE

CEILING MOUNTED DUPLEX RECEPTACLE

DUPLEX RECEPTACLE WITH (2) USB TYPE A PORTS.

FACTORY WIRED, FIELD ASSEMBLED UL LISTED, MULTIOUTLET ASSEMBLY. "12" DENOTES SINGLE RECEPTACLES MOUNTED ON 12" CENTERS

FIELD WIRED, UL LISTED, OF MULTIOUTLET ASSEMBLY, QUANTITY AND TYPE DEVICES AS INDICATED

SURFACE MOUNTED RACEWAY, DIVIDED RACEWAY WITH DATA AND DUPLEX RECEPTACLES AS INDICATED

POWER POLE ASSEMBLY

FIRE RATED POKE-THRU WITH FLUSH MOUNTED DEVICES. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.

FIRE RATED FURNITURE FEED WITH FLEXIBLE CONNECTION TO FURNITURE SYSTEM. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.

FIRE RATED FLOOR BOX WITH FLUSH MOUNTED DEVICES. REFER TO DRAWINGS FOR ADDITIONAL INFORMATION.

### POWER DISTRIBUTION SYSTEM

DISTRIBUTION PANEL

PANELBOARD, SURFACE MOUNTED

PANELBOARD, FLUSH MOUNTED

JUNCTION BOX, SIZED PER NEC

MOTOR. "2" DENOTES HORSEPOWER

MANUAL MOTOR STARTER WITH THERMAL OVERLOAD. "P" DENOTES PILOT LIGHT

MAGNETIC MOTOR STARTER WITH ENCLOSURE, MINIMUM SIZE NEMA 1

NON-FUSED DISCONNECT SWITCH: "30/3" DENOTES 30 AMP/3 POLE SWITCH

FUSED DISCONNECT SWITCH: "30/20/3" DENOTES 30 AMP/3 POLE SWITCH, 20 AMP FUSES

COMBINATION MAGNETIC STARTER AND FUSED DISCONNECT SWITCH. SIZE OF STARTER, SWITCH AND FUSE AS REQUIRED

DRY-TYPE DISTRIBUTION TRANSFORMER. "15" DENOTES SIZE.

AUTOMATIC TRANSFER SWITCH

"K" FACTOR DRY TYPE TRANSFORMER. "2" DENOTES SIZE

TRANSIENT VOLTAGE SURGE SUPPRESSION

METER SOCKET AND UTILITY METER BY UTILITY COMPANY

ENCLOSED CIRCUIT BREAKER

UNINTERRUPTIBLE POWER SUPPLY

ELECTRICAL GROUNDING BUSBAR

ELECTRICAL MAIN GROUNDING BUSBAR

GROUND

### TELECOMMUNICATIONS

TELECOMMUNICATIONS:  
E.C. SHALL PROVIDE A DOUBLE GANG BACK BOX WITH SINGLE GANG REDUCER, 1" CONDUIT AND PULLSTRING STUBBED OUT ABOVE ACCESSIBLE CEILING AT ALL LOCATIONS. ALL DEVICES SHALL BE MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.

TELEPHONE OUTLET

TELEPHONE OUTLET MOUNTED 54" AFF

TELEPHONE OUTLET FLOOR MOUNTED

COMPUTER SYSTEM OUTLET

COMPUTER SYSTEM OUTLET, FLOOR MOUNTED

COMBINATION TELEPHONE/DATA OUTLET

COMBINATION TELEPHONE/DATA POWER POLE ASSEMBLY

TELECOMMUNICATIONS GROUNDING BUSBAR

TELECOMMUNICATIONS MAIN GROUNDING BUSBAR

### ABBREVIATIONS

3R NEMA 3R RATING	JB JUNCTION BOX
4X NEMA 4X RATING	KCMIL ONE THOUSAND CIRCULAR MILS
A/AMP AMPERES	KVA KILOVOLT-AMPERES
AC ALTERNATING CURRENT	KW KILOWATTS
ADA AMERICAN WITH DISABILITIES ACT	MCA MINIMUM CIRCUIT AMPS
AF AMPERE FRAME	MCB MAIN CIRCUIT BREAKER
AFB ABOVE FINISHED FLOOR	MCC MOTOR CONTROL CENTER
AFG ABOVE FINISHED GRADE	MD MOTORIZED DAMPER
AHJ AUTHORITY HAVING JURISDICTION	MLO MAIN LUGS ONLY
AIC AMPERE INTERRUPTING CAPACITY	MOCP MAXIMUM OVER-CURRENT PROTECTION
AL ALUMINUM	MH MANHOLE
AT AMPERE TRIP	N NEUTRAL
ARCH ARCHITECT	NC NORMALLY CLOSED
ATS AUTOMATIC TRANSFER SWITCH	NEC NATIONAL ELECTRICAL CODE
AWG AMERICAN WIRE GAUGE	NL NIGHT LIGHT
BFG BELOW FINISHED GRADE	NO NOT IN CONTRACT
C CONDUIT	NO NORMALLY OPEN
C.T. CURRENT TRANSFORMER	NTS NOT TO SCALE
CAT CATALOG	Ø PHASE
CATV CABLE TELEVISION	P POLE
CB CIRCUIT BREAKER	PC PLUMBING CONTRACTOR
CCTV CLOSED CIRCUIT TV SYSTEM	P.T. POTENTIAL TRANSFORMER
CD CANDELA	PVC POLYVINYL CHLORIDE
CKT CIRCUIT	SN SOLID NEUTRAL
CU COPPER	SM SURFACE MOUNT
dB DECIBEL	ST SHUNT TRIP
DC DIRECT CURRENT	T/D TEL/DATA
DWG DRAWING	TEL TELEPHONE
E WIRED ON EMERGENCY CIRCUIT	TVSS TRANSIENT VOLTAGE SURGE SUPPRESSOR
EC ELECTRICAL CONTRACTOR	TYP TYPICAL
EM EMERGENCY	UG UNDERGROUND
F FAHRENHEIT	UL UNDERWRITERS LABORATORIES
FBA FINISH BY ARCHITECT	UNO UNLESS NOTED OTHERWISE
FLA FULL LOAD AMPERES	UPS UNINTERRUPTIBLE POWER SUPPLY
G GROUND	V VOLTS
GC GENERAL CONTRACTOR	VA VOLT-AMPERE
GFCI GROUND FAULT CIRCUIT INTERRUPTER	VFD VARIABLE FREQUENCY DRIVE
HH HAND HOLE	VIF VERIFY IN FIELD
HP HORSE POWER	W WATT
HVAC HEATING, VENTILATION, AIR CONDITIONING CONTRACTOR	WP WEATHERPROOF
HZ HERTZ	XFMR TRANSFORMER
IG ISOLATED GROUND	

### MISCELLANEOUS

CONTROL PANEL

PULL BOX - SIZED PER NEC FOR CONDUITS ENTERING AND LEAVING AS REQUIRED

CABLE TELEVISION OUTLET, WALL MOUNTED. E.C. SHALL PROVIDE 3/4" EMPTY CONDUIT WITH PULL STRING TO NEAREST ACCESSIBLE CEILING. PROVIDE FACEPLATE WITH TYPE "F" CONNECTOR AT BOX.

GARAGE DOOR 3 BUTTON CONTROL STATION.

PUSHBUTTON AND PLATE

120 VOLT RECESSED CLOCK HANGER OUTLET

CENTRAL SYSTEM CLOCK WIRED TO CORRECTIVE CLOCK WIRING SYSTEM 1/2" DIAMETER UNLESS OTHERWISE NOTED "SP" DENOTES SHATTER GUARD

CLOCK/SPEAKER COMBINATION

MASTER CLOCK PANEL

INTERCOM

MASTER INTERCOM PANEL

DOOR BELL/BUZZER, LOW VOLTAGE

LOW VOLTAGE TRANSFORMER

MUSHROOM TYPE PUSHBUTTON STATION FOR ACTIVATION OF SHUNT-TRIP DEVICE ON INDICATED CIRCUIT BREAKER

COAXIAL CABLE OUTLET

PARTIAL PLAN/DETAIL CALL OUT TAG. TOP NUMBER INDICATES PLAN/DETAIL AND BOTTOM NUMBER INDICATES SHEET CONTAINING PLAN/DETAIL.

FLUSH VALVE/SENSOR FAUCET POWER CONNECTION TO ALL TRANSFORMERS FOR PLUMBING FIXTURES IN ROOM COORDINATE EXACT REQUIREMENTS AND LOCATIONS WITH PLUMBING CONTRACTOR.

### DEMOLITION AND REMOVAL WORK

- REMOVE ALL ELECTRICAL EQUIPMENT, WIRING, AND OTHER ELECTRICAL WORK AS REQUIRED. DISCONNECT LOAD AND LINE END OF CONDUCTORS FEEDING DEVICES WHICH ARE TO BE REMOVED OR ABANDONED. REMOVE CONDUCTORS NO LONGER IN USE. CUT BACK TO FLOOR, WALL, OR CEILING AND PLUG BOTH ENDS OF CONCEALED CONDUITS MADE OBSOLETE BY THIS ALTERATION. REMOVE EXPOSED OR ABANDONED CIRCUITS AND OUTLETS. REMOVE MATERIAL AND EQUIPMENT AND DISPOSE OF AS DIRECTED.
- WHEREVER IT IS REQUIRED TO DISCONNECT OR REMOVE ANY PART OF AN EXISTING CIRCUIT, IMMEDIATELY RECONNECT THAT CIRCUIT OR REESTABLISH SERVICE IN THE REMAINING PORTION OF THE CIRCUIT. THE WORK SHALL ALSO INCLUDE THE REMOVAL OF MATERIALS AS DIRECTED. PRIOR TO REMOVING EQUIPMENT AND MATERIAL FROM PROJECT SITE, THE BUILDING MANAGER OR OWNER WILL INSPECT AND ADVISE WHICH ITEMS WILL BE STORED.
- WHERE EXISTING RECEPTACLES AND/OR SWITCHES ARE LOCATED IN COLUMNS AND/OR EXTERIOR WALLS, AND ARE NOT TO BE REUSED, REMOVE RECEPTACLE AND CAP OUTLET BOX. RECEPTACLES SHOWN ON PARTITIONS TO BE REMOVED SHALL HAVE ALL WIRING AND CONDUIT REMOVED AS WELL.
- WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF CONDUITS, EQUIPMENT, OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE, AND FINISH WITH THAT OR SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR.
- SHOULD ANY DAMAGE DUE TO THE EXECUTION OF THIS CONTRACT OCCUR TO THE FURNITURE, FIXTURES, OR ANY OTHER EQUIPMENT OR APPARATUS, SUCH DAMAGES SHALL BE PROPERLY REPAIRED WITH THE SUPPLY OF NEW ARTICLES AND MADE GOOD WITHOUT EXTRA CHARGE.
- WHERE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT WILL RESULT IN OUTAGES IN AREA NOT TO BE DEMOLISHED, THIS CONTRACTOR SHALL COORDINATE IN ADVANCE AND OBTAIN THE APPROVAL OF THE BUILDING MANAGER OR OWNER.

### LIGHTING FIXTURE NOTES

- PROVIDE ACCESSORIES AND MOUNTING HARDWARE FOR ALL FIXTURES.
- COLORS SHALL BE AS SELECTED BY ARCHITECT.
- COORDINATE EXACT LOCATIONS OF ALL FIXTURES WITH ARCHITECT'S REFLECTED CEILING PLAN, ELEVATIONS, SECTIONS, AND THE WORK OF OTHER TRADES PRIOR TO ROUGH-IN.
- E.C. SHALL ENSURE THAT ALL PROPOSED SWITCHES AND DIMMER SWITCHES ARE COMPATIBLE WITH THE LIGHT FIXTURE(S) INDICATED TO BE CONTROLLED. INSTALL ALL SWITCHES AND DIMMER SWITCHES PER MANUFACTURER'S RECOMMENDATIONS AND REQUIREMENTS.
- ALL SELF CONTAINED EMERGENCY LIGHTING UNITS AND EXIT LIGHTING IN THE BUILDING SHALL BE CONNECTED TO THE NEAREST UN-SWITCHED LIGHTING CIRCUIT SERVING THE AREA WITH 2#12 & 1#12G, 3/4" CONDUIT UNLESS OTHERWISE NOTED.
- LOCATIONS OF ALL SWITCHES SHALL COMPLY WITH ADA CRITERIA.
- WHERE SWITCH CONTROLS ("a", "b", ETC.) ARE INDICATED, WIRE THE SWITCHES TO THE RESPECTIVE LIGHT FIXTURE. IF A FIXTURE HAS TWO OR MORE SWITCH DESIGNATIONS, WIRE FIXTURE SO THAT IT WILL BE CONTROLLED BY THE SWITCHES INDICATED.
- WIRE EXIT SIGNS TO LIGHTING CIRCUIT SERVING THE AREA AHEAD OF ALL CONTROLS.
- WIRE NIGHT LIGHTING FIXTURES FOR 24/7 OPERATION VIA UN-SWITCHED CIRCUIT AS INDICATED.
- METAL ROOF DECKS SHALL NOT BE TAPPED FOR SUPPORT OF ANY LIGHTING FIXTURES OR ELECTRICAL EQUIPMENT. PROVIDE UNISTRUT OR OTHER SUPPLEMENTAL SUPPORT FITTINGS TO BE ATTACHED TO BUILDINGS STRUCTURAL FRAMING AS REQUIRED TO SUPPORT ALL LIGHTING FIXTURES AND ELECTRICAL EQUIPMENT.

### BRANCH CIRCUIT WIRING NOTES

- WIRING IS SHOWN ON DRAWINGS ONLY FOR SPECIFIC ROUTES OR SPECIAL CONDITIONS.
- WIRING AND CONDUIT SHALL BE REQUIRED BETWEEN ALL OUTLETS INDICATED WITH CIRCUIT NUMBERS AND PANEL DESIGNATIONS.
- ALL SWITCH CONTROLS SHALL BE PROVIDED WITH WIRING AND CONDUIT AS REQUIRED.
- ALTHOUGH ALL BRANCH CIRCUIT WIRING AND CONDUIT IS NOT SHOWN, IT IS THE INTENT OF THESE DOCUMENTS THAT A COMPLETE BRANCH CIRCUIT WIRING SYSTEM BE INSTALLED.
- A GREEN GROUNDING CONDUCTOR SHALL BE RUN WITH ALL CIRCUITS. VERIFY CONDUIT SIZE TO ENSURE IT CAN ACCOMMODATE ALL PHASE, NEUTRAL AND GROUND CONDUCTORS.
- PROVIDE A NEUTRAL CONDUCTOR TO ALL NEW LIGHTING SWITCH BOXES PER NEC ARTICLE 404.2.
- IN ALL NON-DWELLING TYPE OCCUPANCIES, ALL 125-VOLT THROUGH 250-VOLT RECEPTACLES SUPPLIED BY SINGLE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, 50 AMPERES OR LESS, AND ALL RECEPTACLES SUPPLIED BY THREE-PHASE BRANCH CIRCUITS RATED 150 VOLTS OR LESS TO GROUND, 100 AMPERES OR LESS, SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL PER NEC ARTICLE 210.8(B)(2).
- WHERE EXISTING SWITCHES AND RECEPTACLES ARE INDICATED TO REMAIN, THIS CONTRACTOR SHALL REPLACE SAID DEVICE(S) AND DEVICE PLATE(S) WITH NEW TO MATCH THE NEW CONSTRUCTION. WHERE THEY ARE INDICATED AS RELOCATED, EXTEND BRANCH CIRCUIT WIRING TO NEW LOCATION AND PROVIDE NEW DEVICE AND DEVICE PLATE TO MATCH NEW CONSTRUCTION.

### MECHANICAL/PLUMBING EQUIPMENT TAG

MECHANICAL/PLUMBING EQUIPMENT TAG. "RTU" DENOTES EQUIPMENT TYPE. "1" DENOTES EQUIPMENT NUMBER. REFER TO "SCHEDULE FOR MECHANICAL/PLUMBING EQUIPMENT" FOR ALL CIRCUIT INFORMATION, INCLUDING BUT NOT LIMITED TO BRANCH CIRCUIT WIRING, CONDUIT SIZE, VOLTAGE, PHASE, DISCONNECT SWITCH, AND CIRCUIT BREAKER. REFER TO MECHANICAL, PLUMBING, AND FIRE PROTECTION PLANS FOR EXACT EQUIPMENT LOCATIONS AND EQUIPMENT TYPE ABBREVIATIONS.

### DEMOLITION LEGEND

ETR "ETR" DENOTES EXISTING ELECTRICAL DEVICE WHICH IS TO REMAIN.

ETD "ETD" DENOTES EXISTING ELECTRICAL DEVICE WHICH IS TO BE DEMOLISHED. PULL BACK WIRING AND CONDUIT BACK TO NEXT ACTIVE OUTLET OR POWER SOURCE.

ETRL "ETRL" DENOTES EXISTING ELECTRICAL DEVICE TO BE DISCONNECTED AND RELOCATED. EXISTING CIRCUIT SHALL BE EXTENDED AS REQUIRED TO NEW LOCATION OF EXISTING ELECTRICAL DEVICE.

RL "RL" DENOTES NEW LOCATION OF RELOCATED EXISTING ELECTRICAL DEVICE.

ETRP "ETRP" DENOTES EXISTING DEVICE TO BE REMOVED AND REPLACED. EXISTING CIRCUIT/WIRING AND BACK BOX SHALL REMAIN. NEW DEVICE SHALL BE LOCATED IN PLACE.

RP "RP" DENOTES REPLACED DEVICE.

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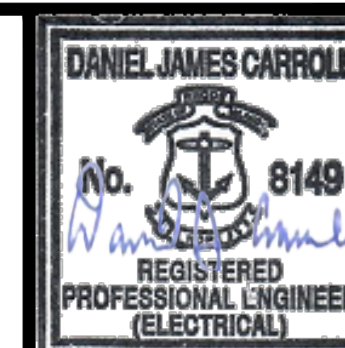


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Date: 02/09/2024

Drawn by: DD Proj. Mgr.: DC

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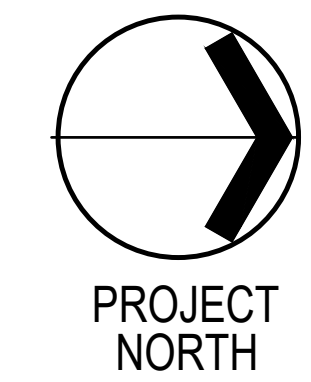
### ELECTRICAL LEGEND, NOTES, & ABBREVIATIONS

# E0.0

23063 - E0.0 9 of 16

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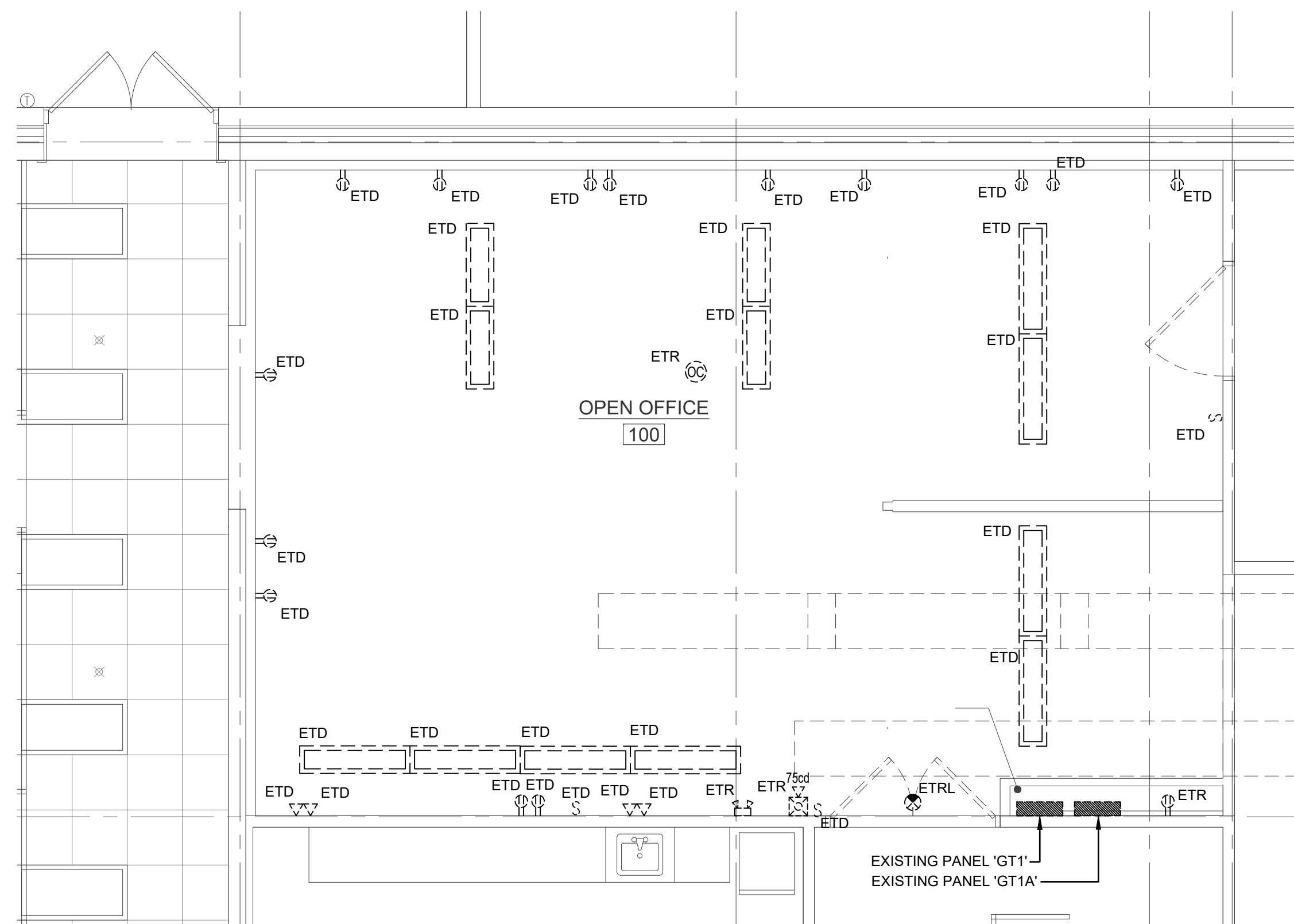
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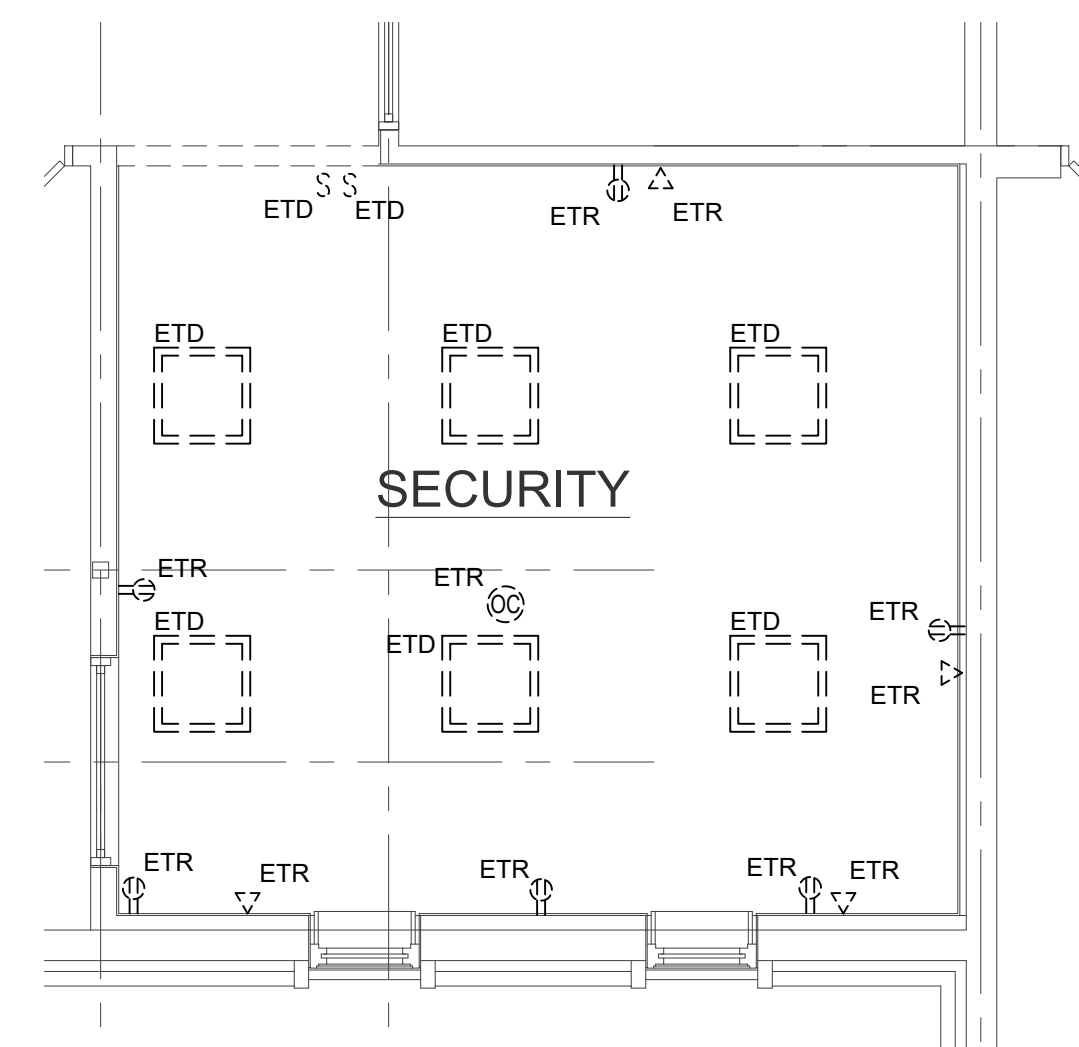
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### GENERAL NOTES

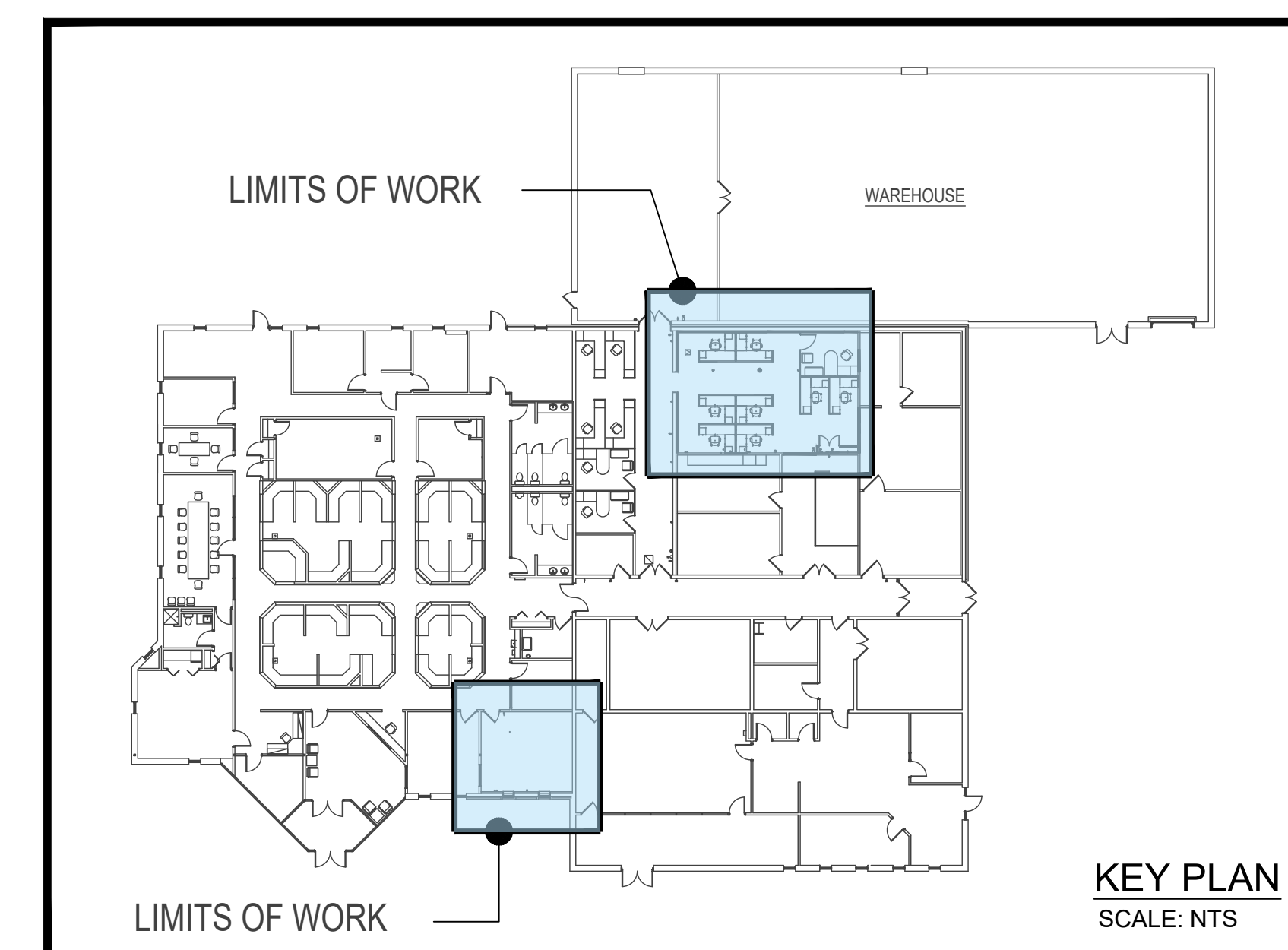
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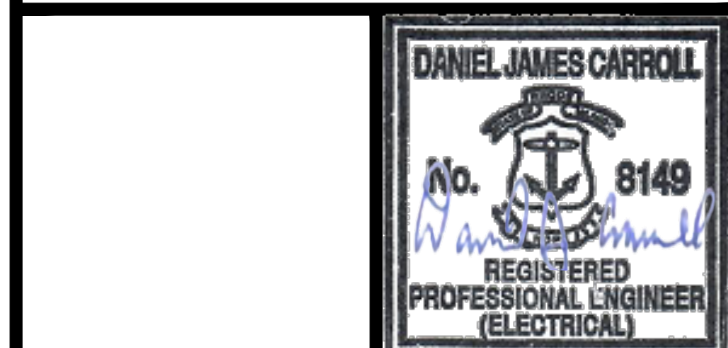
1 PARTIAL DEMOLITION FLOOR PLAN - LIGHTING & POWER  
E1.0 1/4"=1'-0"



2 SECURITY DEMOLITION FLOOR PLAN - LIGHTING & POWER  
E1.0 1/4"=1'-0"



KEY PLAN  
SCALE: NTS

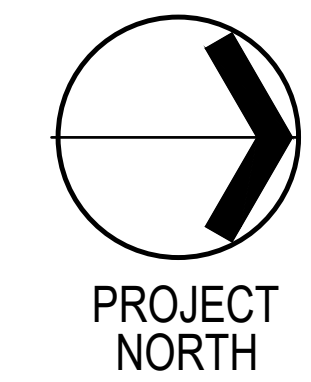


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### PARTIAL DEMOLITION FLOOR PLANS - LIGHTING & POWER

# E1.0



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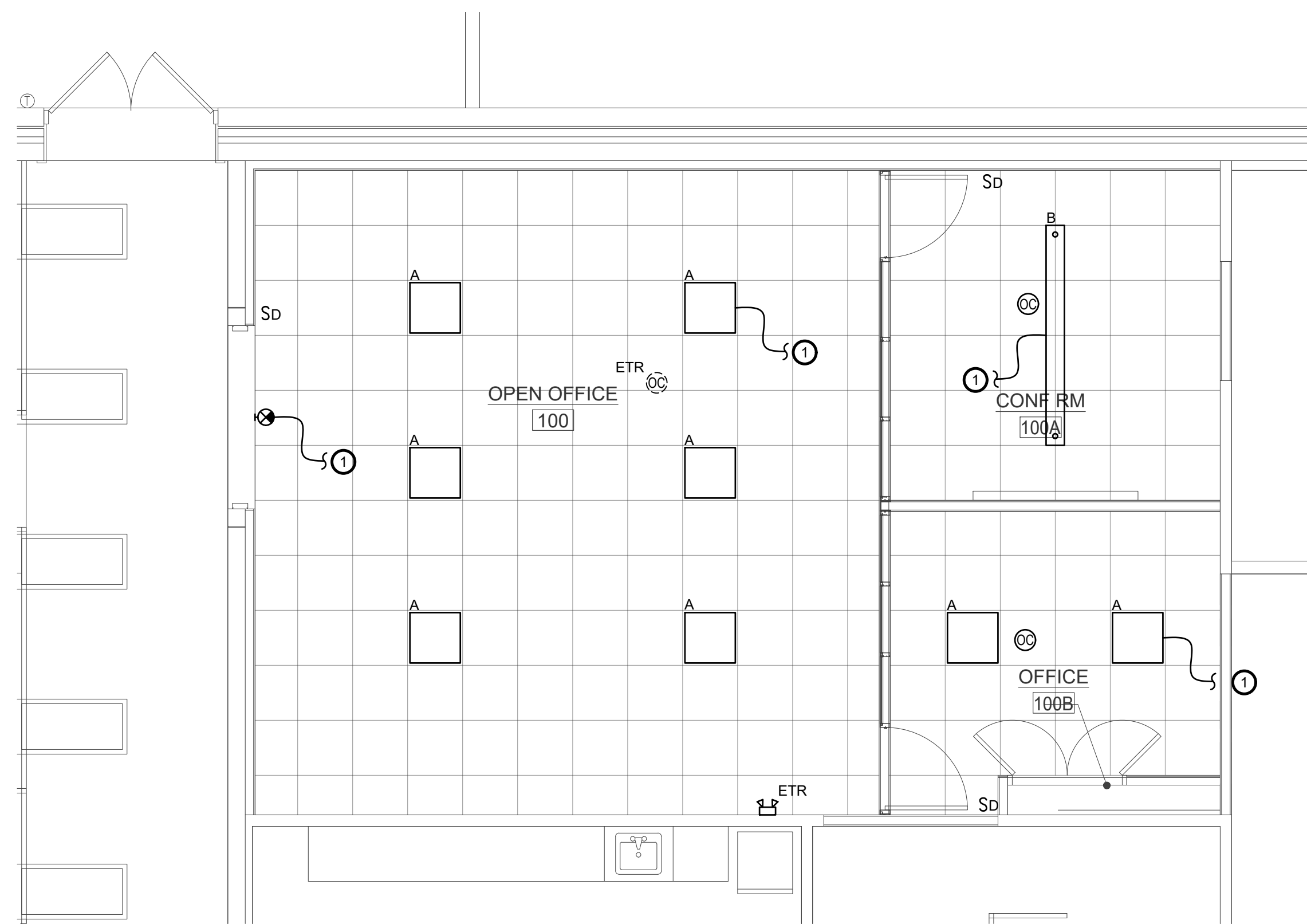
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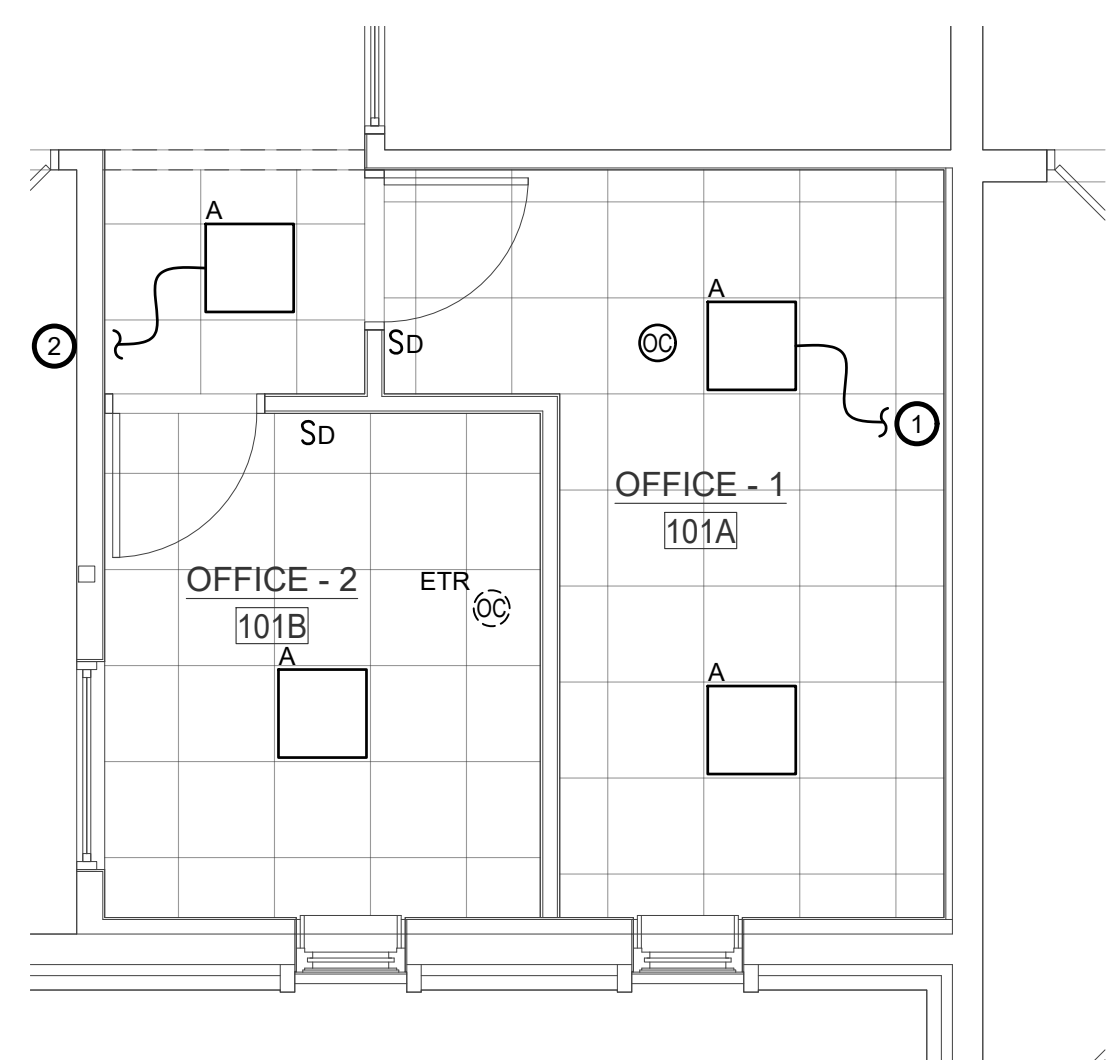
**PARTIAL NEW FLOOR PLANS - LIGHTING**

**E2.0**

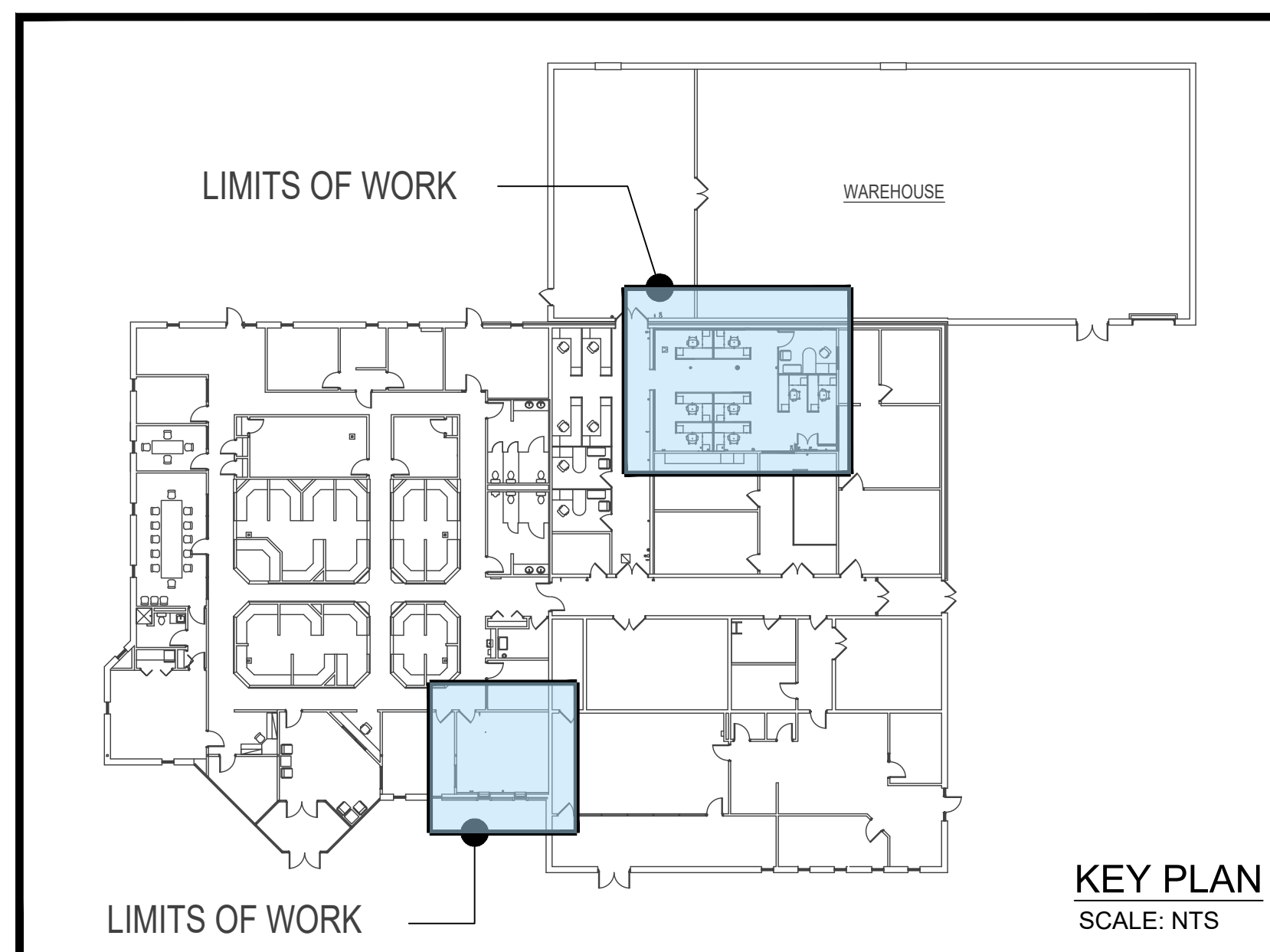
- KEYED SHEET NOTES**
- CONNECT TO EXISTING CIRCUIT FORMERLY SERVING LIGHTING IN THIS ROOM.
  - CONNECT TO EXISTING CORRIDOR CIRCUIT AND CONTROLS.



**1 PARTIAL NEW FLOOR PLAN - LIGHTING**  
E2.0 1/4"=1'-0"

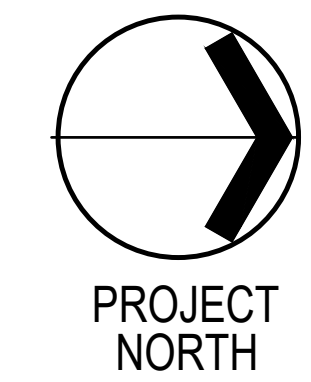


**2 NEW SECURITY FLOOR PLAN - LIGHTING**  
E2.0 1/4"=1'-0"



**KEY PLAN**  
SCALE: NTS





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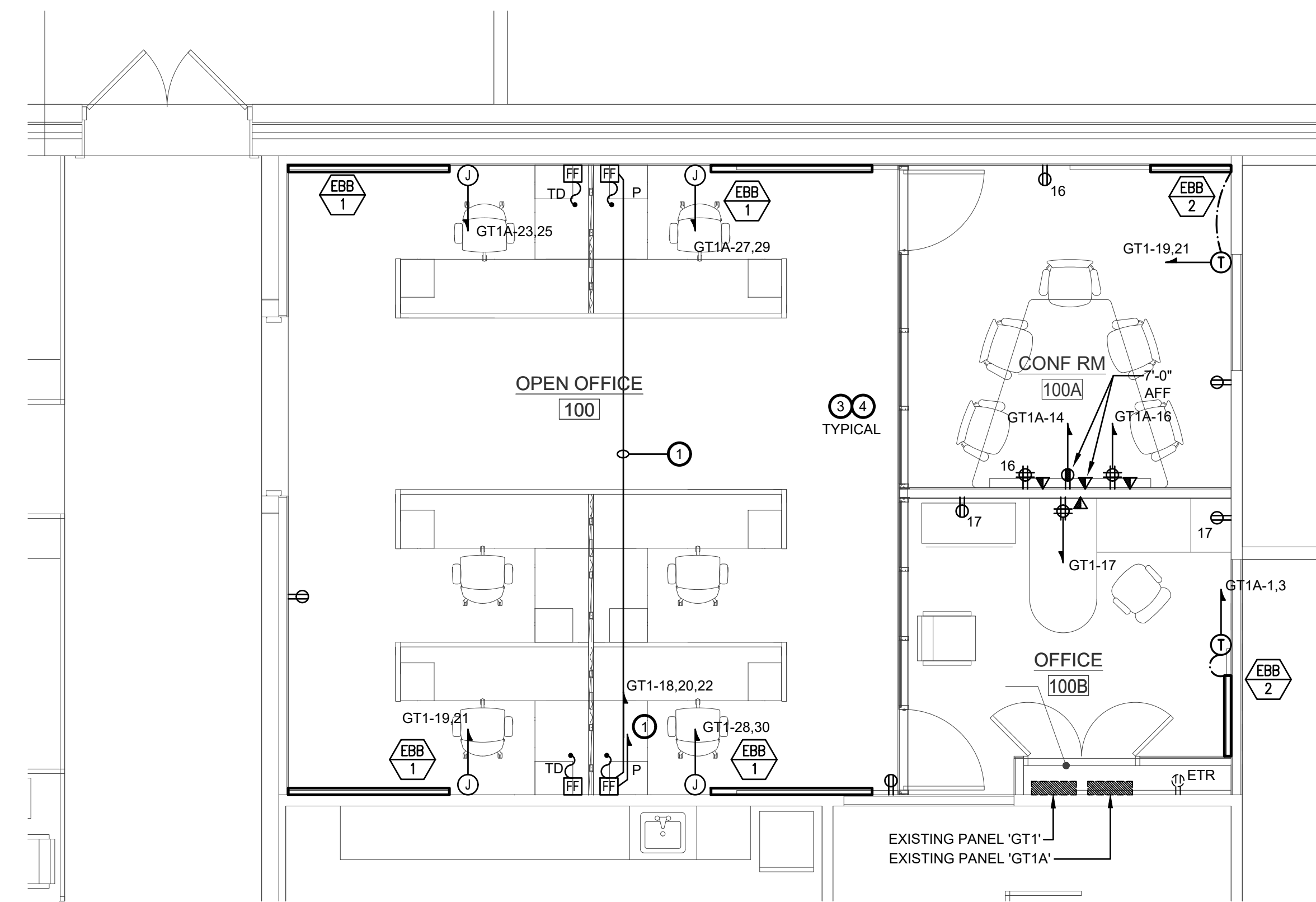
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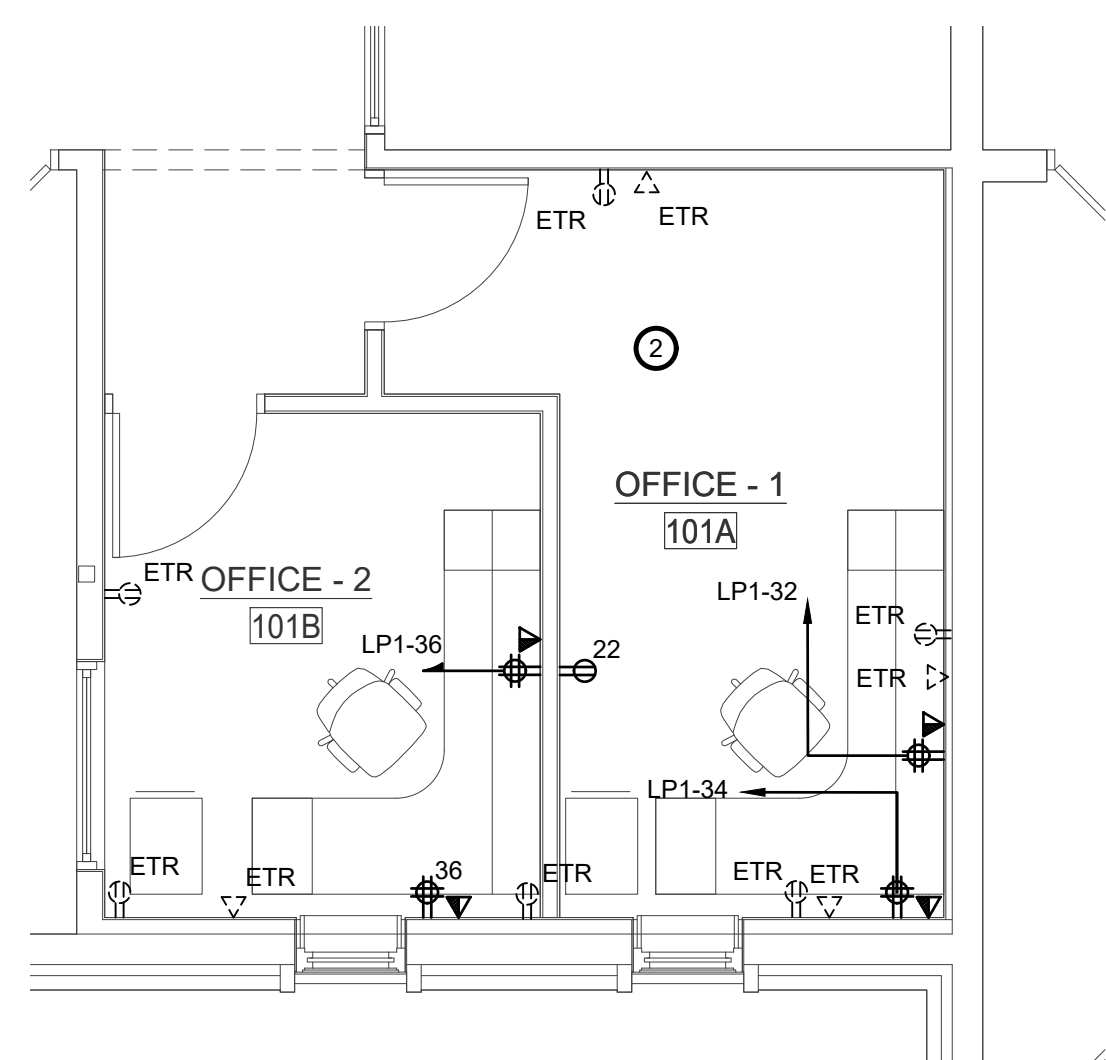
### PARTIAL NEW FLOOR PLANS - POWER

# E3.0

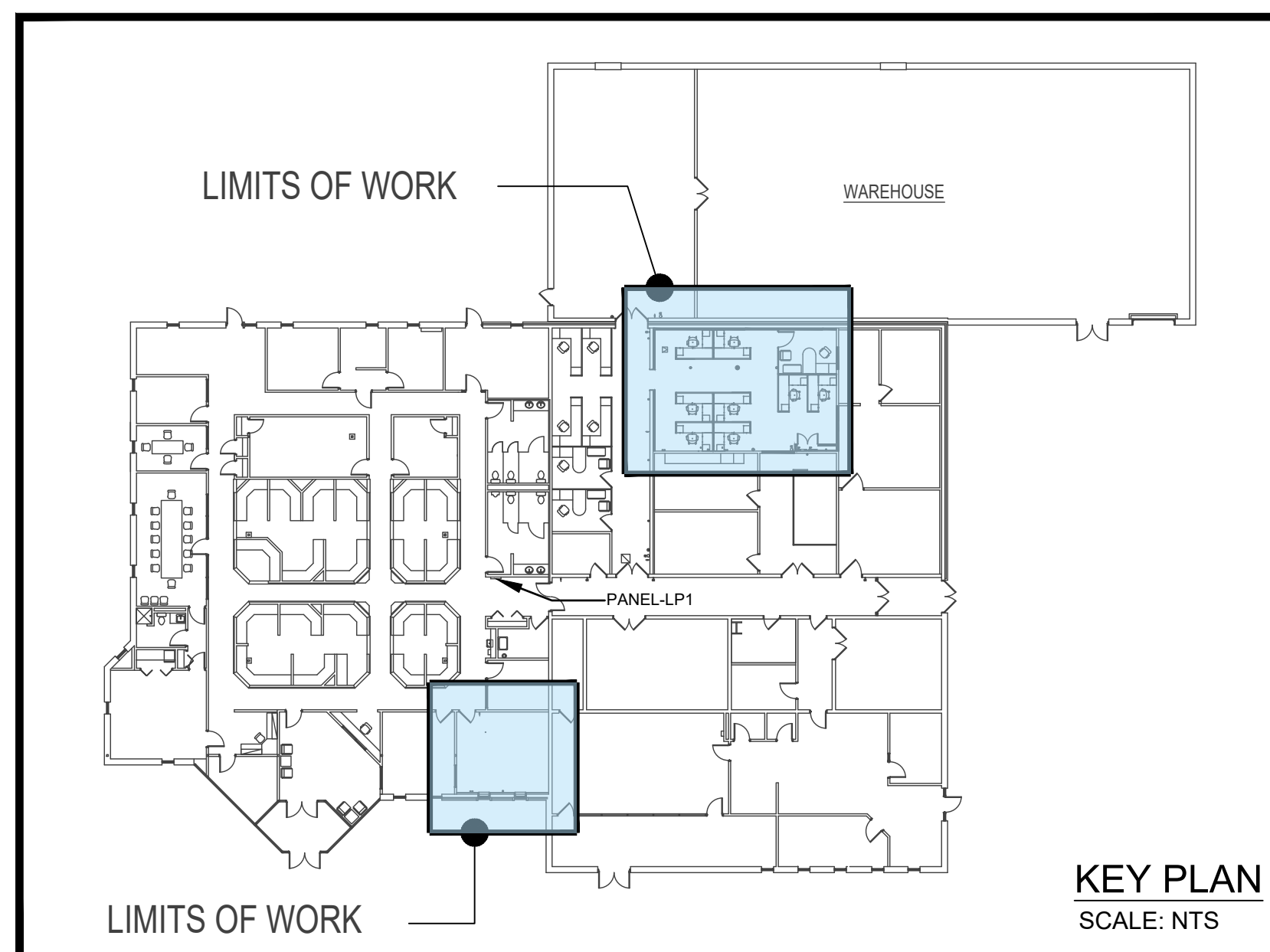
- #### KEYED SHEET NOTES
- A TYPICAL FURNITURE FEED CONSISTS OF THE FOLLOWING:  
3 # 12 PHASE  
1 # 10 SHARED NEUTRAL  
1 # 12 SHARED GROUND
  - SEE KEY PLAN FOR PANEL LOCATION.
  - PROVIDE NEW 20A/1P CIRCUIT BREAKER FOR ALL NEW RECEPTACLE CIRCUITS.
  - PROVIDE NEW 20/2P CIRCUIT BREAKER FOR EBB1 (TYPICAL).



1 PARTIAL NEW FLOOR PLAN - POWER  
E3.0 1/4"=1'-0"



2 NEW SECURITY FLOOR PLAN - POWER  
E3.0 1/4"=1'-0"



KEY PLAN  
SCALE: NTS







ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

1.01 GENERAL REQUIREMENTS

- A. THESE SPECIFICATIONS AND DRAWINGS ARE INTENDED TO SERVE JOINTLY AS A BASIS UPON WHICH THE CONTRACTOR SHALL SUBMIT A PRICE FOR MATERIAL AND LABOR PROVISIONS.
B. IT IS NOT INTENDED THAT THE PLANS OR SPECIFICATION SHOW OR STATE EVERY DETAILED REQUIREMENT OF THE WORK, BUT RATHER THAT THEY FURNISH ADEQUATE INFORMATION FOR AN EXPERIENCED CONTRACTOR TO PROVIDE A COMPLETELY ACCEPTABLE INSTALLATION.
C. BEFORE SUBMITTING PROPOSAL, EXAMINE ALL PLANS RELATING TO THIS WORK, VERIFY ALL GOVERNING CONDITIONS AT THE SITE, BECOME FULLY INFORMED AS TO THE EXTENT AND CHARACTER OF THE WORK REQUIRED AND ITS RELATION TO THE WORK OF OTHER TRADES.
D. PROPOSAL MUST INCLUDE EVERYTHING REQUIRED TO PROVIDE A COMPLETE INSTALLATION AS CONTEMPLATED IN A SPECIFICATIONS AND PLANS.
E. ANY DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE ACCOMPANYING PLANS, OR THESE SPECIFICATIONS AND PLANS AND THE SPECIFICATIONS OF OTHER TRADES, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE SUBMISSION OF THE BID.
F. THE WORK CALLED FOR IN THESE PLANS AND SPECIFICATIONS SHALL BE COORDINATED WITH THE STRUCTURE, WORK OF ALL RELATED TRADES, AND SHALL BE SO ARRANGED THAT THERE WILL BE NO DELAY IN THE PROPER INSTALLATION AND COMPLETION OF ANY PART OF EACH RESPECTIVE WORK.
G. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC (EXCEPT WHERE DIMENSIONED) AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEM AND WORK.
H. EXACT LOCATION OF ALL EQUIPMENT, PANELS, PULL BOXES, FEEDERS, FIXTURES, ETC., SHALL BE APPROVED BY THE ARCHITECT, AND OWNER PRIOR TO THE INSTALLATION OF THE SAME.
I. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS, AND ACCESSORIES TO FULFILL APPLICABLE CODES, REGULATIONS, AND THE BEST PRACTICES OF THE TRADE FOR INSTALLATION OF ALL ELECTRICAL WORK.
J. EXPOSED CONDUITS CAN BE INSTALLED BUT IN NO CASE SHALL BE INSTALLED LESS THAN NINE FEET ABOVE THE FINISHED FLOOR OR AS NOTED.
K. ANY NECESSARY ELECTRICAL SERVICE INTERRUPTIONS SHALL BE AT A TIME CONVENIENT TO THE BUILDING OWNER.
L. ALL PENETRATIONS THROUGH SLABS AND FIRE RATED PARTITIONS SHALL BE FIRE STOPPED USING APPROVED METHOD TO MAINTAIN THE FIRE RESISTANCE RATING.
M. THE E.C. SHALL CALL FOR A FINAL PUNCH-LIST WHEN ALL ELECTRICAL WORK IS COMPLETE.
N. WITHOUT INTENDING TO LIMIT AND/OR RESTRICT THE SCOPE OF WORK REQUIRED AND SOLELY FOR THE CONVENIENCE OF THE CONTRACTOR, THE WORK OF THIS DIVISION SHALL, IN GENERAL COMPRISE THE FOLLOWING:

- 1. FURNISHING AND INSTALLING NEW LIGHTING FIXTURES, LAMPS, AND LIGHTING CONTROLS.
2. FURNISHING AND INSTALLING NEW FEEDERS, CONDUITS, BRANCH CIRCUIT WIRING, ETC.
3. FURNISHING AND INSTALLING NEW RACEWAYS, OUTLET BOXES, WIRING AND CONNECTIONS FOR LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES.
4. PROVIDE CONNECTIONS TO ALL ELECTRICAL EQUIPMENT FURNISHED BY OTHER TRADES OR BY THE OWNER.
5. POWER WIRING FOR ALL MOTORS, INCLUDING INSTALLING ALL REQUIRED DISCONNECT SWITCHES AND MOUNTING OF STARTERS.
6. FURNISHING AND INSTALLING ALL TELEPHONE/DATA SYSTEM CONDUITS, SLEEVES AND BOXES.
7. TEMPORARY LIGHT AND POWER.
8. TRACING.

- 1.02 SCOPE OF WORK
A. WITHOUT INTENDING TO LIMIT AND/OR RESTRICT THE SCOPE OF WORK REQUIRED AND SOLELY FOR THE CONVENIENCE OF THE CONTRACTOR, THE WORK OF THIS DIVISION SHALL, IN GENERAL COMPRISE THE FOLLOWING:
1. FURNISHING AND INSTALLING NEW LIGHTING FIXTURES, LAMPS, AND LIGHTING CONTROLS.
2. FURNISHING AND INSTALLING NEW FEEDERS, CONDUITS, BRANCH CIRCUIT WIRING, ETC.
3. FURNISHING AND INSTALLING NEW RACEWAYS, OUTLET BOXES, WIRING AND CONNECTIONS FOR LIGHTING FIXTURES, SWITCHES, AND RECEPTACLES.
4. PROVIDE CONNECTIONS TO ALL ELECTRICAL EQUIPMENT FURNISHED BY OTHER TRADES OR BY THE OWNER.
5. POWER WIRING FOR ALL MOTORS, INCLUDING INSTALLING ALL REQUIRED DISCONNECT SWITCHES AND MOUNTING OF STARTERS.
6. FURNISHING AND INSTALLING ALL TELEPHONE/DATA SYSTEM CONDUITS, SLEEVES AND BOXES.
7. TEMPORARY LIGHT AND POWER.
8. TRACING.

9. CUTTING, CHANNELING, AND PATCHING.

10. FIRE ALARM SYSTEM MODIFICATIONS.

11. REMOVAL OF ELECTRICAL SYSTEM AS REQUIRED AND AS INDICATED ON PLANS.

1.03 WORK NOT INCLUDED

- A. FURNISHING MOTORS, MOTOR STARTER AND CONTROL DEVICES CONNECTED TO EQUIPMENT FURNISHED UNDER OTHER DIVISIONS OF THE SPECIFICATIONS.
B. FINISH PAINTING.
C. TELEPHONE/DATA WIRING AND DEVICES.
1.04 CODES, PERMITS, AND INSPECTIONS
A. ELECTRICAL WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE STATE ELECTRICAL CODE, LOCAL ORDINANCES, AND OTHER AUTHORITIES EXERCISING JURISDICTION OVER ALL ELECTRICAL CONSTRUCTION WORK AND THE PROJECT.
B. NOTHING CONTAINED IN THESE SPECIFICATIONS OR PLANS SHALL BE SO CONSTRUED AS TO CONFLICT WITH ANY LOCAL, MUNICIPAL, AND NATIONAL BOARD OF THE FIRE UNDERWRITERS REGULATIONS GOVERNING THE INSTALLATION OF WORK SPECIFIED HEREIN.
C. ALL REQUIRED PERMITS AND INSPECTION CERTIFICATES SHALL BE OBTAINED, PAID FOR, AND MADE AVAILABLE AT THE COMPLETION OF THE WORK.
D. COORDINATE ALL SERVICE WORK WITH THE LOCAL UTILITY COMPANIES.
1.05 GUARANTEES AND CERTIFICATIONS
A. ALL WORK SHALL BE GUARANTEED TO BE FREE FROM DEFECTS, DEFECTIVE MATERIALS OR WORKMANSHIP, AS WELL AS DAMAGE TO THE WORK OF ANY/ALL TRADES RESULTING FROM THE SAME, SHALL BE REPLACED OR REPAIRED AS DIRECTED FOR DURATION OF ONE YEAR, FROM THE DATE OF ACCEPTANCE.
B. THE DATE OF ACCEPTANCE SHALL BE THE DATE OF THE FINAL PAYMENT FOR THE WORK OR THE DATE OF A FORMAL NOTICE OF ACCEPTANCE, WHATEVER IS EARLIER.
C. NON-DURABLE ITEMS, SUCH AS ELECTRIC LAMPS, SHALL BE REPLACED UP TO THE DATE OF ACCEPTANCE, SUCH THAT THEY SHALL HAVE HAD NO MORE THAN 100 HOURS USE PRIOR TO THIS DATE.
1.06 SHOP DRAWINGS AND EQUIPMENT SUBMISSIONS
A. PRIOR TO PURCHASING ANY EQUIPMENT OR MATERIAL, A LIST OF THEIR MANUFACTURERS SHALL BE SUBMITTED FOR APPROVAL.
B. PRIOR TO ASSEMBLING OR INSTALLING THE WORK, CATALOG INFORMATION AND FACTORY ASSEMBLY DRAWINGS, AS REQUIRED FOR A COMPLETE EXPLANATION AND DESCRIPTION OF ALL FIXTURES, DEVICES, AND ITEMS OF EQUIPMENT, SHALL BE SUBMITTED FOR APPROVAL.
C. FIELD INSTALLATION DRAWINGS AS REQUIRED TO EXPLAIN FULLY ALL PROCEDURES INVOLVED IN ERECTING, MOUNTING AND CONNECTING ALL ITEMS OF EQUIPMENT.
D. NO EQUIPMENT SHALL BE FABRICATED, DELIVERED, ERECTED, OR RECONNECTED THAN FROM DRAWINGS APPROVED BY THE ENGINEER.
E. IT SHALL BE UNDERSTOOD THAT APPROVAL OF DRAWINGS WILL NOT BIND THE ENGINEER OR THE OWNER TO THE FINAL ACCEPTANCE OF SUCH EQUIPMENT AS THE COMPLETED INSTALLATION AND TEST OF EQUIPMENT AS A WHOLE MUST BE PROVIDED AND GUARANTEED HEREIN AS SPECIFIED.

- 1.07 SAMPLES
A. UPON REQUEST BY ARCHITECT OR OWNER, SUBMIT FOR APPROVAL ONE SAMPLE OF EACH OF THE FOLLOWING:
1. EACH TYPE OF LIGHTING FIXTURE.
2. EACH TYPE OF WIRING DEVICE.
3. EACH TYPE OF WIRING DEVICE PLATE.
1.08 AS-BUILT DRAWINGS
A. THE CONTRACTOR SHALL, WITHIN 15 DAYS OF THE COMPLETION OF THE PROJECT AND PRIOR TO REQUESTING FINAL PAYMENT, SUBMIT AS-BUILT DRAWINGS OF THE ACTUAL INSTALLATION OF THE ELECTRICAL WORK.
B. ANY DEFECTS OR DEFICIENCIES DISCOVERED IN ANY OF THE ELECTRICAL WORK SHALL BE CORRECTED.

1.10 IDENTIFICATION

- A. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL TYPEWRITTEN DIRECTORIES BEHIND TRANSPARENT PLASTIC COVERS IN METAL FRAMES, IN ALL NEW AND EXISTING PANELS INDICATING TYPE AND LOCATION OF LOAD BEING SERVED BY INDIVIDUAL CIRCUIT BREAKERS.
B. ALL PARTS OF EQUIPMENT, SUCH AS PANELS, JUNCTION BOXES, SAFETY SWITCHES, MOTOR STARTER, CIRCUIT BREAKERS, CONDUCTORS AND SIMILAR ITEMS SHALL BE IDENTIFIED BY NAME, AT SUPPLY END, "LOAD SUPPLIED", AND AT LOAD END "LOAD SUPPLIED FROM".
PART 2 - PRODUCTS
2.01 EQUIPMENT AND MATERIALS
A. ALL EQUIPMENT AND MATERIALS FOR PERMANENT INSTALLATION SHALL BE THE PRODUCTS OF RECOGNIZED MANUFACTURERS AND SHALL BE NEW.
B. NEW EQUIPMENT AND MATERIALS SHALL:
1. WHERE NORMALLY SUBJECTED TO UNDERWRITERS LABORATORY INC. LISTING OR LABELING SERVICES, BE SO LISTED OR LABELED.
2. BE WITHOUT BLEMISH OR DEFECT.
3. NOT TO BE USED FOR TEMPORARY LIGHT AND POWER PURPOSES WITHOUT ARCHITECT'S AUTHORIZATION.
4. BE IN ACCORDANCE WITH THE LATEST APPLICABLE N.E.M.A. STANDARD.
5. BE APPROVED BY BUILDING MANAGER OR OWNER.
C. FOR ITEMS WHICH ARE TO BE INSTALLED BUT NOT PURCHASED AS PART OF THE ELECTRICAL WORK, THE ELECTRICAL WORK SHALL INCLUDE:
1. THE COORDINATION OF THEIR DELIVERY.
2. THEIR FIELD MAKE-UP AND INTERNAL WIRING AS MAY BE NECESSARY FOR THEIR OPERATION.
D. ELECTRICAL RACEWAY AND SUPPORTING SYSTEMS SHALL BE FURNISHED AND INSTALLED COMPLETE, WITH ALL MATERIALS, FITTINGS, CONNECTIONS AND ACCESSORIES NECESSARY TO PROVIDE IN EACH INSTANCE A COMPLETE OPERATING INSTALLATION, AS DESCRIBED HEREIN, AS INDICATED ON THE DRAWINGS, AND/OR AS APPROVED BY THE BUILDING MANAGER OR OWNER.
E. THE DRAWINGS ARE DIAGRAMMATIC AND GENERALLY INDICATIVE OF THE WORK TO BE INSTALLED, BUT DO NOT SHOW ALL BENDS, FITTINGS, AND BOXES WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE JOB CONDITIONS INCLUDING STRUCTURAL AND FINISH CONDITIONS AFFECTING ALL HIS WORK AND ARRANGE THE SAME ACCORDINGLY, FURNISHING SUCH FITTINGS, BOXES AND SIMILAR ITEMS AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.

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3. NOT TO BE USED FOR TEMPORARY LIGHT AND POWER PURPOSES WITHOUT ARCHITECT'S AUTHORIZATION.
4. BE IN ACCORDANCE WITH THE LATEST APPLICABLE N.E.M.A. STANDARD.
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C. FOR ITEMS WHICH ARE TO BE INSTALLED BUT NOT PURCHASED AS PART OF THE ELECTRICAL WORK, THE ELECTRICAL WORK SHALL INCLUDE:
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D. ELECTRICAL RACEWAY AND SUPPORTING SYSTEMS SHALL BE FURNISHED AND INSTALLED COMPLETE, WITH ALL MATERIALS, FITTINGS, CONNECTIONS AND ACCESSORIES NECESSARY TO PROVIDE IN EACH INSTANCE A COMPLETE OPERATING INSTALLATION, AS DESCRIBED HEREIN, AS INDICATED ON THE DRAWINGS, AND/OR AS APPROVED BY THE BUILDING MANAGER OR OWNER.
E. THE DRAWINGS ARE DIAGRAMMATIC AND GENERALLY INDICATIVE OF THE WORK TO BE INSTALLED, BUT DO NOT SHOW ALL BENDS, FITTINGS, AND BOXES WHICH MAY BE REQUIRED. THE CONTRACTOR SHALL CAREFULLY INVESTIGATE THE JOB CONDITIONS INCLUDING STRUCTURAL AND FINISH CONDITIONS AFFECTING ALL HIS WORK AND ARRANGE THE SAME ACCORDINGLY, FURNISHING SUCH FITTINGS, BOXES AND SIMILAR ITEMS AS MAY BE REQUIRED TO MEET SUCH CONDITIONS.

- 2.02 WIRING MATERIALS
A. WIRE AND CABLE SHALL BE COPPER, RATED FOR 600 VOLTS, TYPE THHN FOR BRANCH CIRCUITS AND XHHW FOR FEEDERS.
B. WIRE #10 AWG AND SMALLER SHALL BE SOLID, WIRE #8 AWG AND LARGER SHALL BE STRANDED.
C. WIRING SHALL BE CONSISTENTLY COLOR CODED THROUGHOUT.
D. MINIMUM SIZE:
1. LIGHTING AND POWER: #12 AWG, UNLESS OTHERWISE INDICATED.
2. CONTROL: #14 AWG.
3. 120 VOLT CIRCUITS OVER 100 FEET IN LENGTH AND 277 VOLT CIRCUITS OVER 200 FEET IN LENGTH FROM THE POINT OF SUPPLY TO THE FIRST OUTLET SHALL BE #10 AWG.
E. SPLICES IN BRANCH CIRCUIT WORK SHALL BE MADE BY MEANS OF TYPE "R" "SCOTCHLOCK" ELECTRICAL TYPE.
F. ELECTRICAL INSULATION TAPE SHALL BE VINYL PLASTIC TYPE WITH PRESSURE ADHESIVE "SCOTCH" ELECTRICAL TYPE.
G. BRANCH CIRCUITRY NUMBERS INDICATED ON THE DRAWINGS ON MULTI-CIRCUIT HOMERUNS ARE FOR IDENTIFICATION OF DEVICES OR EQUIPMENT THEY ARE CONNECTED TO AND DO NOT NECESSARILY REFER TO PANELBOARD CIRCUIT NUMBERS.
2.03 CONDUITS AND RACEWAYS
A. LIQUID TIGHT FLEXIBLE, GALVANIZED STEEL CONDUIT WITH CONTINUOUS COPPER BONDING CONDUCTOR, SHALL BE USED FOR CONNECTIONS TO MOTORS AND AT OTHER LOCATIONS WHERE VIBRATION MOVEMENT IS ENCOUNTERED.
B. UNLESS OTHERWISE INDICATED OR SPECIFIED ALL WIRING SHALL BE INSTALLED CONCEALED IN CEILINGS, WALLS, SLABS, PIPE CHASES AND FURRED SPACES WHENEVER POSSIBLE.
C. CONDUIT AND FITTINGS SHALL CONFORM TO LATEST ACCEPTABLE STATE CODE AND ALL OTHER CODES HAVING JURISDICTION.
D. CONDUIT SHALL BE 3/4" TRADE SIZE MINIMUM, UNLESS OTHERWISE INDICATED OR SPECIFIED.

- E. ALL CONDUITS WHICH ARE TO REMAIN EMPTY FOR FUTURE INTRODUCTION OF CONDUCTORS SHALL BE PROVIDED WITH A PULL LINE WITH IDENTIFICATION BAND AT BOTH ENDS.
F. STEEL JACKETED METAL CLAD CABLE CAN BE USED FOR LIGHTING AND APPLIANCE BRANCH CIRCUITRY IN VOIDS OF CEILING AND PARTITIONS, PROVIDED THAT THIS TYPE OF WIRING IS ACCEPTABLE TO THE LOCAL BUILDING OFFICIAL OR HIS REPRESENTATIVE.
G. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL CONFORM TO UL 6. FITTINGS SHALL BE THREADED.
H. INTERMEDIATE METALLIC CONDUIT (IMC) SHALL CONFORM TO UL 1242. FITTINGS SHALL BE THREADED.
I. ELECTRICAL METALLIC TUBING (EMT) SHALL CONFORM TO UL 797. FITTINGS SHALL BE GLAND AND RING COMPRESSION TYPE.
J. FLEXIBLE METALLIC CONDUIT SHALL CONFORM TO UL 1. LIQUIDTIGHT FLEXIBLE METAL CONDUIT SHALL CONFORM TO UL 360.
K. ALL CONDUIT FITTINGS AND CONNECTORS SHALL BE STEEL WITH INSULATED THROATS. DIE-FORMED ZINC FITTINGS ARE NOT ACCEPTABLE.
L. JUNCTION BOXES
A. JUNCTION BOX AND PULL BOXES SHALL BE PROVIDED WHERE INDICATED OR SPECIFIED AND WHERE NECESSARY TO FACILITATE THE INSTALLATION OF EQUIPMENT OR WIRING.
B. ALL BOXES SHALL BE SIZED IN ACCORDANCE WITH NATIONAL ELECTRIC CODE.
C. BOXES SHALL BE SIZED AS REQUIRED BY CODE FOR NUMBER AND GAUGE OF CONDUCTORS THEREIN, EXCEPT WHERE NOTED TO BE LARGER.
D. WHERE REQUIRED AND APPROVED BY THE ENGINEER, EXTRA DEEP OR EXTRA SHALLOW OUTLET BOXES SHALL BE USED TO FACILITATE THE INSTALLATION OF THE CONDUIT SYSTEM.
2.06 FASTENINGS, SUPPORTS, AND HANGERS
A. ALL PARTS OF THE ELECTRICAL INSTALLATION SHALL BE ADEQUATELY SUPPORTED FROM THE BUILDING CONSTRUCTION USING APPROVED CLAMP SCREWS WITH THE INSERTS OF EXPANSION ANCHORS, EXPANSION BOLTS AND TOGGLE BOLTS.
B. ALL FASTENING, SUPPORTS, CLAMPS, ANCHORS, AND SIMILAR ITEMS SHALL BE OF TYPE SUITABLE FOR THE PURPOSE.
2.07 WIRING DEVICES
A. ALL DEVICES SHALL BE SPECIFICATION GRADE, U.L. APPROVED.
B. SINGLE POLE SWITCH, 20 AMP, 120/277 VOLTS, HUBBELL OR APPROVED EQUAL.
C. RECEPTACLE, 20 AMP, 2 POLE, 3 WIRE DUPLEX, 125 VOLT, GROUP TYPE, HUBBELL OR APPROVED EQUAL.
D. COLOR AND TYPE OF ALL DEVICE PLATES SHALL BE APPROVED BY ARCHITECT PRIOR TO PURCHASE/INSTALLATION.
2.08 GROUNDING
A. ALL ENCLOSURES AND NON CURRENT CARRYING METALLIC PARTS OF ELECTRICAL EQUIPMENT, RACEWAY SYSTEMS AND EQUIPMENT GROUND BUSES SHALL BE EFFECTIVELY GROUNDED TO THE BUILDING GROUNDING SYSTEMS THROUGHOUT THE SYSTEM GROUND CONDUCTORS, METALLIC CONDUITS AND OTHER RACEWAYS AND ENCLOSURES FOR CONDUCTORS SHALL BE METALLIC ALLOY JOINED TOGETHER INTO A CONTINUOUS ELECTRICAL CONDUCTOR, AS TO PROVIDE EFFECTIVE ELECTRICAL CONTINUITY.
B. GROUND CONTINUITY SHALL BE MAINTAINED THROUGHOUT.
2.09 LIGHTING FIXTURES
A. ALL LIGHTING FIXTURES SHALL COMPLY WITH THE STATE ELECTRIC CODE AND SHALL BE U.L. APPROVED.
B. ALL LIGHTING FIXTURES SHALL BE APPROVED PRIOR TO PURCHASE.
C. ALL LIGHTING FIXTURES SHALL BE FURNISHED AND INSTALLED COMPLETE WITH NECESSARY COMPONENTS, ACCESSORIES, AND LAMPS OF CORRECT TYPE AND RATING AS INDICATED ON ELECTRICAL DRAWINGS.
D. FIXTURES SHALL BE CAREFULLY SUPPORTED AND ALIGNED WITH NECESSARY HANGERS, SUPPORTING MEMBERS, AND FRAMES FOR PROPER INSTALLATION, ALL AS REQUIRED AND AS APPROVED.
E. ALL FIXTURES SHALL BE PROPERLY WIRED AND CONNECTED TO BRANCH CIRCUITS, TESTED AND LEFT READY FOR OPERATION.
F. FOR TYPE, MAKE, AND QUANTITIES OF LIGHTING FIXTURES REQUIRED, SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS.
G. FIXTURES AND/OR FIXTURE OUTLET BOXES SHALL BE PROVIDED WITH HANGERS TO ADEQUATELY SUPPORT THE COMPLETE WEIGHT OF THE FIXTURE. PROVIDE SUPPLEMENTAL SUPPORTS PER ALL LOCAL AND STATE CODES.
H. ALL FLUORESCENT LIGHTING FIXTURES SHALL HAVE ENERGY SAVING LAMPS AND SOLID STATE ELECTRONIC ENERGY SAVING CLASS "P" BALLASTS.

- I. THE E.C. SHALL BE RESPONSIBLE FOR THE COST OF ALL PROGRAMMING AND COMMISSIONING OF THE LIGHTING CONTROLS AND LIGHTING CONTROLS SYSTEM(S). PROGRAMMING AND COMMISSIONING SHALL BE PERFORMED BY THE LIGHTING CONTROLS MANUFACTURER. THE E.C. SHALL BE RESPONSIBLE FOR THE COST OF PROVIDING (4) HOURS OF TRAINING BY THE LIGHTING CONTROLS MANUFACTURER TO THE TENANT. ALL LIGHTING CONTROLS SHALL BE FULLY PROGRAMMED AT TIME OF FINAL PUNCH LIST.
2.10 TELEPHONE SYSTEM
A. PROVIDE EMPTY CONDUIT WITH PULL LINE 3/4" MINIMUM AT EACH TELEPHONE OUTLET LOCATION. EXTEND IT UP TO 12" ABOVE HUNG CEILING AND TERMINATE WITH PLASTIC BUSHING.
B. PROVIDE 5/8" THICK, 4'-0" WIDE AND 8'-0" HIGH FIRE RETARDANT PLYWOOD BACKBOARD IN TELEPHONE CLOSET. COORDINATE SIZE WITH OWNER'S TELEPHONE SYSTEM VENDOR.
C. ALL TELEPHONE/DATA WIRING, JACKS, COVERPLATES, PUNCH DOWN BLOCKS, ETC., ARE FURNISHED AND INSTALLED BY OWNER'S PRIVATE VENDOR.
2.11 PANEL BOARDS
A. PANEL BOARDS SHALL CONSIST OF FACTORY COMPLETED DEADFRONT ASSEMBLIES OF BACK PANS, MAIN BUSES, OVER CURRENT AND SWITCHING UNITS, SHEET METAL CABINETS AND TRIMS. THEY SHALL BE SO DESIGNED THAT SWITCHING AND OVER CURRENT DEVICES CAN BE REPLACED WITHOUT DISTURBING ADJACENT UNITS AND WITHOUT REMOVING THE MAIN BUS CONNECTORS, SO THAT CIRCUITS MAY BE CHANGED WITHOUT MACHINING, DRILLING, OR TAPPING.
B. BUS BARS FOR THEIR MAINS SHALL BE OF COPPER HAVING CURRENT CAPACITIES AS INDICATED AND SIZED FOR SUCH CAPACITIES IN ACCORDANCE WITH UNDERWRITER LABORATORY STANDARDS. BUS BARS SHALL BE FULL SIZE NEUTRAL BARS SHALL BE INCLUDED. BUS BAR TAPS FOR PANELS WITH SINGLE POLE BRANCHES SHALL BE ARRANGED FOR SEQUENCE PHASING OF THE BRANCH CIRCUIT DEVICES. BUSSING SHALL BE BRACED THROUGHOUT TO CONFORM TO INDUSTRY STANDARD PRACTICE GOVERNING SHORT CIRCUIT STRESSES IN PANELBOARDS. PHASE BUSSING SHALL BE FULL HEIGHT WITHOUT REDUCTION.
C. A GROUND BUS SHALL BE PROVIDED FOR EACH PANEL. EACH GROUND BUS SHALL BE OF THE SAME MATERIAL AS THE PHASE AND NEUTRAL BUSES.
D. PANEL BOARDS SHALL COMPLY WITH THE FOLLOWING INDUSTRY STANDARDS:
1. UL STANDARDS
a. PANEL BOARDS - UL67
b. CABINET & BOXES - UL50
2. NEMA STANDARD - PB1
E. CIRCUIT BREAKERS FOR PANEL OR INDIVIDUAL MOUNTING SHALL BE MOLDED CASE TYPE, QUICK-MAKE, QUICK-BREAK, OR MANUAL OR AUTOMATIC OPERATION.
F. AMPERE RATING AND NUMBER OF POLES SHALL BE AS INDICATED ON THE DRAWINGS.
G. BREAKERS SHALL BE TYPE AS MANUFACTURED BY SQUARE D OR APPROVED EQUAL. MINIMUM CIRCUIT BREAKER INTERRUPTING CAPACITY SHALL MATCH EXISTING SYSTEM, BUT IN NO CASE SHALL BE LESS THAN 22,000 SYM RMS AMPERES.
2.12 FIRE ALARM EXISTING EQUIPMENT
A. THE EXISTING FACILITY IS EQUIPPED WITH A FIRE ALARM SYSTEM WHICH IS TO BE EXPANDED IN THE WORK AREA. ALL NEW EQUIPMENT SHALL BE OF THE SAME MANUFACTURER AS OF THE EXISTING SYSTEM, INCLUDING PULL STATIONS, SMOKE DETECTORS, DUCT SMOKE DETECTORS, AND AUDIBLE/VISUAL SIGNALS, ETC. ALL NEW HORN/STROBES SHALL BE SYNCHRONIZED WITH EXISTING APPLIANCES.
B. IT SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO REVIEW THE SCOPE OF WORK AND PROPOSED EQUIPMENT WITH THE SUPERINTENDENT OF FIRE ALARMS FOR THE CITY PRIOR TO PURCHASE AND INSTALLATION. THE E.C. SHALL ALSO NOTIFY THE LOCAL FIRE DEPARTMENT AND THE OWNER AT LEAST 48 HOURS IN ADVANCE OF ANY MODIFICATIONS, POSSIBLE DISRUPTION, OR ASSOCIATED WORK ON THE EXISTING FIRE ALARM SYSTEM.
C. THE EXISTING FIRE ALARM SYSTEM SHALL BE REPROGRAMMED AS REQUIRED TO INDICATE THE RENOVATED AREAS, REVIEW ZONING WITH THE OWNER'S REPRESENTATIVE AND LOCAL FIRE MARSHALL. THE E.C. SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THIS WORK.
D. THE E.C. SHALL BE RESPONSIBLE FOR ALL POWER SUPPLIES REQUIRED DUE TO THE NEW DEVICES/APPLIANCES PROVIDED UNDER THIS CONTRACT.
E. THE E.C. SHALL FURNISH BATTERY CALCULATIONS WHICH INCORPORATE ALL EXISTING EQUIPMENT IN ADDITION TO ALL NEW APPLIANCES/DEVICES.
F. PROVIDE ALL FIRE ALARM WIRING IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
G. ALL FIRE ALARM WIRING SHALL BE INSTALLED IN CONDUIT. ALL CONDUIT SHALL HAVE A RED STRIPE PAINTED EVERY 10'-0". ALL JUNCTION BOXES AND COVERS SHALL BE PAINTED RED. FIRE ALARM RATED "MC" CABLE MAY BE USED WHERE RUN CONCEALED IF ACCEPTABLE TO THE LOCAL FIRE DEPARTMENT.
2.12 FIRESTOPPING, SMOKEPROOFING AND WATERPROOFING
A. PROVIDE FIRESTOP OR SMOKESTOP BETWEEN SLEEVES AND CONDUIT MANUFACTURED BY BIO FIRE SHIELD, INC., OR DOW CORNING CORP. AS FOLLOWS:
1. DOW CORNING SILICONE RTV FOAM.
2. DOW CORNING 96-081 RTV SILICONE ADHESIVE SEALANT.
3. MINERAL FIBER BOARD, MATTING AND PUTTY.
B. PROVIDE WATERPROOFING OF ALL MATERIALS WHICH PENETRATE A FLOOR, EXTERIOR WALL SLAB OR ROOF. ALL SLEEVES SHALL EXTEND A MINIMUM OF 3 INCHES ABOVE FLOOR OR ROOF.

PART 3 - EXECUTION

3.01 DEMOLITION AND REMOVAL WORK

- A. REMOVE ALL ELECTRICAL EQUIPMENT, WIRING AND OTHER ELECTRICAL WORK AS REQUIRED. DISCONNECT LOAD AND LINE END OF CONDUCTORS FEEDING DEVICES WHICH ARE TO BE REMOVED OR ABANDONED. REMOVE CONDUCTORS NO LONGER IN USE. CUT BACK TO FLOOR, WALL, OR CEILING AND PLUG BOTH ENDS OF CONCEALED CONDUITS MADE OBSOLETE BY THIS ALTERATION. REMOVE EXPOSED OR ABANDONED CIRCUITS AND OUTLETS. REMOVE MATERIAL AND EQUIPMENT AND DISPOSE OF AS DIRECTED.
B. WHEREVER IT IS REQUIRED TO DISCONNECT OR REMOVE ANY PART OF AN EXISTING CIRCUIT, IMMEDIATELY RECONNECT THAT CIRCUIT OR REESTABLISH SERVICE IN THE REMAINING PORTION OF THE CIRCUIT.
C. THE WORK SHALL ALSO INCLUDE THE REMOVAL OF MATERIALS AS DIRECTED. PRIOR TO REMOVING EQUIPMENT AND MATERIAL FROM PROJECT SITE, THE BUILDING MANAGER OR OWNER WILL INSPECT AND ADVISE WHICH ITEMS WILL BE STORED.
D. WHERE EXISTING RECEPTACLES AND/OR SWITCHES ARE LOCATED IN COLUMNS AND/OR EXTERIOR WALLS, AND ARE NOT TO BE REUSED, REMOVE RECEPTACLE AND CAP OUTLET BOX. RECEPTACLES SHOWN ON PARTITIONS TO BE REMOVED SHALL HAVE ALL WIRING AND CONDUIT REMOVED AS WELL.
E. WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF CONDUITS, EQUIPMENT, OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE, AND FINISH WITH THAT OR SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR.
F. SHOULD ANY DAMAGE DUE TO THE EXECUTION OF THIS CONTRACT OCCUR TO THE FURNITURE, FIXTURES, OR ANY OTHER EQUIPMENT OR APPARATUS, SUCH DAMAGES SHALL BE PROPERLY REPAIRED WITH THE SUPPLY OF NEW ARTICLES AND MADE GOOD WITHOUT EXTRA CHARGE.
G. WHERE REMOVAL OF EXISTING ELECTRICAL EQUIPMENT WILL RESULT IN OUTAGES IN AREA NOT TO BE DEMOLISHED, THIS CONTRACTOR SHALL COORDINATE IN ADVANCE AND OBTAIN THE APPROVAL OF THE BUILDING MANAGER OR OWNER.

OFFICE EXPANSION

at:



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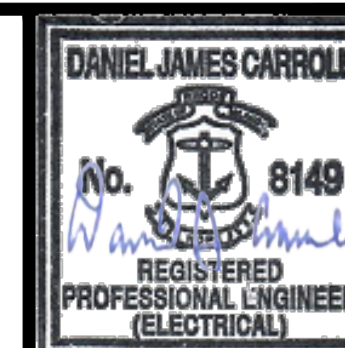
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Date: 02/09/2024

Drawn by: DD Proj. Mgr.: DC

Revisions

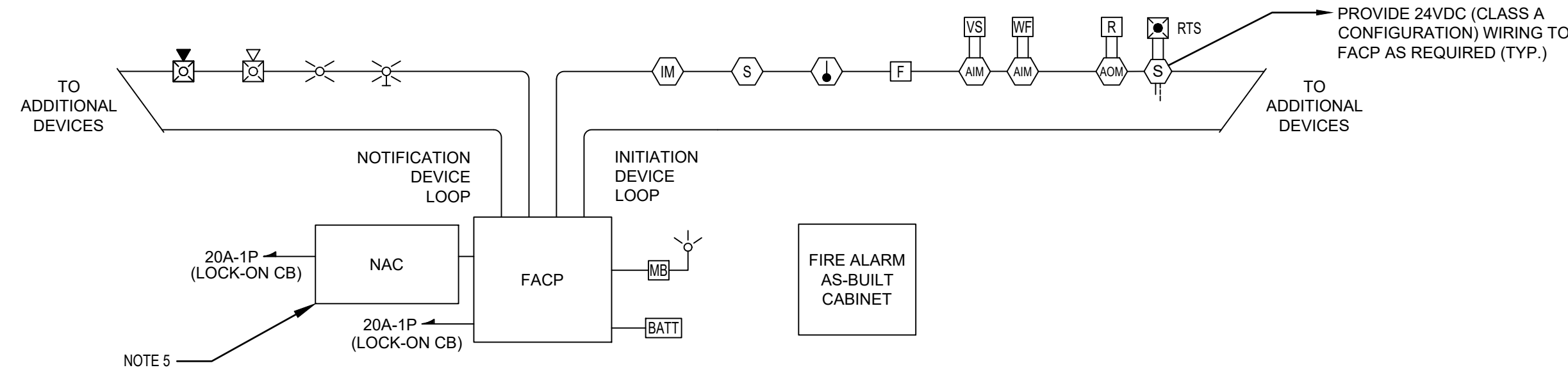
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ELECTRICAL SPECIFICATIONS

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ROOF



1ST FLOOR

**FIRE ALARM RISER NOTES:**

- REFER TO FLOOR PLANS FOR EXACT QUANTITIES AND LOCATIONS OF ALL DEVICES.
- THE FIRE ALARM SYSTEM SHALL CONFORM WITH THE REQUIREMENTS OF THE RHODE ISLAND FIRE SAFETY CODE AND THE CITY OF NORTH KINGSTOWN FIRE DEPARTMENT. SHOP DRAWINGS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR APPROVAL.
- ALL FIRE ALARM WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF NFPA, STATE, AND LOCAL BUILDING CODES AND THE AMERICANS WITH DISABILITIES ACT (ADA).

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FA0.0

**PARTIAL FIRE ALARM RISER DIAGRAM**

NOT TO SCALE

**FIRE ALARM GENERAL NOTES**

- SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN 36 INCHES HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING/ SUSPENDED PADDLE FAN.
- DO NOT INSTALL SMOKE DETECTORS WITHIN UNFINISHED ATTICS OR GARAGES OR IN OTHER PLACES WHERE TEMPERATURES CAN FALL BELOW 40°F OR EXCEED 100°F.
- SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 INCHES HORIZONTAL PATH FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.
- FOR TRAY-SHAPED CEILING (COFFERED CEILING), SMOKE DETECTORS SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITHIN 12 INCHES VERTICALLY DOWN FROM THE HIGHEST POINT.
- SMOKE DETECTORS INSTALLED IN ROOM WITH JOIST OR BEAMS SHALL COMPLY WITH THE REQUIREMENTS OF NFPA AND IBC 2021.
- PROVIDE ALL WIRING PER THE MANUFACTURER'S SPECIFICATIONS.
- THIS FIRE ALARM RISER DIAGRAM IS TYPICAL; WIRE TO ALL DEVICES ON ALL ZONES AND CIRCUITS. REFER TO FLOOR PLANS FOR TYPES AND QUANTITIES OF DEVICES.
- ALL FIRE ALARM WIRING SHALL BE RUN CONTINUOUS FROM DEVICE TO DEVICE.
- OUTGOING AND RETURN CONDUCTORS MUST BE RUN IN SEPARATE RACEWAYS. PROVIDE MINIMUM SEPARATION OF ONE FOOT WHERE THE CABLE IS RUN VERTICALLY AND A FOUR FEET SEPARATION WHERE THE CABLE IS RUN HORIZONTALLY (REFER TO NFPA FOR MORE INFORMATION).
- PROVIDE ANY ADDITIONAL REMOTE FIRE ALARM POWER SUPPLIES, DEVICES, WIRING, ETC. AS REQUIRED TO SERVE NEW FIRE ALARM NOTIFICATION DEVICES SHOWN ON THE DRAWINGS.
- PROVIDE ADDITIONAL SMOKE DETECTORS AS NECESSARY PER NFPA.
- PROVIDE HARDWARE AND PROGRAMMING SUCH THAT DURING ALARM, ALL HVAC UNITS WITH CFM >2000 WILL BE SHUTDOWN.
- PROVIDE INTERMEDIATE RELAYS AS NEEDED.
- SYNCHRONIZE ALL STROBE LIGHTS.
- VERIFY WIRING TYPE FOR INITIATING LOOP.
- WHEN CONNECTING AN ADDRESSABLE MODULE TO MONITOR A CONVENTIONAL SMOKE DETECTOR, A SEPARATE 24 VOLT AUXILIARY POWER SOURCE, ORIGINATING FROM THE FIRE ALARM CONTROL PANEL IS REQUIRED.
- VERIFY ADDITIONAL WIRING WITH SPECIFIED MANUFACTURER (E.G. 24V POWER FOR MODULES).
- NOTIFY OWNER, FIRE DEPARTMENT, AND POLICE DEPARTMENT PRIOR TO EXECUTING ANY WORK ON THE FIRE ALARM SYSTEM.
- PROVIDE ISOLATION MODULES AS REQUIRED IN ACCORDANCE WITH THE CONNECTICUT FIRE SAFETY CODE AND IBC. PROVIDE A MINIMUM OF ONE ISOLATION MODULE PER FLOOR, AND ONE ISOLATION MODULE FOR EVERY 25 INITIATING DEVICES.
- ALL FIRE ALARM EQUIPMENT INCLUDING AND NOT LIMITED TO FIRE ALARM CONTROL PANELS, CABINETS, ANNUNCIATORS, PULL STATIONS, ETC. SHALL BE LOCKABLE TYPE. PROVIDE KEY ALIKE LOCKABLE EQUIPMENT AS REQUIRED.
- COLOR CODE ALL FIRE ALARM WIRING PER THE REQUIREMENTS OF THE CONNECTICUT FIRE SAFETY CODE.
- FIRE SEAL ALL CONDUIT PENETRATIONS MADE THROUGH FIRE RATED WALLS, ELECTRICAL /TELECOMMUNICATION ROOMS AND CLOSETS.
- FIRE SEAL ALL PENETRATIONS THROUGH FLOORS.
- PROVIDE 25% SPARE CAPACITY ON INITIATION AND NOTIFICATION LOOPS.
- REFER TO FIRE PROTECTION DRAWINGS FOR QUANTITIES AND LOCATIONS OF TAMPER AND FLOW SWITCHES.
- TYPICALLY FIRE ALARM SYSTEM POWER CONDUCTORS SHALL BE #14 AWG. TYPE THHN SOLID. MINIMUM. ELECTRICAL CONTRACTOR SHALL SIZE AND PROVIDE FIRE ALARM POWER CONDUCTORS TO ACCOMMODATE FUTURE LOW FREQUENCY HORN/STROBES WITHIN ALL DWELLING UNIT ROOMS FOR THE POSSIBILITY THAT ANY ROOM MAY BE CONVERTED TO AN ACCESSIBLE UNIT IN THE FUTURE.
- SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. SMOKE DETECTORS INSTALLED WITHIN 6-20' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE SHALL BE LISTED FOR RESISTANCE TO COMMON NUISANCE SOURCES FROM COOKING PER NFPA 72.
- SMOKE DETECTORS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE DETECTOR REQUIRED BY NFPA 72.

**FIRE ALARM SYSTEM**

**FIRE ALARM SYSTEM:**  
ALL NOTIFICATION DEVICES SHALL BE MOUNTED 80" AFF, UNLESS OTHERWISE NOTED. THE FOLLOWING DESIGNATIONS SHALL APPLY TO ALL FIRE ALARM DEVICES:

- AC = ABOVE CEILING
  - C = CEILING MOUNTED
  - LF = LOW FREQUENCY
  - WG = WIRE GUARD
  - WP = WEATHERPROOF
- [F] MANUAL PULL STATION, MOUNTED 48" AFF
  - [K] ACCESS FEATURE-FIRE DEPARTMENT KEY REPOSITORY.
  - [R] INTERMEDIATE RELAY, PROVIDE AS NEEDED.
  - [A] RADIO MASTER BOX ANTENNA, MOUNT AT HIGHEST POINT ON BUILDING EXTERIOR.
  - [FAA] FIRE ALARM ANNUNCIATOR
  - [FAC] FIRE ALARM COMMUNICATOR
  - [FPC] FIRE PUMP CONTROLLER
  - [BATT] BATTERY CABINET
  - [FACP] FIRE ALARM CONTROL PANEL
  - [FATC] FIRE ALARM TERMINAL CABINET
  - [FAGM] FIRE ALARM GRAPHIC MAP
  - [NAC] NOTIFICATION APPLIANCE CIRCUIT POWER SUPPLY SIZE PER MANUFACTURERS SYSTEM CALCULATIONS.
  - [BDA] BI-DIRECTIONAL AMPLIFIER SYSTEM
  - [EVAC] VOICE EVACUATION CONTROL UNIT
  - [SSS] FIRE FIGHTER SMOKE CONTROL STATION
  - [ESR] ELEVATOR STATUS ANNUNCIATOR
  - [GANN] GENERATOR REMOTE ANNUNCIATOR
  - [S] SMOKE DETECTOR/SENSOR - BASIC SHAPE ORIENTATION NOT TO BE CHANGED.
  - [SS] SMOKE DETECTOR - SINGLE STATION, 120V WITH BATTERY BACKUP.
  - [S] DUCT MOUNTED SMOKE DETECTOR, INSTALLED BY MECHANICAL CONTRACTOR, WIRED AND FURNISHED BY ELECTRICAL CONTRACTOR.
  - [SB] SOUNDER BASE
  - [SBR] BEAM SMOKE DETECTOR RECEIVER.
  - [SBT] BEAM SMOKE DETECTOR TRANSMITTER.
  - [S] HEAT DETECTOR/SENSOR - BASIC SHAPE ORIENTATION NOT TO BE CHANGED.
  - [R] HEAT DETECTOR/SENSOR, RATE-OF-RISE.
  - [F] HEAT DETECTOR/SENSOR, FIXED TEMPERATURE (135°) F.
  - [F] HEAT DETECTOR/SENSOR, FIXED TEMPERATURE (190°) F.
  - [RF] HEAT DETECTOR/SENSOR, COMBINATION RATE-OF-RISE AND FIXED TEMPERATURE (135°) F.
  - [CO] CARBON MONOXIDE DETECTOR
  - [CO2] CARBON DIOXIDE DETECTOR
  - [S/CO] SMOKE/CARBON MONOXIDE DETECTOR COMBINATION
  - [S/R] SMOKE/HEAT DETECTOR/SENSOR COMBINATION
  - [S/R/CO] SMOKE/HEAT DETECTOR/CARBON MONOXIDE DETECTOR
  - [15cd] VISIBLE ONLY (STROBE) - CEILING MOUNT CD=CANDELA RATING/SETTING
  - [15cd] VISIBLE ONLY (STROBE) - WALL MOUNT CD=CANDELA RATING/SETTING
  - [H] HORN ONLY
  - [M] MINI-HORN
  - [S] SPEAKER ONLY, WALL MOUNT
  - [15cd] COMBINATION HORN/VISIBLE CD= CANDELA RATING/SETTING
  - [15cd] COMBINATION SPEAKER/VISIBLE CD= CANDELA RATING/SETTING
  - [RI] REMOTE ALARM INDICATOR, CEILING MOUNT
  - [RI] REMOTE ALARM INDICATOR, WALL MOUNT
  - [R] ROTATING BEACON
  - [F] FIRE BELL, FURNISHED AND INSTALLED BY FIRE PROTECTION SUBCONTRACTOR, WIRED BY THE ELECTRICAL SUBCONTRACTOR
  - [RTS] REMOTE ALARM INDICATING AND TEST SWITCH, MOUNTED 7'-0" AFF.
  - [COM] ADDRESSABLE OUTPUT CONTROL MODULE
  - [AM] ADDRESSABLE INPUT MONITOR MODULE
  - [AO] ADDRESSABLE INPUT/OUTPUT MODULE. # DENOTES NUMBER OF INPUTS AND OUTPUTS.
  - [AO] ADDRESSABLE OUTPUT CONTROL MODULE
  - [MB] FIRE ALARM MASTER BOX
  - [MH] MAGNETIC DOOR HOLD OPEN DEVICE
  - [WF] FLOW SWITCH (WATER), FURNISHED AND INSTALLED BY FIRE PROTECTION SUBCONTRACTOR, WIRED BY THE ELECTRICAL SUBCONTRACTOR.
  - [VS] TAMPER SWITCH, FURNISHED AND INSTALLED BY FIRE PROTECTION SUBCONTRACTOR, WIRED BY THE ELECTRICAL SUBCONTRACTOR.
  - [PS] PRESSURE SWITCH, FURNISHED AND INSTALLED BY FIRE PROTECTION SUBCONTRACTOR, WIRED BY THE ELECTRICAL SUBCONTRACTOR.
  - [DK] FIRE ALARM DRILL KEY

**OFFICE EXPANSION**

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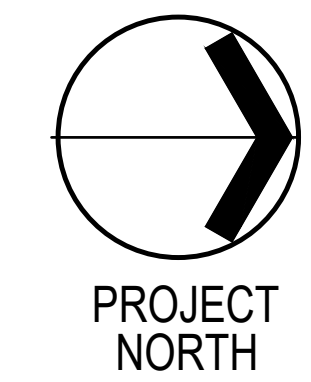
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Revisions  
No. Date Description

**FIRE ALARM LEGEND & RISER DIAGRAM**

**FA0.0**





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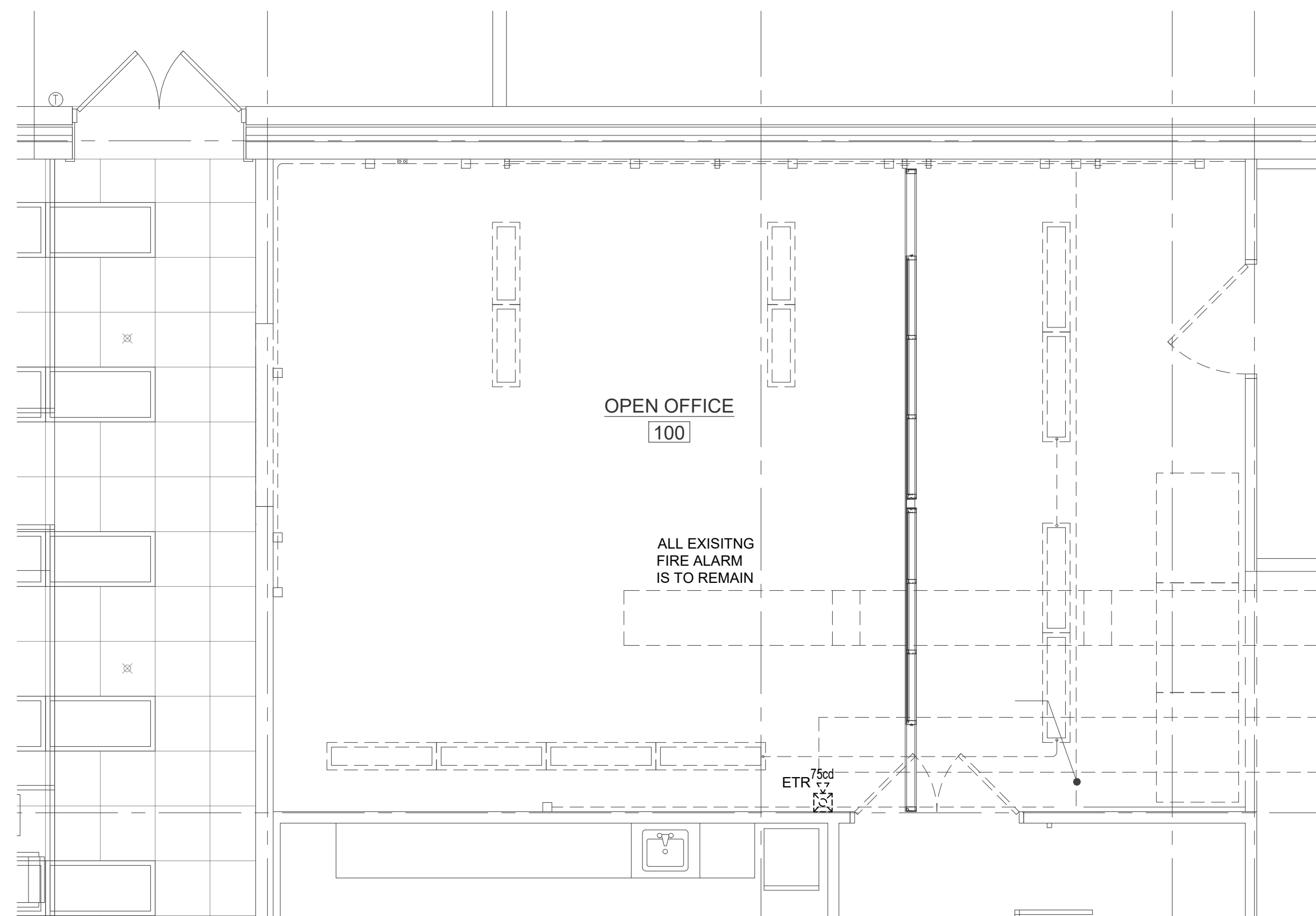
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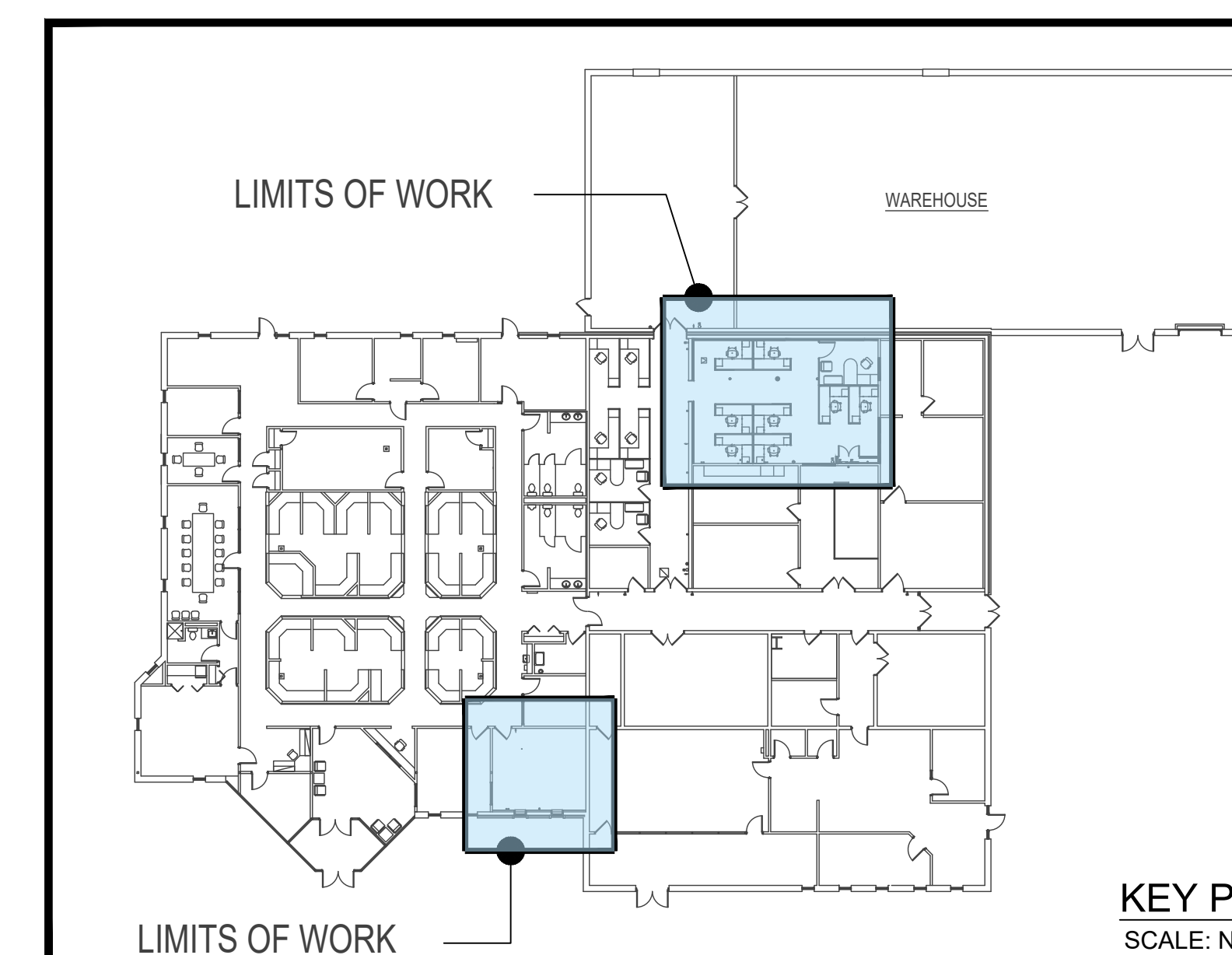
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1 PARTIAL EXISTING FLOOR PLAN - FIRE ALARM  
FA1.0 1/4"=1'-0"



Date: 02/09/2024

Drawn by: DD Proj. Mgr.: DC

No.	Date	Description

### PARTIAL DEMOLITION FLOOR PLANS - FIRE ALARM

# FA1.0