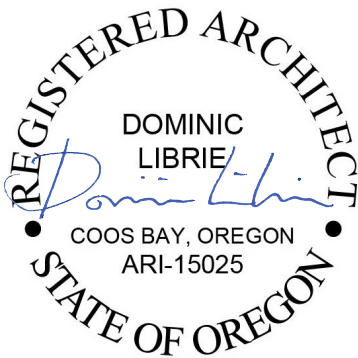




333 S. 4TH STREET  
COOS BAY, OR 97420  
P: 541.269.1166  
general@hge1.com  
www.hge1.com



**PROJECT #26.09**

**PROJECT MANUAL**

**FOR**

**SOUTH UMPQUA HIGH SCHOOL  
RESTROOM REMODEL**

**FOR**

**SOUTH UMPQUA SCHOOL DISTRICT #19**

**APRIL 2026**

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**SECTION 00-0101  
PROJECT TITLE PAGE**

**PROJECT MANUAL**

**FOR**

**SOUTH UMPQUA SCHOOL DISTRICT**

**SOUTH UMPQUA HIGH SCHOOL RESTROOM REMODEL**

**501 CHADWICK LN, MYRTLE CREEK, OR 97457**

**APRIL 2026**

**PROJECT # 26.09**

**HGE ARCHITECTS, INC**

**333 SOUTH 4TH STREET**

**COOS BAY, OREGON 97420**

**(541) 269-1166**

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**END OF SECTION**

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**SECTION 00-1113  
ADVERTISEMENT FOR BIDS**

Notice is hereby given that sealed bids for **South Umpqua High School Restroom Remodel** will be received from qualified bidders at the School District Office, 558 Chadwick Lane, Myrtle Creek, Oregon until the bid closing time of **2:00 P.M. Pacific Time, Tuesday, May 12, 2026**. The bids will be publicly opened and read aloud immediately after the deadline for submission of bids via remote conference call. A two-hour period shall follow in which all bidders shall submit to the **South Umpqua School District Office**, a properly filled out *Subcontractor Disclosure Form*, identifying any first-tier subcontractor that will be furnishing labor or labor and material on the Contract. Refer to Disclosure Form and Instructions to Bidders within the Contract Documents. Call-in information for bid opening:

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/869418501>

You can also dial in using your phone.

United States: +1 (571) 317-3112

Access Code: 869-418-501

Work on this project includes demolition, including sawcutting, and remodel of existing multi-stall boy's and girl's restrooms at South Umpqua High School into eight (8) single-user toilet rooms with two shared lavatory trough sinks. Remodel includes rough framing, replacement and infill of existing clerestory windows, interior glazing, finish carpentry, flooring, wall protection, ceilings, toilet accessories, plumbing, mechanical, and electrical installation.

Project Manual for this work, including Instructions to Bidders and Bid Form, may be examined at the Office of the Architect, HGE Architects, Inc. 333 South 4th Street, Coos Bay, Oregon, phone: 541- 269-1166, email: [general@hge1.com](mailto:general@hge1.com), and at the following locations: SUSD District Office Building, various Plan Centers, and on the HGE website at <http://www.hge1.com/bidding-area/>.

One set of drawings, specifications and contract documents may be obtained by prime bidders from HGE INC., upon refundable deposit of \$100. General Contractors are encouraged to contact HGE INC. by phone or email and register their interest in submitting a bid and to be included on the architect's plan holders list.

**A Mandatory pre-bid meeting will be held at the site on Tuesday, April 28th at 11 A.M.**

Contractors shall meet at the project site at 501 Chadwick Ln, Myrtle Creek, Oregon.

Subcontractors are encouraged to attend. General contractors are required to attend to qualify to submit a bid.

No bid will be received or considered by the Owner unless the bid contains a statement that Bidder will comply with the provisions of ORS 279C.800 through 279C.870 relating to Prevailing Wages.

No bids will be considered unless fully completed in the manner provided in the Instructions to Bidders upon the official bid form provided by the Architect, within the Project Manual, and accompanied by an unconditional certified check or a bid bond executed in favor of **South Umpqua School District** in an amount not less than ten percent (10%) of the total amount of the bid per ORS 279C.385, to be forfeited as fixed and liquidated damages should the bidder fail or neglect to enter into a contract and provide suitable bond for the faithful performance of the work in the event the contract is awarded.

Each bid will contain a statement as to whether or not the bidder is a resident bidder as defined in ORS 279A.120. No bid will be considered unless the bidder is registered with the Construction Contractors Board as required by ORS 701.035 to 701.055. The Owner reserves the right to reject any and all bids, and to waive any technicalities or informalities in connection therewith. No bidder may withdraw his bid after the hour set for the opening thereof until the lapse of thirty (30) days from the bid opening.

By: Joe Motta, Facilities Director

Published:

*Daily Journal of Commerce*, Portland, Oregon

April 22, 2026

*The News Review*, Roseburg, Oregon

April 22, 2026

**END OF SECTION**

**SECTION 00-2113  
INSTRUCTIONS TO BIDDERS**

**SUMMARY**

**1.01 SEE AIA A701, (2018 EDITION), INSTRUCTIONS TO BIDDERS FOLLOWING THIS DOCUMENT.**

**1.02 RELATED DOCUMENTS**

- A. Document 00-1113 - Advertisement for Bids.
- B. AIA Document A701 - 2018 Instructions to Bidders
- C. Document 00-2210 - Supplementary Instructions to Bidders
- D. Document 00-4100 - Bid Form.

**END OF SECTION**

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## Instructions to Bidders

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

26.09 South Umpqua High School Restroom Remodel  
501 Chadwick Lane  
Myrtle Point, OR 97457

Work on this project includes demolition, including sawcutting, and remodel of existing multi-stall boy's and girl's restrooms at South Umpqua High School into eight (8) single-user toilet rooms with two shared lavatory trough sinks. Remodel includes rough framing, replacement and infill of existing clerestory windows, interior glazing, finish carpentry, flooring, wall protection, ceilings, toilet accessories, plumbing, mechanical, and electrical installation.

### THE OWNER:

(Name, legal status, address, and other information)

South Umpqua School District  
558 Chadwick Lane  
Myrtle Creek, OR 97457  
541.863.3115

### THE ARCHITECT:

(Name, legal status, address, and other information)

HGE Architects, Inc.  
333 South 4th Street  
Coos Bay, OR 97420  
541.269.1166

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- 1 DEFINITIONS
- 2 BIDDER'S REPRESENTATIONS
- 3 BIDDING DOCUMENTS
- 4 BIDDING PROCEDURES
- 5 CONSIDERATION OF BIDS
- 6 POST-BID INFORMATION
- 7 PERFORMANCE BOND AND PAYMENT BOND
- 8 ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS

### ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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.

FEDERAL, STATE, AND LOCAL LAWS MAY IMPOSE REQUIREMENTS ON PUBLIC PROCUREMENT CONTRACTS. CONSULT LOCAL AUTHORITIES OR AN ATTORNEY TO VERIFY REQUIREMENTS APPLICABLE TO THIS PROCUREMENT BEFORE COMPLETING THIS FORM.

It is intended that AIA Document G612™–2017, Owner's Instructions to the Architect, Parts A and B will be completed prior to using this document.

## ARTICLE 1 DEFINITIONS

§ 1.1 Bidding Documents include the Bidding Requirements and the Proposed Contract Documents. The Bidding Requirements consist of the advertisement or invitation to bid, Instructions to Bidders, supplementary instructions to bidders, the bid form, and any other bidding forms. The Proposed Contract Documents consist of the unexecuted form of Agreement between the Owner and Contractor and that Agreement's Exhibits, Conditions of the Contract (General, Supplementary and other Conditions), Drawings, Specifications, all Addenda, and all other documents enumerated in Article 8 of these Instructions.

§ 1.2 Definitions set forth in the General Conditions of the Contract for Construction, or in other Proposed Contract Documents apply to the Bidding Documents.

§ 1.3 Addenda are written or graphic instruments issued by the Architect, which, by additions, deletions, clarifications, or corrections, modify or interpret the Bidding Documents.

§ 1.4 A Bid is a complete and properly executed proposal to do the Work for the sums stipulated therein, submitted in accordance with the Bidding Documents.

§ 1.5 The Base Bid is the sum stated in the Bid for which the Bidder offers to perform the Work described in the Bidding Documents, to which Work may be added or deleted by sums stated in Alternate Bids.

§ 1.6 An Alternate Bid (or Alternate) is an amount stated in the Bid to be added to or deducted from, or that does not change, the Base Bid if the corresponding change in the Work, as described in the Bidding Documents, is accepted.

§ 1.7 A Unit Price is an amount stated in the Bid as a price per unit of measurement for materials, equipment, or services, or a portion of the Work, as described in the Bidding Documents.

§ 1.8 A Bidder is a person or entity who submits a Bid and who meets the requirements set forth in the Bidding Documents.

§ 1.9 A Sub-bidder is a person or entity who submits a bid to a Bidder for materials, equipment, or labor for a portion of the Work.

## ARTICLE 2 BIDDER'S REPRESENTATIONS

§ 2.1 By submitting a Bid, the Bidder represents that:

- .1 the Bidder has read and understands the Bidding Documents;
- .2 the Bidder understands how the Bidding Documents relate to other portions of the Project, if any, being bid concurrently or presently under construction;
- .3 the Bid complies with the Bidding Documents;
- .4 the Bidder has visited the site, become familiar with local conditions under which the Work is to be performed, and has correlated the Bidder's observations with the requirements of the Proposed Contract Documents;
- .5 the Bid is based upon the materials, equipment, and systems required by the Bidding Documents without exception; and
- .6 the Bidder has read and understands the provisions for liquidated damages, if any, set forth in the form of Agreement between the Owner and Contractor.

## ARTICLE 3 BIDDING DOCUMENTS

### § 3.1 Distribution

§ 3.1.1 Bidders shall obtain complete Bidding Documents, as indicated below, from the issuing office designated in the advertisement or invitation to bid, for the deposit sum, if any, stated therein.

*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall obtain Bidding Documents.)*

See Section 00-1113 Advertisement for Bids.

§ 3.1.2 Any required deposit shall be refunded to Bidders who submit a bona fide Bid and return the paper Bidding Documents in good condition within ten days after receipt of Bids. The cost to replace missing or damaged paper documents will be deducted from the deposit. A Bidder receiving a Contract award may retain the paper Bidding Documents, and the Bidder's deposit will be refunded.

§ 3.1.3 Bidding Documents will not be issued directly to Sub-bidders unless specifically offered in the advertisement or invitation to bid, or in supplementary instructions to bidders.

§ 3.1.4 Bidders shall use complete Bidding Documents in preparing Bids. Neither the Owner nor Architect assumes responsibility for errors or misinterpretations resulting from the use of incomplete Bidding Documents.

§ 3.1.5 The Bidding Documents will be available for the sole purpose of obtaining Bids on the Work. No license or grant of use is conferred by distribution of the Bidding Documents.

### § 3.2 Modification or Interpretation of Bidding Documents

§ 3.2.1 The Bidder shall carefully study the Bidding Documents, shall examine the site and local conditions, and shall notify the Architect of errors, inconsistencies, or ambiguities discovered and request clarification or interpretation pursuant to Section 3.2.2.

§ 3.2.2 Requests for clarification or interpretation of the Bidding Documents shall be submitted by the Bidder in writing and shall be received by the Architect at least seven days prior to the date for receipt of Bids.  
*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Bidders shall submit requests for clarification and interpretation.)*

See Section 00-1113 Advertisement for Bids.

§ 3.2.3 Modifications and interpretations of the Bidding Documents shall be made by Addendum. Modifications and interpretations of the Bidding Documents made in any other manner shall not be binding, and Bidders shall not rely upon them.

### § 3.3 Substitutions

§ 3.3.1 The materials, products, and equipment described in the Bidding Documents establish a standard of required function, dimension, appearance, and quality to be met by any proposed substitution.

#### § 3.3.2 Substitution Process

§ 3.3.2.1 Written requests for substitutions shall be received by the Architect at least ten days prior to the date for receipt of Bids. Requests shall be submitted in the same manner as that established for submitting clarifications and interpretations in Section 3.2.2.

§ 3.3.2.2 Bidders shall submit substitution requests on a Substitution Request Form if one is provided in the Bidding Documents.

§ 3.3.2.3 If a Substitution Request Form is not provided, requests shall include (1) the name of the material or equipment specified in the Bidding Documents; (2) the reason for the requested substitution; (3) a complete description of the proposed substitution including the name of the material or equipment proposed as the substitute, performance and test data, and relevant drawings; and (4) any other information necessary for an evaluation. The request shall include a statement setting forth changes in other materials, equipment, or other portions of the Work, including changes in the work of other contracts or the impact on any Project Certifications (such as LEED), that will result from incorporation of the proposed substitution.

§ 3.3.3 The burden of proof of the merit of the proposed substitution is upon the proposer. The Architect's decision of approval or disapproval of a proposed substitution shall be final.

§ 3.3.4 If the Architect approves a proposed substitution prior to receipt of Bids, such approval shall be set forth in an Addendum. Approvals made in any other manner shall not be binding, and Bidders shall not rely upon them.

§ 3.3.5 No substitutions will be considered after the Contract award unless specifically provided for in the Contract Documents.

### § 3.4 Addenda

§ 3.4.1 Addenda will be transmitted to Bidders known by the issuing office to have received complete Bidding Documents.

*(Indicate how, such as by email, website, host site/platform, paper copy, or other method Addenda will be transmitted.)*

Addenda will be sent via email to all individuals listed on the Planholders List.

§ 3.4.2 Addenda will be available where Bidding Documents are on file.

§ 3.4.3 Addenda will be issued no later than four days prior to the date for receipt of Bids, except an Addendum withdrawing the request for Bids or one which includes postponement of the date for receipt of Bids.

§ 3.4.4 Prior to submitting a Bid, each Bidder shall ascertain that the Bidder has received all Addenda issued, and the Bidder shall acknowledge their receipt in the Bid.

## ARTICLE 4 BIDDING PROCEDURES

### § 4.1 Preparation of Bids

§ 4.1.1 Bids shall be submitted on the forms included with or identified in the Bidding Documents.

§ 4.1.2 All blanks on the bid form shall be legibly executed. Paper bid forms shall be executed in a non-erasable medium.

§ 4.1.3 Sums shall be expressed in both words and numbers, unless noted otherwise on the bid form. In case of discrepancy, the amount entered in words shall govern.

§ 4.1.4 Edits to entries made on paper bid forms must be initialed by the signer of the Bid.

§ 4.1.5 All requested Alternates shall be bid. If no change in the Base Bid is required, enter “No Change” or as required by the bid form.

§ 4.1.6 Where two or more Bids for designated portions of the Work have been requested, the Bidder may, without forfeiture of the bid security, state the Bidder’s refusal to accept award of less than the combination of Bids stipulated by the Bidder. The Bidder shall neither make additional stipulations on the bid form nor qualify the Bid in any other manner.

§ 4.1.7 Each copy of the Bid shall state the legal name and legal status of the Bidder. As part of the documentation submitted with the Bid, the Bidder shall provide evidence of its legal authority to perform the Work in the jurisdiction where the Project is located. Each copy of the Bid shall be signed by the person or persons legally authorized to bind the Bidder to a contract. A Bid by a corporation shall further name the state of incorporation and have the corporate seal affixed. A Bid submitted by an agent shall have a current power of attorney attached, certifying the agent’s authority to bind the Bidder.

§ 4.1.8 A Bidder shall incur all costs associated with the preparation of its Bid.

### § 4.2 Bid Security

§ 4.2.1 Each Bid shall be accompanied by the following bid security:  
*(Insert the form and amount of bid security.)*

See Section 00-2210 Supplementary Instructions to Bidders.

§ 4.2.2 The Bidder pledges to enter into a Contract with the Owner on the terms stated in the Bid and shall, if required, furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder. Should the Bidder refuse to enter into such Contract or fail to furnish such bonds if required, the amount of the bid security shall be forfeited to the Owner as liquidated damages, not as a penalty. In the event the Owner fails to comply with Section 6.2, the amount of the bid security shall not be forfeited to the Owner.

§ 4.2.3 If a surety bond is required as bid security, it shall be written on AIA Document A310™, Bid Bond, unless otherwise provided in the Bidding Documents. The attorney-in-fact who executes the bond on behalf of the surety shall affix to the bond a certified and current copy of an acceptable power of attorney. The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

§ 4.2.4 The Owner will have the right to retain the bid security of Bidders to whom an award is being considered until (a) the Contract has been executed and bonds, if required, have been furnished; (b) the specified time has elapsed so that Bids may be withdrawn; or (c) all Bids have been rejected. However, if no Contract has been awarded or a Bidder has not been notified of the acceptance of its Bid, a Bidder may, beginning 30 days after the opening of Bids, withdraw its Bid and

request the return of its bid security.

### **§ 4.3 Submission of Bids**

**§ 4.3.1** A Bidder shall submit its Bid as indicated below:

*(Indicate how, such as by website, host site/platform, paper copy, or other method Bidders shall submit their Bid.)*

See Section 00-1113 Advertisement for Bids.

**§ 4.3.2** Paper copies of the Bid, the bid security, and any other documents required to be submitted with the Bid shall be enclosed in a sealed opaque envelope. The envelope shall be addressed to the party receiving the Bids and shall be identified with the Project name, the Bidder's name and address, and, if applicable, the designated portion of the Work for which the Bid is submitted. If the Bid is sent by mail, the sealed envelope shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof.

**§ 4.3.3** Bids shall be submitted by the date and time and at the place indicated in the invitation to bid. Bids submitted after the date and time for receipt of Bids, or at an incorrect place, will not be accepted.

**§ 4.3.4** The Bidder shall assume full responsibility for timely delivery at the location designated for receipt of Bids.

**§ 4.3.5** A Bid submitted by any method other than as provided in this Section 4.3 will not be accepted.

### **§ 4.4 Modification or Withdrawal of Bid**

**§ 4.4.1** Prior to the date and time designated for receipt of Bids, a Bidder may submit a new Bid to replace a Bid previously submitted, or withdraw its Bid entirely, by notice to the party designated to receive the Bids. Such notice shall be received and duly recorded by the receiving party on or before the date and time set for receipt of Bids. The receiving party shall verify that replaced or withdrawn Bids are removed from the other submitted Bids and not considered. Notice of submission of a replacement Bid or withdrawal of a Bid shall be worded so as not to reveal the amount of the original Bid.

**§ 4.4.2** Withdrawn Bids may be resubmitted up to the date and time designated for the receipt of Bids in the same format as that established in Section 4.3, provided they fully conform with these Instructions to Bidders. Bid security shall be in an amount sufficient for the Bid as resubmitted.

**§ 4.4.3** After the date and time designated for receipt of Bids, a Bidder who discovers that it made a clerical error in its Bid shall notify the Architect of such error within two days, or pursuant to a timeframe specified by the law of the jurisdiction where the Project is located, requesting withdrawal of its Bid. Upon providing evidence of such error to the reasonable satisfaction of the Architect, the Bid shall be withdrawn and not resubmitted. If a Bid is withdrawn pursuant to this Section 4.4.3, the bid security will be attended to as follows:

*(State the terms and conditions, such as Bid rank, for returning or retaining the bid security.)*

## **ARTICLE 5 CONSIDERATION OF BIDS**

### **§ 5.1 Opening of Bids**

If stipulated in an advertisement or invitation to bid, or when otherwise required by law, Bids properly identified and received within the specified time limits will be publicly opened and read aloud. A summary of the Bids may be made available to Bidders.

### **§ 5.2 Rejection of Bids**

Unless otherwise prohibited by law, the Owner shall have the right to reject any or all Bids.

### **§ 5.3 Acceptance of Bid (Award)**

**§ 5.3.1** It is the intent of the Owner to award a Contract to the lowest responsive and responsible Bidder, provided the Bid has been submitted in accordance with the requirements of the Bidding Documents. Unless otherwise prohibited by law, the Owner shall have the right to waive informalities and irregularities in a Bid received and to accept the Bid which, in the Owner's judgment, is in the Owner's best interests.

**§ 5.3.2** Unless otherwise prohibited by law, the Owner shall have the right to accept Alternates in any order or combination, unless otherwise specifically provided in the Bidding Documents, and to determine the lowest responsive and responsible Bidder on the basis of the sum of the Base Bid and Alternates accepted.

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

### **§ 6.1 Contractor's Qualification Statement**

Bidders to whom award of a Contract is under consideration shall submit to the Architect, upon request and within the timeframe specified by the Architect, a properly executed AIA Document A305™, Contractor's Qualification Statement, unless such a Statement has been previously required and submitted for this Bid.

### **§ 6.2 Owner's Financial Capability**

A Bidder to whom award of a Contract is under consideration may request in writing, fourteen days prior to the expiration of the time for withdrawal of Bids, that the Owner furnish to the Bidder reasonable evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract. The Owner shall then furnish such reasonable evidence to the Bidder no later than seven days prior to the expiration of the time for withdrawal of Bids. Unless such reasonable evidence is furnished within the allotted time, the Bidder will not be required to execute the Agreement between the Owner and Contractor.

### **§ 6.3 Submittals**

**§ 6.3.1** After notification of selection for the award of the Contract, the Bidder shall, as soon as practicable or as stipulated in the Bidding Documents, submit in writing to the Owner through the Architect:

- .1 a designation of the Work to be performed with the Bidder's own forces;
- .2 names of the principal products and systems proposed for the Work and the manufacturers and suppliers of each; and
- .3 names of persons or entities (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the Work.

**§ 6.3.2** The Bidder will be required to establish to the satisfaction of the Architect and Owner the reliability and responsibility of the persons or entities proposed to furnish and perform the Work described in the Bidding Documents.

**§ 6.3.3** Prior to the execution of the Contract, the Architect will notify the Bidder if either the Owner or Architect, after due investigation, has reasonable objection to a person or entity proposed by the Bidder. If the Owner or Architect has reasonable objection to a proposed person or entity, the Bidder may, at the Bidder's option, withdraw the Bid or submit an acceptable substitute person or entity. The Bidder may also submit any required adjustment in the Base Bid or Alternate Bid to account for the difference in cost occasioned by such substitution. The Owner may accept the adjusted bid price or disqualify the Bidder. In the event of either withdrawal or disqualification, bid security will not be forfeited.

**§ 6.3.4** Persons and entities proposed by the Bidder and to whom the Owner and Architect have made no reasonable objection must be used on the Work for which they were proposed and shall not be changed except with the written consent of the Owner and Architect.

## **ARTICLE 7 PERFORMANCE BOND AND PAYMENT BOND**

### **§ 7.1 Bond Requirements**

**§ 7.1.1** If stipulated in the Bidding Documents, the Bidder shall furnish bonds covering the faithful performance of the Contract and payment of all obligations arising thereunder.

**§ 7.1.2** If the furnishing of such bonds is stipulated in the Bidding Documents, the cost shall be included in the Bid. If the furnishing of such bonds is required after receipt of bids and before execution of the Contract, the cost of such bonds shall be added to the Bid in determining the Contract Sum.

**§ 7.1.3** The Bidder shall provide surety bonds from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located.

**§ 7.1.4** Unless otherwise indicated below, the Penal Sum of the Payment and Performance Bonds shall be the amount of the Contract Sum.

*(If Payment or Performance Bonds are to be in an amount other than 100% of the Contract Sum, indicate the dollar amount or percentage of the Contract Sum.)*

### **§ 7.2 Time of Delivery and Form of Bonds**

**§ 7.2.1** The Bidder shall deliver the required bonds to the Owner not later than three days following the date of execution of the Contract. If the Work is to commence sooner in response to a letter of intent, the Bidder shall, prior to

commencement of the Work, submit evidence satisfactory to the Owner that such bonds will be furnished and delivered in accordance with this Section 7.2.1.

**§ 7.2.2** Unless otherwise provided, the bonds shall be written on AIA Document A312, Performance Bond and Payment Bond.

**§ 7.2.3** The bonds shall be dated on or after the date of the Contract.

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

## ARTICLE 8 ENUMERATION OF THE PROPOSED CONTRACT DOCUMENTS

**§ 8.1** Copies of the proposed Contract Documents have been made available to the Bidder and consist of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor, unless otherwise stated below.  
*(Insert the complete AIA Document number, including year, and Document title.)*

.2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds, unless otherwise stated below.  
*(Insert the complete AIA Document number, including year, and Document title.)*

.3 AIA Document A201™–2017, General Conditions of the Contract for Construction, unless otherwise stated below.  
*(Insert the complete AIA Document number, including year, and Document title.)*

.4 Building Information Modeling Exhibit, if completed:

.5 Drawings  
See Construction Drawings dated April 2026 for full Sheet Index.

.6 Specifications  
See Project Manual Section 00-0110 dated April 2026 for full Table of Contents.

.7 Addenda:

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

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

AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:  
*(Insert the date of the E204-2017.)*

The Sustainability Plan:

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

Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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- .9 Other documents listed below:  
*(List here any additional documents that are intended to form part of the Proposed Contract Documents.)*



**SECTION 00-2210  
SUPPLEMENTARY INSTRUCTIONS TO BIDDERS**

**GENERAL**

**1.01 THE FOLLOWING SUPPLEMENTS SHALL MODIFY, CHANGE, DELETE FROM OR ADD TO THE AIA DOCUMENT A701-2018 INSTRUCTIONS TO BIDDERS. WHERE ANY ARTICLE OF THE INSTRUCTIONS TO BIDDERS IS MODIFIED OR ANY PARAGRAPH, SUBPARAGRAPH, OR CLAUSE THEREOF IS MODIFIED OR DELETED BY THESE SUPPLEMENTS, THE UNALTERED PROVISIONS OF THAT ARTICLE, PARAGRAPH, SUBPARAGRAPH, OR CLAUSE SHALL REMAIN IN EFFECT.**

**1.02 ARTICLE 1 DEFINITIONS, ADD THE FOLLOWING:**

- A. The word Owner is South Umpqua School District
- B. The word Architect is HGE ARCHITECTS, Inc.

**1.03 ARTICLE 2 BIDDERS REPRESENTATIONS, ADD THE FOLLOWING:**

- A. If a pre-bid walkthrough is held, contractors and sub-contractor attendees are encouraged to familiarize themselves with the bidding and contract documents prior to the walkthrough.

**1.04 ARTICLE 3 BIDDING DOCUMENTS, ADD THE FOLLOWING:**

- A. Bid documents may be obtained at the office of the Architect which is located at 333 South 4th Street, Coos Bay, OR 97420. Phone: 541-269-1166, Email: [general@hge1.com](mailto:general@hge1.com), Website: [www.hge1.com](http://www.hge1.com).
- B. One (1) set of Bid Documents can be obtained by prime bidders from HGE Architect, INC., upon refundable deposit of amount indicated on the advertisement for bids.
- C. Deposit will be refunded if Bid Documents are returned complete, undamaged, unmarked, and reusable no later than 7 days after bid opening date. Non-bidders' deposit will be refunded if documents are returned in good condition no later than bid opening date. Failure to comply will result in forfeiture of deposit.
- D. Bid Documents maybe viewed at the Architect's office, at the office of South Umpqua School District, and various plan centers. PDF digital copies of these documents are also available to Bidders via HGE's website.
- E. General Contractors are encouraged to contact HGE's office by phone or email to register their interest in submitting a bid and to be included on the architect's plan holders lists. Addenda and other critical information will be forwarded to all persons on the architect's plan holders list.
- F. Upon receipt of Bid Documents , verify that documents are complete. Notify Architect should the document be incomplete.
- G. Immediately notify Architect upon finding discrepancies or omissions in the bid documents.
- H. Direct questions to Architect, telephone (541)269-1166, email [general@hge1.com](mailto:general@hge1.com).

- I. Addenda may be issued during the bidding period. All Addenda become part of Contract Documents. Include resultant costs in the Bid Amount. Addenda will be prepared and distributed by the Architect.
- J. Addenda will be sent to all plan holders on the Architect's plan holders list via email. A Bidder's failure to request to be included on the plan holders list or accurately submit a proper email address, or Architect not obtaining a proper email address, will not excuse the Bidder from obtaining any and all addenda.
  - 1. Verbal answers are not binding on any party.
  - 2. Clarifications requested by bidders must be in writing not less than 7 days before date set for receipt of bids. If clarification or change in the documents is required, the reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients.

**1.05 ARTICLE 4 BIDDING PROCEDURE, ADD THE FOLLOWING:**

- A. One copy of the Bid Form and other required bidding documents shall be submitted with all blank spaces in the form fully filled.
- B. PREPARATION OF FIRST-TIER SUBCONTRACTOR DISCLOSURE
  - 1. Per ORS 279C.370 the Bidder shall submit First-Tier Subcontractor Disclosure Form not later than 2 hours following the Bid Closing, or the bid will be rejected.
  - 2. To determine disclosure requirements, the Agency recommends that you disclose subcontract information for any subcontractor and supplier as follows:
    - a. Determine the lowest possible contract price. That price will be the base bid amount less all alternate deductive bid amounts (exclusive of any options that can only be exercised after contract award).
    - b. Provide the required disclosure information for any first-tier subcontractor whose potential contract services (i.e., subcontractor's base bid amount plus all alternate additive bid amounts, exclusive of any options that can only be exercised after contract award) are greater than or equal to: (i) 5% of that lowest contract price, but at least \$15,000, or (ii) \$350,000 regardless of the percentage. Total all possible work for each subcontractor in making this determination (e.g., if a subcontractor will provide \$15,000 worth of services on the base bid and \$40,000 on an additive alternate, then the potential amount of subcontractor's services is \$55,000. Assuming that \$55,000 exceeds 5% of the lowest contract price, provide the disclosure for both the \$15,000 services and the \$40,000 services).
    - c. Submission. A Bidder shall submit the disclosure form required by this rule within two (2) working hours of Bid Closing in the manner specified by the ITB.
    - d. Responsiveness. Compliance with the disclosure and submittal requirements of ORS 279C.370 and this rule is a matter of Responsiveness. Bids which are submitted by Bid Closing, but for which the separate disclosure submittal has not been made by the specified deadline, are not Responsive and shall not be considered for Contract award.
    - e. Substitution. Substitution of affected first-tier subcontractors shall be made only in accordance with ORS 279C.585. Agencies do not have a statutory role or duty to review, approve, or resolve disputes concerning such substitutions. However, Agencies are not precluded from making related inquiries or investigating complaints in order to enforce Contract provisions that require compliance generally with laws, rules and regulations.
    - f. Effective Date. This rule shall apply to Public Improvement Contract first advertised on or after August 1, 2003. The above instructions have been amended to include modifications approved by the 2005 legislature.
    - g. Article 4 Bidding Procedure Subparagraph 4.2.2, add the following:

- C. Bid security shall be required in the form of Bid Bond issued by a Bonding Company acceptable to the Owner, cashier's check, or certified check in an amount equal to 10% of the total bid, made payable to the Owner.
- D. Bidders shall make arrangements to visit the site prior to bidding. A bidders' conference will be held, as noted in the Advertisement for Bids.
- E. Information relevant to the Bid Documents will be recorded in an Addendum, issued to Bid Document recipients
- F. Oral statements made by the Owner or its representatives at Pre-bid site visits are not binding unless confirmed in written addendum. (OAR 137-049-0200(1)(a)(B)(iii))
- G. All Bidders will leave their bids open for a period of thirty (30) days after the date of bid opening. No bid may be withdrawn during such period of time. Owner may accept any Bid in accordance with the Instructions to Bidders within such thirty (30) day period.
- H. Bids signed and under seal, executed, and dated, will be received at the designated office before the stated bid closing time. Refer to the Advertisement for Bids for specific bidding information and requirements.
  - 1. Mailed, hand delivered, and emailed electronic bids shall be received prior to bid closing time.
- I. Bids submitted after the stated bid closing time shall be returned to the bidder unopened.
- J. Amendments to the submitted offer must be received in writing prior to bid closing and enclosed by the same party or parties who signed and sealed the offer.

**1.06 ARTICLE 5 CONSIDERATION OF BIDS, ADD THE FOLLOWING:**

- A. If the Contractor is to be awarded, Owner will provide written Notice of Intent to Award to all Bidders of the Owner's intent to award the Contract. Owner's award shall not be final until the later of the following:
  - 1. Five (5) days after the date of the Notice of Intent; or
  - 2. The Owner provides a written response to all timely-filed protests that denies the protest and affirms the award.
- B. Owner reserves the right to accept or reject any or all offers and to waive any technicalities or informalities in connection therewithin.
- C. Owner may reject any bid that does not comply with prescribed public contracting procedures and requirements, including the bidder's responsibility under ORS 279C.375(3)(b).
- D. No offer will be received or considered unless the offer states that the offeror agrees to be bound by and will comply with the provisions of 279C.838, 279C.840, or U.S.C 3141 to 3148. (OAR 137-049-0200(1)(a)(J))
- E. No offer will be considered unless the offeror is registered and in good standing with the Construction Contractors Board. (OAR 137-049-0200(1)(a)(K))
- F. Owner may reject for good cause all bids upon finding that it is in the public interest to do so.
- G. After acceptance by Owner, the Architect, on behalf of Owner, will issue to the successful bidder a written letter of Contract Award.
- H. Goods or services manufactured or produced in the State of Oregon to receive preference, all factors being equal.

**1.07 ARTICLE 6 POST BID INFORMATION, AMEND TO READ:**

- A. Bidders Qualifications
  1. Successful bidder must be registered with the Construction Contractor's Board as required by ORS 701.035 to 701.055.
  2. Successful bidder must demonstrate the bidder's responsibility under ORS 279C.375(3)(b).
  3. Bidder is not required to be licensed for asbestos abatement under ORS 468A.720.

**1.08 ARTICLE 7 PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND, ADD THE FOLLOWING:**

- A. A Performance Bond and Labor and Material Payment Bond shall be required. Contractor shall provide separate Performance Bond and Labor and Material Payment Bond made payable to the Owner issued by a Corporation legally licensed to transact business in the State of Oregon. Corporation issuing such a bond must comply with applicable Oregon Statutes for public work and be satisfactory to the Owner. The bonds are to be in the amount of 100% of the contract sum to assure the Owner of full and prompt performance of the Contract.

**1.09 ARTICLE 8 FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR, ADD THE FOLLOWING:**

- A. The Contractor shall within ten (10) days after notification in writing of the Owner's Notice to award a Contract, execute and return to the Owner the Form of Agreement, the Bonds and all applicable Certificates of Insurance.

**END OF SECTION**



333 S. 4TH STREET  
 COOS BAY, OREGON 97420  
 P: 541.269.1166  
 www.hge1.com

# SUBSTITUTION REQUEST

(During the Bidding Phase)

Project: \_\_\_\_\_ Substitution Request Number: \_\_\_\_\_  
 \_\_\_\_\_  
 From: \_\_\_\_\_  
 To: \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_  
 A/E Project Number: \_\_\_\_\_  
 Re: \_\_\_\_\_ Contract For: \_\_\_\_\_

Specification Title: \_\_\_\_\_ Description: \_\_\_\_\_  
 Section: \_\_\_\_\_ Page: \_\_\_\_\_ Article/Paragraph: \_\_\_\_\_

Proposed Substitution: \_\_\_\_\_  
 Manufacturer: \_\_\_\_\_ Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Trade Name: \_\_\_\_\_ Model No.: \_\_\_\_\_

Attached data includes product description, specifications, drawings, photographs, and performance and test data adequate for evaluation of the request; applicable portions of the data are clearly identified.

Attached data also includes a description of changes to the Contract Documents that the proposed substitution will require for its proper installation.

The Undersigned certifies:

- Proposed substitution has been fully investigated and determined to be equal or superior in all respects to specified product.
- Same warranty will be furnished for proposed substitution as for specified product.
- Same maintenance service and source of replacement parts, as applicable, is available.
- Proposed substitution will have no adverse effect on other trades and will not affect or delay progress schedule.
- Proposed substitution does not affect dimensions and functional clearances.
- Payment will be made for changes to building design, including A/E design, detailing, and construction costs caused by the substitution.

Submitted by: \_\_\_\_\_  
 Signed by: \_\_\_\_\_  
 Firm: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

**A/E's REVIEW AND ACTION**

- Substitution approved - Make submittals in accordance with AIA Form 701-2018 Instructions to Bidders, Paragraph 3.3 Substitutions.
- Substitution approved as noted - Make submittals in accordance with AIA Form 701-2018 Instructions to Bidders, Paragraph 3.3 Substitutions.
- Substitution rejected - Use specified materials.
- Substitution Request received too late - Use specified materials.

Signed by: \_\_\_\_\_ Date: \_\_\_\_\_

**Supporting Data Attached:**

- Drawings     Product Data     Samples     Tests     Reports     \_\_\_\_\_

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**SECTION 00-4100  
BID FORM**

**THE PROJECT AND THE PARTIES**

**1.01 TO: SOUTH UMPQUA SCHOOL DISTRICT**

**1.02 FOR: SOUTH UMPQUA HIGH SCHOOL RESTROOM REMODEL**

**1.03 DATE: \_\_\_\_\_ (BIDDER TO ENTER DATE)**

**1.04 SUBMITTED BY:**

**NAME OF FIRM (PLEASE PRINT): \_\_\_\_\_**

**1.05 GENERAL**

- A. The Bidder declares that they have carefully examined the Contract Documents for the construction of the proposed improvements; that the Bidder has personally inspected the contemplated construction area, that the Bidder has satisfied themselves as to the quantities of materials, items of equipment, possible difficulties, and conditions of work involved.
- B. By signing this Proposal, the Bidder certifies that the provisions required by ORS 279C.800 to 279C.870 relating to prevailing wage rates shall be included in this Contract, are understood by the Bidder, and will be complied with during the Work.
- C. The bidder further declares that they are registered with the Construction Contractor's Board as required by ORS 701.35 to 701.55, and possess such additional licenses and certifications as required by law for the performance of the work proposed herein.
- D. The subcontractor(s) performing work as described in ORS 701.005(2) will be registered with the Construction Contractors Board in accordance with ORS 701.035 to 701.055 before the subcontractor(s) commence work under the Contract.
- E. Pursuant to ORS 279A.120, Bidder hereby certifies the Bidder \_\_\_\_\_ is / \_\_\_\_\_ is not (**check one**) a Resident Bidder as defined by ORS 279.029.
- F. Bidder certifies that the provisions required by ORS 279C.836, unless exempt under Sections (4), (7), (8), or (9), before starting work on this Contract, or any subcontract hereunder, Contractor and all subcontractors shall have on file with the Construction Contractor's Board a public works bond with corporate surety authorized to do business in the State of Oregon in the amount of \$30,000.
- G. The Bidder agrees that if this Proposal is accepted, the Bidder will, within ten (10) calendar days after receiving contract forms, execute the Agreement between Owner and Contractor as specified, and deliver to the Owner the Performance and Labor and Payment Bonds required herein.

**1.06 BASIC BID:**

- A. The undersigned bidder, in submitting his bid, authorizes the Owner to evaluate the bid and make a single award on the basis of the bid.
- B. After having examined all of the contract documents as prepared by HGE ACHITECTS, Inc., 333 South 4th Street, Coos Bay, Oregon 97420, we do hereby propose to furnish labor and materials to complete the work required by said documents for the following fixed sum (*fill in lump sum amount for each bid unit, in written words in space provided, and in numerals within parenthesis*):

\_\_\_\_\_ Dollars

and \_\_\_\_\_ Cents (\$ \_\_\_\_\_) complete.\

- C. Bidder further agrees to be bound by the entire Contract Documents, including:
  - Advertisement for Bids
  - Issued Addenda
  - Instructions to Bidders - AIA A701 and Supplemental Instructions to Bidders
  - Bid Form (this document)
  - Subcontractor Disclosure Form
  - General Conditions - AIA 201 and Supplementary Conditions
  - Contract for Construction: Owner-Contractor Agreement - AIA 101
  - Performance and Payment Bonds
  - Technical Specifications
  - Plans/Drawings
  - Issued Change Orders and Architect's Supplemental Instructions
  - All Applicable State and Federal Laws

**1.07 BID SECURITY**

- A. Bid security in the form of a certified check of Bid Bond in the amount of 10% of the bid amount is enclosed per ORS 279C.385. The undersigned agrees that Bid Security will be left in escrow with the Owner and that the amount thereof is the measure of liquidated damages which Owner will sustain by failure of the undersigned to deliver and execute the Contract or provide Performance and Payment Bonds and may become the property of the Owner at Owner's option. If this bid is not accepted within thirty (30) days of the time set for the opening of bids or if the undersigned executes and timely delivers said contract and the Performance and Payment Bonds, the Bid Security will be returned.

**1.08 COMPLETION DATE**

- A. It is understood that time is of the essence in the execution of this Contract in order to avoid undue hardship upon the Owner. It is the desire of the Owner to issue a Notice to Proceed upon successful review of the lowest qualified bidder and have the project substantially complete within **(90)** calendar days after Notice to Proceed.
- B. The Undersigned agrees that he will have the work Substantially Complete within \_\_\_\_\_ calendar days after Notice to Proceed (Contractor to fill in the NUMBER OF CALENDAR DAYS he/she will require to substantially complete the Work and this will be the agreed upon construction time period).

- C. The Contractor agrees that said Work shall be prosecuted regularly, diligently, at such rate of progress as will insure Substantial Completion thereof within the time specified. It is expressly understood and agreed, by the Contractor and the Owner, that the time for the completion of the Work described herein is reasonable taking into consideration the average climatic range and usual industrial conditions prevailing in this locality.

**1.09 OWNER RIGHTS**

- A. The Owner reserves the right to reject any or all bids and to waive all informalities.

**1.10 ADDENDA**

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

- 1. Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.
- 2. Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.
- 3. Addendum # \_\_\_\_\_ Dated \_\_\_\_\_.

**1.11 BIDDER DATA AND SIGNATURE(S)**

- A. Name of Firm (*please print*): \_\_\_\_\_
- B. Mailing Address: \_\_\_\_\_
- C. Physical Address (*if different*): \_\_\_\_\_
- D. Construction Contractor Board Registration Number: \_\_\_\_\_
- E. Telephone Number: \_\_\_\_\_
- F. Fax Number: \_\_\_\_\_
- G. Email Address: \_\_\_\_\_

H. Signature (*if bid is by a partnership, one of the partners must sign*):

---

I. Name and Official Capacity of Signatory (*please print*):

---

J. If Corporation, Attest (*Secretary of Corporation*):

---

K. SEAL (if Corporation):

L. was hereunto affixed in the presence of:

---

(Authorized signing officer, Title)

**END OF SECTION**

## FIRST-TIER SUBCONTRACTOR DISCLOSURE



PROJECT NAME: \_\_\_\_\_

BID #: \_\_\_\_\_

BID CLOSING: Date: \_\_\_\_\_ Time: \_\_\_\_\_

This form must be submitted at the location specified in the Invitation to Bid on the advertised bid closing date and within two working hours after the advertised bid closing time.

List below the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
(1)	\$	
(2)	\$	
(3)	\$	
(4)	\$	
(5)	\$	
(6)	\$	
(7)	\$	
(8)	\$	
(9)	\$	

Failure to submit this form by the disclosure deadline will result in a non-responsive bid. A non-responsive bid will not be considered for award.

Form submitted by (bidder name): \_\_\_\_\_

Contact name: \_\_\_\_\_ Phone no.: (    ) \_\_\_\_\_

**ORS 279C.370 First-tier subcontractor disclosure.** (1)(a) Within two working hours after the date and time of the deadline when bids are due to a contracting agency for a public improvement contract, a bidder shall submit to the contracting agency a disclosure of the first-tier subcontractors that:

- (A) Will be furnishing labor or will be furnishing labor and materials in connection with the public improvement contract; and
- (B) Will have a contract value that is equal to or greater than five percent of the total project bid or \$15,000, whichever is greater, or \$350,000 regardless of the percentage of the total project bid.
  - (b) For each contract to which this subsection applies, the contracting agency shall designate a deadline for submission of bids that has a date on a Tuesday, Wednesday or Thursday and a time between 2 p.m. and 5 p.m., except that this paragraph does not apply to public contracts for maintenance or construction of highways, bridges or other transportation facilities.
  - (c) This subsection applies only to public improvement contracts ("**projects**") with a value, estimated by the contracting agency, of more than **\$100,000**.
  - (d) This subsection does not apply to public improvement contracts that have been exempted from competitive bidding requirements under ORS 279C.335 (2).
- (2) The disclosure of first-tier subcontractors under subsection (1) of this section must include the name of each subcontractor, the category of work that each subcontractor will perform and the dollar value of each subcontract. The information shall be disclosed in substantially the following [above] form:
- (3) A contracting agency shall accept the subcontractor disclosure. The contracting agency shall consider the bid of any contractor that does not submit a subcontractor disclosure to the contracting agency to be a non-responsive bid and may not award the contract to the contractor. A contracting agency is not required to determine the accuracy or the completeness of the subcontractor disclosure.
- (4) After the bids are opened, the subcontractor disclosures must be made available for public inspection.
- (5) A contractor may substitute a first-tier subcontractor under the provisions of ORS 279C.585.
- (6) A subcontractor may file a complaint under ORS 279C.590 based on the disclosure requirements of subsection (1) of this section.

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**SECTION 00-5200  
AGREEMENT FORM**

**PART 1 GENERAL**

**1.01 FORM OF AGREEMENT**

**1.02 THE DRAFT OF AIA 101-2017 - AGREEMENT TO BE EXECUTED IS ATTACHED FOLLOWING THIS PAGE.**

**1.03 RELATED REQUIREMENTS**

- A. Section 00-7200 - General Conditions.
- B. Section 00-7300 - Supplementary Conditions.

**PART 2 PRODUCTS (NOT USED)**

**PART 3 EXECUTION (NOT USED)**

**END OF SECTION**

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# AIA® Document A101® – 2017

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

**AGREEMENT** made as of the Fourteenth day of April in the year Two Thousand Twenty-Six  
(In words, indicate day, month and year.)

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

South Umpqua School District  
558 Chadwick Lane  
Myrtle Creek, OR 97457  
541.863.3115

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

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

26.09 South Umpqua High School Restroom Remodel  
501 Chadwick Lane  
Myrtle Point, OR 97457

Work on this project includes demolition, including sawcutting, and remodel of existing multi-stall boy's and girl's restrooms at South Umpqua High School into eight (8) single-user toilet rooms with two shared lavatory trough sinks. Remodel includes rough framing, replacement and infill of existing clerestory windows, interior glazing, finish carpentry, flooring, wall protection, ceilings, toilet accessories, plumbing, mechanical, and electrical installation.

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

HGE Architects, Inc.  
333 South 4th Street  
Coos Bay, OR 97420  
5412691166

The Owner and Contractor agree as follows.

### **ADDITIONS AND DELETIONS:**

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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.

**ELECTRONIC COPYING** of any portion of this AIA® Document to another electronic file is prohibited and constitutes a violation of copyright laws as set forth in the footer of this document.

## TABLE OF ARTICLES

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

### EXHIBIT A INSURANCE AND BONDS

#### 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)*

Joe Motta  
558 Chadwick Lane  
Myrtle Creek, OR 97457  
joe.motta@susd.k12.or.us

§ 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 a building information modeling exhibit, if completed, or as otherwise set forth below:  
*(If other than in accordance with a building information modeling exhibit, 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 Building information modeling exhibit, dated as indicated below:  
*(Insert the date of the building information modeling exhibit incorporated into this Agreement.)*

- .5 Drawings

Number	Title	Date
--------	-------	------

- .6 Specifications

Section	Title	Date	Pages
.7	Addenda, if any:		

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

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

AIA Document 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
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Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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**.9 Other documents, if any, listed below:**  
*(List here any additional documents that are intended to form part of the Contract Documents. AIA Document 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)

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

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

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

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**SECTION 00-7200  
GENERAL CONDITIONS**

**FORM OF GENERAL CONDITIONS**

**1.01 THE GENERAL CONDITIONS APPLICABLE TO THIS CONTRACT IS ATTACHED FOLLOWING THIS PAGE.**

- A. AIA Document A201-2017, General Conditions of the Contract for Construction.

**RELATED REQUIREMENTS**

**2.01 SECTION 00-7300 - SUPPLEMENTARY CONDITIONS.**

**SUPPLEMENTARY CONDITIONS**

**3.01 REFER TO DOCUMENT 00-7300 - SUPPLEMENTARY CONDITIONS FOR AMENDMENTS TO THESE GENERAL CONDITIONS.**

**END OF SECTION**

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# AIA® Document A201® – 2017

## General Conditions of the Contract for Construction

### for the following PROJECT:

*(Name and location or address)*

26.09 South Umpqua High School Restroom Remodel  
501 Chadwick Lane  
Myrtle Point, OR 97457

### THE OWNER:

*(Name, legal status and address)*

South Umpqua School District  
558 Chadwick Lane  
Myrtle Creek, OR 97457

### THE ARCHITECT:

*(Name, legal status and address)*

HGE Architects, Inc.  
333 South 4th Street  
Coos Bay, OR 97420

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### ADDITIONS AND DELETIONS:

The author of this document may have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes 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 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.

For guidance in modifying this document to include supplementary conditions, see AIA Document A503™–2017, 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 written protocols governing the transmission and use of, and reliance on, Instruments of Service or any other information or documentation in digital form.

### **§ 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 written protocols governing the use of, and reliance on, the information contained in the model 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

- .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

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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

**§ 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.

**SECTION 00-7300  
SUPPLEMENTARY CONDITIONS**

**PART 1 GENERAL**

**1.01 SUMMARY**

- A. These Supplementary Conditions amend and supplement the General Conditions, AIA Document A201-2017 General Conditions of the Contract for Construction defined in Document 00 7200 and other provisions of the Contract Documents as indicated below. All provisions that are not so amended or supplemented remain in full force and effect.
- B. The terms used in these Supplementary Conditions that are defined in the General Conditions have the meanings assigned to them in the General Conditions.

**1.02 MODIFICATIONS TO GENERAL CONDITIONS**

A. ARTICLE 1. GENERAL PROVISIONS

- 1. 1.1.1: Revise the first sentence as set forth below:
  - a. The Contract Documents consist of the Conditions of the Contract (General, Supplementary and other Conditions), Contract Forms as bound or referenced, the Drawings, the Specifications, the Details, all Addenda issued prior to execution of the contract and all modifications issued after execution of the Contract. A draft Agreement is found following this section for Contractor reference (attaches as part of this addendum).
- 2. 1.2 CORRELATIONS AND INTENT OF THE CONTRACT DOCUMENTS
  - a. 1.2.1 Add the following:
    - 1) If work is required in a manner to make it impossible to produce first class work, or should discrepancies appear among contract documents, request interpretation before proceeding with work. If Contractor fails to make such request, no excuse will thereafter be entertained for failure to carry out work in satisfactory manner.
  - b. 1.2.3: Add the following:
    - 1) Reference to technical society, organization, or body is made in specifications in accordance with the following abbreviations:
      - a) ACI American Concrete Institute
      - b) AIA American Institute of Architects
      - c) AIEE American Institute of Electrical Engineers
      - d) AISC American Institute of Steel Construction
      - e) ASA American Standard Association
      - f) APA American Plywood Association
      - g) ASTM American Society of Testing Materials
      - h) ASME American Society of Mechanical Engineers
      - i) AWI Architectural Woodwork Institute
      - j) AWS American Welding Society Code
      - k) CS Commercial Standard
      - l) FS Federal Specifications
      - m) IBC International Building Code
      - n) MIL Military Specifications
      - o) NBFU National Board of Fire Underwriters
      - p) NBS National Board of Standards
      - q) NEC National Electric Code

- r) NEMA National Electrical Manufacturer's Assn.
- s) NFPA National Fire Protection Association
- t) OSHA Occupational Safety and Health Act
- u) UBC Uniform Building Code
- v) UL Underwriters Laboratory
- w) WCLIB West Coast Lumber Inspection Bureau

B. ARTICLE 2 OWNER

- 1. 2.1.1 Add the following:
  - a. The Owner is defined as South Umpqua School District.
- 2. 2.3.6 Substitute the following:
  - a. The Owner through the Architect will furnish to the Contractor Four (4) complete sets of drawings and specifications without charge for use on project. These include sets submitted to Agency having jurisdiction for plans review and building permit. Additional copies may be purchased by Contractor at cost of reproduction.

C. ARTICLE 3 CONTRACTOR

- 1. 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES
  - a. 3.3.1 Add the following:
    - 1) The Contractor will supervise and direct the work and will review with all subcontractors methods and materials to be used to verify their compliance with all safety standards and laws and be responsible for compliance with same, to insure safe, hazard free conditions for all persons visiting or working on the entire project.
- 2. 3.7 PERMITS, FEES, NOTICES, AND COMPLIANCE WITH LAWS
  - a. 3.7.1 Add:
    - 1) The Owner shall pay for the Building Permit fees only. The Contractor shall pay all other permit and plan review fees related to his work and his subcontractors, i.e., plumbing, mechanical and electrical. Owner shall pay any system development fees required.
- 3. 3.11 DOCUMENTS AND SAMPLES AT THE SITE, Add the following:
  - a. Upon completion of the project transfer all information from the record set of drawings to a clean set of prints and deliver to the Architect. Drawing additions are to be added in contrasting ink and are to be accurate, neat and finished in appearance and show accurate horizontal and vertical dimensions for location of underground work. Drawings must be acceptable to Architect before certification of final payment will be made.
- 4. 3.12 SHOP DRAWINGS, PRODUCT DATA AND SAMPLES
  - a. 3.12.5 Add the following:
    - 1) See Section 01-3000 - Administrative Requirements for submittal information, requirements, and procedures.
- 5. 3.15 CLEANING UP
  - a. 3.15.1 Add the following:
    - 1) Upon completion of any portion of the work, promptly remove temporary facilities generated by that portion of the work, including surplus materials, equipment, and machinery if so directed by the Architect or the Owner. Upon completion of the Work, completely remove temporary facilities. Remove stains, spots and smears from all surfaces. Remove all labels. Leave the premises in a "broom clean" condition.

D. ARTICLE 4 ARCHITECT

- 1. 4.1.1 Add the following:
  - a. The Architect is defined as HGE Architects, Inc..

E. ARTICLE 5 SUBCONTRACTORS

1. 5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK
  - a. 5.2.1 Add the following:
    - 1) The list of subcontractors shall be submitted no later than five (5) days after the bid opening.

F. ARTICLE 7 CHANGES IN THE WORK

1. 7.2 CHANGE ORDERS
  - a. 7.2.2 Add the following:
    - 1) The cost to the Owner resulting from extra work shall be determined by an agreed price which shall include a percentage for overhead and profit as listed below; or shall be the actual cost of the additional direct labor, materials, and subcontract work involved, plus a percentage for overhead and profit as listed below.
      - a) The percentage shall not exceed 10% to cover both profit and overhead.
    - 2) The credit to the Owner resulting from a deduction of work shall be determined by an agreed price, or the actual cost of direct labor, materials, and subcontract work involved.
    - 3) Cost and credits shall be submitted by the Contractor to the Architect in a complete breakdown form, showing cost, overhead and profit.
    - 4) Cost shall be limited to the following: Cost of products, including taxes and cost of delivery; cost of labor, including social security, old age, and unemployment insurance, and fringe benefits under collective bargaining agreements; Workmen's Compensation Insurance; bond premiums; and rental value of power tools and equipment. Overhead shall include the following: Supervision, superintendence, wages of time keepers, watchmen, and clerks, hand tools, incidentals, general office expense, and all other proven expenses not included in "cost".

G. ARTICLE 8 TIME

1. 8.2 PROGRESS AND COMPLETION
  - a. 8.2.4 Add the following:
    - 1) The Contractor agrees:
    - 2) To proceed upon receipt of the executed Contract and the Notice to Proceed.
    - 3) It is hereby understood and mutually agreed, by and between the contractor and the Owner, that the date of beginning and the time for completion of each phase of the work to be done are ESSENTIAL CONDITIONS of this contract.
    - 4) The Contractor agrees that said work shall be prosecuted regularly, diligently, at such rate of progress as will insure substantial completion thereof within the time specified. It is expressly understood and agree, by and between the Contractor and the Owner that the time for the completion of the work described herein is reasonable taking into consideration the average climatic range and usual industrial conditions prevailing in this locality.

H. ARTICLE 9 PAYMENTS AND COMPLETION

1. APPLICATIONS FOR PAYMENT
  - a. 9.3.1 Add the following:

- 1) Payment request form shall be submitted on AIA G702 Application for Payment supplemented with AIA G703 Continuation Sheet. Forms will be furnished by Architect if requested by Contractor. Contractor may use their own spreadsheet type format, however line items must exactly match AIA line items.
2. PROGRESS PAYMENTS
- a. 9.6.1 Amend as follows:
    - 1) After the Architect has issued a certificate for payment the Owner will pay the Contractor ninety-five (95%) percent of the value of material and labor worked into the building or stored on the site before the first day of the month less the aggregate of previous payments.
    - 2) Payment will be made on or before the fifteenth (15th) day of the month following the date of the application for payment.
    - 3) Upon Substantial Completion of the contract the sum sufficient to increase total payment to ninety-five (95%) percent of the contract amount is due. Thirty (30) days thereafter, provided the work then be fully completed and accepted by the Architect, balance under the contract is due.

I. ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

1. 10.2 SAFETY OF PERSONS AND PROPERTY

a. 10.2.2 Add the following:

- 1) Contractors shall comply with all provisions of OAR 437 Division 155 (Hazard Communication). Contractor shall provide Owner, through the Architect, a copy of MSDS (Material Safety Data Sheets) for all chemicals brought onto the site, and shall maintain an inventory on the job site of such chemicals. Such inventory shall be accessible to those who desire access.

J. ARTICLE 11 INSURANCE AND BONDS

1. 11.1 CONTRACTOR'S INSURANCE AND BONDS

a. 11.1.1 Add the following:

- 1) The Contractor's comprehensive general liability insurance and automobile liability insurance shall not be less than the amount shown below:
- 2) Worker's Compensation as required by law.
- 3) Bodily Injury Liability - Automobile:
  - a) Each person \$ 500,000
  - b) Each occurrence \$1,000,000
- 4) Bodily Injury Liability - Except Automobile
  - a) Each person \$1,000,000
  - b) Each occurrence \$1,000,000
- 5) Property Damage Liability - Automobile:
  - a) Each occurrence \$ 500,000
- 6) Property Damage Liability - Except Automobile:
  - a) Each occurrence \$ 500,000
  - b) Aggregate occurrence \$1,000,000
- 7) The Contractor will either (1) require each of his subcontractors to procure and maintain during the life of his subcontract, subcontractor's comprehensive general liability, automobile liability, and property damage liability insurance of the type and in the same amounts as specified in this subparagraph; or (2) insure the activity of his subcontractors.
- 8) The Contractor, its subcontractors, if any, and all employers working under this Agreement are subject employers under the Oregon Worker's Compensation Law and shall comply with ORS 656.017, which requires them to provide workers' compensation coverage for all their subject workers.

2. 11.1.2 Substitute the following:

- a. The Contractor shall furnish a Performance Bond in an amount equal to one hundred (100%) percent of the contract sum as security for the faithful performance of this contract and also a Labor and Material Payment Bond in an amount not less than one hundred (100%) percent of the contract sum as security for the payment of all persons performing labor on the project under this contract. Bond shall be written by a company licensed in the State of Oregon and satisfactory to the Owner.
- 3. 11.1.5 Add the following:
  - a. The Contractor is advised that the Owner will furnish "Builder's Risk" Insurance and the Contractor is not required to obtain this insurance.

K. ARTICLE 13 MISCELLANEOUS PROVISIONS

- 1. 13.1 GOVERNING LAW, Add the following:
  - a. General Contractor and each subcontractor to comply with all Federal, State laws pertaining to Social Security, Unemployment Insurance, Tax Regulations. Make prompt payment to designated agencies.
  - b. Contractor agrees to abide by all Federal and State regulations pertaining to the employment of minority and ethnic groups including all required affirmative action, and further agrees to hold owner harmless on account of all duties and responsibilities imposed on Contractor by the terms of any State or Federal Statute, regulation, or other governmental directive.
- 2. 13.6 Add the following:
  - a. All labor subject to the provisions of ORS 279C.520 and 279C.830 which is performed under this contract shall be paid not less than the prevailing rate of wage for an hour's work in the same trade or occupation in the locality where such labor is performed.

L. ADD ARTICLE 16 SUPPLEMENTAL PUBLIC CONTRACTING STATUTES

- 1. Refer to attached ORS 279C Requirements for Public Works.
- 2. Contractor, subcontractor(s) and all persons doing or contracting to do any work shall comply with all provisions of Oregon Public Contracting Laws and regulations, as further specified below.
- 3. Contractor shall pay promptly, as due, all persons supplying labor or materials for the prosecution of the work provided for in the contract, and shall be responsible for such payment of all persons supplying such labor or material to any Subcontractor.
  - a. ORS 279C.580(3)(a) requires the prime contractor to include a clause in each subcontract requiring contractor to pay the first-tier subcontractor for satisfactory performance under its subcontract within ten (10) days out of such amounts as are paid to the prime contractor by the public contracting agency; and
  - b. ORS 279C.580(3)(b) requires the prime contractor to include a clause in each subcontract requiring contractor to pay an interest penalty to the first-tier subcontractor if payment is not made within thirty (30) days after receipt of payment from the public contracting agency.
  - c. ORS 279C.580(4) requires the prime contractor to include in every subcontract a requirement that the payment and interest penalty clauses required by ORS 279C.580(3)(a) and (b) be included in every contract between a subcontractor and a lower-tier subcontractor or supplier.
- 4. Contractor shall promptly pay all contributions or amounts due the Industrial Accident Fund from such Contractor or Subcontractor incurred in the performance of the contract, and shall be responsible that all sums due the State Unemployment Compensation Fund from Contractor or any Subcontractor in connection with the performance of the contract shall promptly be paid.
- 5. Contractor shall not permit any lien or claim to be filed or prosecuted against the public contracting agency on account of any labor or material furnished and agrees to assume responsibility for satisfaction of any such lien so filed or prosecuted.

6. A notice of claim on contractor's payment bond shall be submitted only in accordance with ORS 279C.600 and 279C.605.
7. Contractor and any Subcontractor shall pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.
8. Contractor shall demonstrate to the Public Contracting Agency that an employee drug-testing program is in place within ten (10) days of receiving a Notice of Award.
9. If Contractor fails, neglects or refuses to make prompt payment of any claim for labor or materials furnished to the Contractor or a Subcontractor by any person in connection with the contract as such claim becomes due, the public contracting agency may pay such claim to the persons furnishing the labor or material and charge the amount of payment against funds due or to become due Contractor by reason of the contract. The payment of a claim in the manner authorized hereby shall not relieve the Contractor or his surety from his or its obligation with respect to any unpaid claim. If the public contracting agency is unable to determine the validity of any claim for labor or material furnished, the public contracting agency may withhold from any current payment due Contractor an amount equal to said claim until its validity is determined and the claim, if valid, is paid.
10. If the Contractor or a first-tier Subcontractor fails, neglects, or refuses to make payment to a person furnishing labor or materials in connection with the public contract for a public improvement within thirty (30) days after receipt of payment from the public contracting agency or contractor, the contractor or first-tier subcontractor shall owe the person the amount due plus interest charges commencing at the end of the ten (10) day period that payment is due under ORS 279C.580(4) and ending upon final payment, unless payment is subject to a good faith dispute as defined in ORS 279C.580. The rate of interest charged to Contractor or first-tier Subcontractor on the amount due shall equal three times the discount rate on ninety (90) day commercial paper in effect at the Federal Reserve Bank in the Federal Reserve District that includes Oregon on the date that is thirty (30) days after the date when payment was received from the public contracting agency or from the Contractor, but the rate of interest shall not exceed thirty (30) percent. The amount of interest may not be waived.
11. If the Contractor or a Subcontractor fails, neglects, or refuses to make payment to a person furnishing labor or materials in connection with the public contract, the person may file a complaint with the Construction Contractor's Board, unless payment is subject to a good faith dispute as defined in ORS 279C.580.
12. Contractor shall promptly, as due, make payment to any person, co-partnership, association, or corporation, furnishing medical, surgical and hospital care or other needed care and attention, incident to sickness or injury, to employees of such Contractor, or all sums which the Contractor agrees to pay for such services and all monies and sums which the Contractor collected or deducted from the wages of employees pursuant to any law, contract or agreement for the purpose of providing or paying for such service.
13. Contractor shall employ no person for more than ten (10) hours in any one day, or forty (40) hours in any one week, except in cases of necessity, emergency, or where public policy absolutely requires it, and in such cases, except in cases of contracts for personal services designated under ORS 279A.055. Contractor shall pay the employee at least time and one-half pay for all overtime in excess of eight (8) hours a day or forty (40) hours in any one week when the work is five (5) consecutive days, Monday through Friday; or for all overtime in excess of ten (10) hours a day or forty (40) hours in any one week when the work week is four (4) consecutive days, Monday through Friday, and for all work performed on Saturday and on any legal holidays as specified in ORS 279C.540.
14. The Contractor must give notice to employees who work on this contract in writing, either at the time of hire or before commence of work on the contract, or by posting a notice in a location frequented by employees, of the number of hours per day and the days per week that the employees be required to work.
15. The provisions of ORS 279C. 800 to ORS 279C.870 relating to the prevailing wage rates will be complied with.

16. Unless exempt under ORS 279C.836(4), (7), (8) or (9), before starting work on this contract, or any subcontract hereunder, contractor and all subcontractors must have on file with the Construction Contractors Board a public works bond with a corporate surety authorized to do business in the state of Oregon in the amount of \$30,000. The bond must provide that the contractor or subcontractor will pay claims ordered by the Bureau of Labor and Industries to workers performing labor upon public works projects. The bond must be a continuing obligation, and the surety's liability for the aggregate of claims that may be payable from the bond may not exceed the penal sum of the bond. The bond must remain in effect continuously until depleted by claims paid under any applicable prevailing wage rate laws, unless the surety sooner cancels the bond. Contractor further certifies that contractor will include in every subcontract or provision requiring a subcontractor to have a public works bond filed with the Construction Contractors Board before starting work on the project, unless exempt under ORS 279C.836(4), (7), (8) or (9).
  - a. Unless exempt under ORS 279C.836(4), (7), (8) or (9), before permitting a subcontractor to start work on this public works project, the contractor shall verify that the subcontractor has filed a public works bond as required under this section or has elected not to file a public works bond under an exemption.
  - b. Unless public contracting agency has been notified of any applicable exemptions under ORS 279C.836(4), (7), (8) or (9), the public works bond requirement above is in addition to any other bond contractors or subcontractors may be required to obtain under this contract.
17. Unless exempt, Contractor or contractor's surety and every subcontractor or subcontractor's surety shall file certified payroll statements with the public contracting agency in writing, pursuant to ORS 279C.845.
  - a. If a contractor is required to file certified statements under ORS 279C.845, the public contracting agency shall retain twenty-five percent (25%) of any amount earned by the contractor on the public works project until the contractor has filed with the public agency certified statement as required by ORS.279C.845. The public contracting agency shall pay the contractor the amount retained within fourteen (14) days after the contractor files the required certified statements, regardless of whether a subcontractor has failed to file certified statements required by statute. The public contracting agency is not required to verify the truth of the contents of certified statements filed by the contractor under this section and ORS 279C.845.
  - b. The contractor shall retain twenty-five percent (25%) of any amount earned by a first-tier subcontractor on this public works contract until the subcontractor has filed with the public agency certified statements as required by ORS 279C.845. The contractor shall verify that the first-tier subcontractor has filed the certified statements before the contractor may pay the subcontractor any amount retained. The contractor shall pay the first-tier subcontractor the amount retained within fourteen (14) days after the subcontractor files the certified statements as required by ORS 279C.845. Neither the public agency nor the contractor is required to verify the truth of the contents of certified statements filed by a first-tier subcontractor.
18. All employers, including Contractor, that employ subject workers who work under this contract shall comply with ORS 656.017 and provide the required Workers' Compensation coverage, unless such employers are exempt under ORS 656.126. Contractor shall ensure that each of its subcontractors complies with these requirements.
19. All sums due the State Unemployment Compensation Fund from the Contractor or any Subcontractor in connection with the performance of the contract shall be promptly so paid.
20. The contract may be canceled at the election of public contracting agency for any willful failure on the part of Contractor to faithfully perform the contract according to its terms.

21. Contractor certifies that it has not discriminated against minorities, women or emerging small business enterprises in obtaining any required subcontractors.
22. Contractor certifies its compliance with the Oregon tax laws, in accordance with ORS 305.385.
23. In the performance of this contract, the Contractor shall use, to the maximum extent economically feasible, recycled paper, materials, and supplies.
24. Contractor certifies that all subcontractors performing construction work under this contract will be licensed with the Construction Contractors Board or licensed by the state Landscaper Contractors Board in accordance with 701.035 to 701.055 before the subcontractors commence work under this contract.
25. In compliance with the provisions of ORS 279C.525, the following is a list of federal, state and local agencies, of which the Owner has knowledge, that have enacted ordinances or regulations dealing with the prevention of environmental pollution and the preservation of natural resources that may affect the performance of the contract:
  - a. FEDERAL AGENCIES
    - 1) Agriculture, Department of
    - 2) Forest Service
    - 3) Soil Conservation Service
    - 4) Defense, Department of
    - 5) Army Corps of Engineers
    - 6) Environmental Protection Agency
    - 7) Interior, Department of
    - 8) Bureau of Sport Fisheries and Wildlife
    - 9) Bureau of Outdoor Recreation
    - 10) Bureau of Land Management
    - 11) Bureau of Indian Affairs
    - 12) Bureau of Reclamation
    - 13) Labor, Department of
    - 14) Occupational Safety and Health Administration
    - 15) Transportation, Department of
    - 16) Coast Guard
    - 17) Federal Highway Administration
  - b. STATE AGENCIES:
    - 1) Agriculture, Department of
    - 2) Environmental quality, Department of
    - 3) Fish and Wildlife, Department of
    - 4) Forestry, Department of
    - 5) Geology and Mineral Industries, Department of
    - 6) Human Resources, Department of
    - 7) Land Conservation and Development Commission
    - 8) Soil and Water Conservation Commission
    - 9) State Engineer
    - 10) State Land Board
    - 11) Water Resources Board
  - c. LOCAL AGENCIES:
    - 1) City Council
    - 2) County Court
    - 3) County Commissioners, Board of
    - 4) Port Districts
    - 5) Metropolitan Service Districts
    - 6) County Service Districts
    - 7) Sanitary Districts
    - 8) Water Districts

9) Fire Protection Districts

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**

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**SECTION 00-7346  
PREVAILING WAGE RATES**

**PART 1 GENERAL**

**1.01 REQUIREMENTS:**

- A. The "Prevailing Wage Rates for Public Works Contracts in Oregon" dated April 5, 2026 including any issued corrections or amendments that follow are herein added to the Contract Documents by reference.
- B. BOLI Prevailing Wage Rate information is available upon request, or electronically at [www.oregon.gov/boli](http://www.oregon.gov/boli).
- C. Work under this Contract will be subject to the provisions of ORS 279C.800 to 279C.870, relating to BOLI Prevailing Wage Rates in effect at the time the project was advertised for bids.
- D. Provisions described in this Section or in Exhibit A of the Public Contracting Code Requirement for Public Improvements Contracts over \$50,000, located at the end of the Supplemental General Conditions, will apply regardless of the price of any individual Contract, so long as the combined price of all Contracts award on the project is \$50,000 or more.
- E. If total Contract amount does not exceed \$50,000, Contractor is not required to pay prevailing wage rates.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**

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**SECTION 01-1000  
SUMMARY**

**PART 1 GENERAL**

**1.01 PROJECT**

- A. Project Name: 26.09 South Umpqua High School Restroom Remodel
  - 1. Owner's Name: South Umpqua School District.
  - 2. Architect's Name: HGE ARCHITECTS, Inc.
  - 3. Work on this project includes demolition, including sawcutting, and remodel of existing multi-stall boy's and girl's restrooms at South Umpqua High School into eight (8) single-user toilet rooms with two (2) shared lavatory trough sinks. Remodel includes rough framing, replacement and infill of existing clerestory windows, interior glazing, finish carpentry, flooring, wall protection, ceilings, toilet accessories, plumbing, mechanical, and electrical installation.

**1.02 CONTRACT DESCRIPTION**

- A. Contract Type: A single prime contract based on a Stipulated Price.

**1.03 WORK BY OWNER.**

- A. Items noted NIC (Not in Contract) will be supplied and installed by Owner after Substantial Completion.
- B. Owner will supply the following for installation by Contractor: (OFCI)
  - 1. Toilet Accessories as noted..

**1.04 OWNER OCCUPANCY**

- A. Owner intends to occupy the Project upon Substantial Completion.
- B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.
- C. Schedule the Work to accommodate Owner occupancy.

**1.05 CONTRACTOR USE OF SITE AND PREMISES**

- A. Construction Operations: Limited to areas noted on Drawings.
  - 1. Locate and conduct construction activities in ways that will limit disturbance to site.
- B. Arrange use of site and premises to allow:
  - 1. Owner occupancy.
  - 2. Work by Others.
  - 3. Work by Owner.
  - 4. Use of site and premises by the public.
- C. Provide access to and from site as required by law and by Owner:
  - 1. Do not obstruct roadways, sidewalks, or other public ways without permit.
- D. Time Restrictions:

1. Limit conduct of especially noisy exterior work to the hours of 7:30 am to 5:30 pm.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**

**SECTION 01-3000  
ADMINISTRATIVE REQUIREMENTS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Preconstruction meeting.
- B. Progress meetings.
- C. Construction progress schedule.
- D. Submittals for review, information, and project closeout.
- E. Number of copies of submittals.
- F. Submittal procedures.

**1.02 RELATED REQUIREMENTS**

- A. Section 01-7000 - Execution and Closeout Requirements: Additional coordination requirements.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION**

**3.01 PRECONSTRUCTION MEETING**

- A. Attendance Required:
  - 1. Owner.
  - 2. Architect.
  - 3. General Contractor, contractor's superintendent(s) and major subcontractors.
- B. Agenda:
  - 1. Distribution of Contract Documents.
  - 2. Designation of personnel representing the parties to Contract: Owner, Contractor, and Architect .
  - 3. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
  - 4. Scheduling.
- C. Record minutes and distribute copies within two days after meeting to participants, with copies to Architect, Owner, participants, and those affected by decisions made.

**3.02 PROGRESS MEETINGS**

- A. Schedule and administer meetings throughout progress of the work at maximum bi-monthly intervals.

- B. Contractor will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.
- C. Attendance Required:
  1. Contractor.
  2. Owner.
  3. Architect.
  4. Contractor's superintendent.
  5. Major subcontractors.
- D. Agenda:
  1. Review minutes of previous meetings.
  2. Review of work progress.
  3. Field observations, problems, and decisions.
  4. Identification of problems that impede, or will impede, planned progress.
  5. Review of submittals schedule and status of submittals.
  6. Maintenance of progress schedule.
  7. Corrective measures to regain projected schedules.
  8. Planned progress during succeeding work period.
  9. Maintenance of quality and work standards.
  10. Effect of proposed changes on progress schedule and coordination.
  11. Other business relating to work.
- E. Record minutes and distribute copies within three days after meeting to participants, with copies to Architect, Owner, participants, and those affected by decisions made.

### **3.03 SUBMITTALS FOR REVIEW**

- A. To facilitate specification compliance, submittals are required; whether as specified or as a proposed substitution. Submittals shall consist of the appropriate combination of catalog sheets, material lists, brochures, bulletins, diagrams, specifications or samples necessary to describe a system, product or item.
- B. Five (5) sets of material submittals shall be submitted to Architect/Engineer within three weeks following the contract signing.
- C. When the following are specified in individual sections, submit them for review:
  1. Product data.
  2. Shop drawings.
  3. Samples for selection.
  4. Samples for verification.
- D. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.
- E. Samples will be reviewed for aesthetic, color, or finish selection.
- F. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01-7800 - Closeout Submittals.

### **3.04 SUBMITTALS FOR PROJECT CLOSEOUT**

- A. Submit Correction Punch List for Substantial Completion.
- B. Submit Final Correction Punch List for Substantial Completion.

- C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 01-7800 - Closeout Submittals:
  - 1. Project record documents.
  - 2. Operation and maintenance data.
  - 3. Warranties.
  - 4. Bonds.
  - 5. Other types as indicated.
- D. Submit for Owner's benefit during and after project completion.

### **3.05 SUBMITTAL PROCEDURES**

- A. General Requirements:
- B. Shop Drawing Procedures:
  - 1. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting the Contract Documents and coordinating related Work.
  - 2. Generic, non-project specific information submitted as shop drawings do not meet the requirements for shop drawings.
- C. Transmit each submittal with a copy of approved submittal form.
- D. Transmit each submittal with transmittal letter.
- E. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix.
- F. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate on each copy.
- G. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of Products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with the requirements of the Work and Contract Documents.
- H. Schedule submittals to expedite the Project, and coordinate submission of related items.
- I. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
- J. Identify variations from Contract Documents and Product or system limitations that may be detrimental to successful performance of the completed Work.
- K. Provide space for Contractor and Architect review stamps.
- L. When revised for resubmission, identify all changes made since previous submission.
- M. Distribute reviewed submittals as appropriate. Instruct parties to promptly report any inability to comply with requirements.
- N. Submittals not requested will not be recognized or processed.

**END OF SECTION**

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**SECTION 01-4000  
QUALITY REQUIREMENTS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Testing and inspection agencies and services.
- B. Contractor's construction-related professional design services.
- C. Control of installation.
- D. Defect Assessment.
- E. Coordination: Contractor's professional design services are subject to requirements of project's Conditions for Construction Contract.

**1.02 TESTING AND INSPECTION AGENCIES AND SERVICES**

- A. Owner will employ and pay for services of an independent testing agency to perform other specified testing.
- B. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION**

**3.01 CONTROL OF INSTALLATION**

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.
- B. Comply with manufacturers' instructions, including each step in sequence.
- C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.
- D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Have work performed by persons qualified to produce required and specified quality.
- F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.
- G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

### **3.02 TESTING AND INSPECTION**

- A. Testing Agency Duties:
  - 1. Provide qualified personnel at site. Cooperate with Architect and Contractor in performance of services.
  - 2. Perform specified sampling and testing of products in accordance with specified standards.
  - 3. Ascertain compliance of materials and mixes with requirements of Contract Documents.
  - 4. Promptly notify Architect and Contractor of observed irregularities or non-compliance of Work or products.
  - 5. Perform additional tests and inspections required by Architect.
  - 6. Submit reports of all tests/inspections specified.
  
- B. Limits on Testing/Inspection Agency Authority:
  - 1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
  - 2. Agency may not approve or accept any portion of the Work.
  - 3. Agency may not assume any duties of Contractor.
  - 4. Agency has no authority to stop the Work.
  
- C. Contractor Responsibilities:
  - 1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.
  - 2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
  - 3. Provide incidental labor and facilities:
    - a. To provide access to Work to be tested/inspected.
    - b. To obtain and handle samples at the site or at source of Products to be tested/inspected.
    - c. To facilitate tests/inspections.
    - d. To provide storage and curing of test samples.
  - 4. Notify Architect and laboratory 24 hours prior to expected time for operations requiring testing/inspection services.
  - 5. Employ services of an independent qualified testing laboratory and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
  - 6. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.
  
- D. Re-testing required because of non-compliance with specified requirements shall be performed by the same agency on instructions by Architect.
  
- E. Re-testing required because of non-compliance with specified requirements shall be paid for by Contractor.

### **3.03 DEFECT ASSESSMENT**

- A. Replace Work or portions of the Work not complying with specified requirements.

**END OF SECTION**

**SECTION 01-5000  
TEMPORARY FACILITIES AND CONTROLS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Temporary Controls: Barriers and enclosures.
- B. Security requirements.
- C. Vehicular access and parking.
- D. Waste removal facilities and services.

**1.02 BARRIERS**

- A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
- B. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

**1.03 INTERIOR ENCLOSURES**

- A. Provide temporary partitions and ceilings as indicated to separate work areas from Owner-occupied areas, to prevent penetration of dust and moisture into Owner-occupied areas, and to prevent damage to existing materials and equipment.
  - 1. Contractor to protect adjacent rooms, areas, and spaces as it is understood extensive concrete and masonry sawcutting will occur. Dust protection and dust migration is to be contained within the project area.
  - 2. Construction: Framing and reinforced polyethylene sheet materials with closed joints and sealed edges at intersections with existing surfaces:

**1.04 SECURITY - SEE SECTION 01-3553**

- A. Provide security and facilities to protect Work, existing facilities, and Owner's operations from unauthorized entry, vandalism, or theft.

**1.05 VEHICULAR ACCESS AND PARKING**

- A. Coordinate access and haul routes with governing authorities and Owner.

**1.06 WASTE REMOVAL**

- A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.
- B. Provide containers with lids. Remove trash from site periodically.

- C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.
- D. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

**PART 2 PRODUCTS - NOT USED**

**PART 3 EXECUTION - NOT USED**

**END OF SECTION**

**SECTION 01-6000  
PRODUCT REQUIREMENTS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Transportation, handling, storage and protection.
- B. Product option requirements.
- C. Substitution limitations.
- D. Maintenance materials, including extra materials, spare parts, tools, and software.

**1.02 RELATED REQUIREMENTS**

- A. Document 00-2113 - Instructions to Bidders: Product options and substitution procedures prior to bid date.
- B. Section 01-1000 - Summary: Identification of Owner-supplied products.
- C. Substitution Request Form: Substitutions made during procurement and/or construction phases.
- D. Section 01-4000 - Quality Requirements: Product quality monitoring.

**1.03 SUBMITTALS**

- A. Product Data Submittals: Submit manufacturer's standard published data. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.
- B. Shop Drawing Submittals: Prepared specifically for this Project; indicate utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
- C. Sample Submittals: Illustrate functional and aesthetic characteristics of the product, with integral parts and attachment devices. Coordinate sample submittals for interfacing work.
  - 1. For selection from standard finishes, submit samples of the full range of the manufacturer's standard colors, textures, and patterns.

**PART 2 PRODUCTS**

**2.01 PRODUCT OPTIONS**

- A. Products Specified by Reference Standards or by Description Only: Use any product meeting those standards or description.
- B. Products Specified by Naming One or More Manufacturers: Use a product of one of the manufacturers named and meeting specifications, no options or substitutions allowed.

- C. Products Specified by Naming One or More Manufacturers with a Provision for Substitutions: Submit a request for substitution for any manufacturer not named.

## **2.02 MAINTENANCE MATERIALS**

- A. Furnish extra materials, spare parts, tools, and software of types and in quantities specified in individual specification sections.
- B. Deliver to Project site; obtain receipt prior to final payment.

## **PART 3 EXECUTION**

### **3.01 SUBSTITUTION LIMITATIONS**

- A. See Substitution Request Form.
- B. Instructions to Bidders specifies time restrictions for submitting requests for substitutions during the bidding period and the documents required.
- C. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents.
- D. A request for substitution constitutes a representation that the submitter:
  - 1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product.
  - 2. Agrees to provide the same warranty for the substitution as for the specified product.
  - 3. Agrees to coordinate installation and make changes to other Work that may be required for the Work to be complete with no additional cost to Owner.
  - 4. Waives claims for additional costs or time extension that may subsequently become apparent.

### **3.02 TRANSPORTATION AND HANDLING**

- A. Package products for shipment in manner to prevent damage; for equipment, package to avoid loss of factory calibration.
- B. If special precautions are required, attach instructions prominently and legibly on outside of packaging.
- C. Coordinate schedule of product delivery to designated prepared areas in order to minimize site storage time and potential damage to stored materials.
- D. Transport and handle products in accordance with manufacturer's instructions.
- E. Transport materials in covered trucks to prevent contamination of product and littering of surrounding areas.
- F. Promptly inspect shipments to ensure that products comply with requirements, quantities are correct, and products are undamaged.
- G. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage, and to minimize handling.
- H. Arrange for the return of packing materials, such as wood pallets, where economically feasible.

### **3.03 STORAGE AND PROTECTION**

- A. Designate receiving/storage areas for incoming products so that they are delivered according to installation schedule and placed convenient to work area in order to minimize waste due to excessive materials handling and misapplication.
- B. Store and protect products in accordance with manufacturers' instructions.
- C. Store with seals and labels intact and legible.
- D. Store sensitive products in weathertight, climate-controlled enclosures in an environment favorable to product.
- E. For exterior storage of fabricated products, place on sloped supports above ground.
- F. Protect products from damage or deterioration due to construction operations, weather, precipitation, humidity, temperature, sunlight and ultraviolet light, dirt, dust, and other contaminants.
- G. Comply with manufacturer's warranty conditions, if any.
- H. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.
- I. Prevent contact with material that may cause corrosion, discoloration, or staining.
- J. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
- K. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

**END OF SECTION**

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**SECTION 01-7000  
EXECUTION AND CLOSEOUT REQUIREMENTS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Examination, preparation, and general installation procedures.
- B. Cutting and patching.
- C. Surveying for laying out the work.
- D. Cleaning and protection.
- E. Closeout procedures, including Contractor's Correction Punch List, except payment procedures.
- F. General requirements for maintenance service.

**1.02 RELATED REQUIREMENTS**

- A. Section 01-1000 - Summary: Limitations on working in existing building; continued occupancy; work sequence; identification of salvaged and relocated materials.
- B. Section 01-3000 - Administrative Requirements: Submittals procedures, Electronic document submittal service.
- C. Section 01-7800 - Closeout Submittals: Project record documents, operation and maintenance data, warranties, and bonds.

**1.03 QUALIFICATIONS**

- A. For surveying work, employ a land surveyor registered in the State in which the Project is located and acceptable to Architect. Submit evidence of surveyor's Errors and Omissions insurance coverage in the form of an Insurance Certificate. Employ only individual(s) trained and experienced in collecting and recording accurate data relevant to ongoing construction activities.

**1.04 COORDINATION**

- A. Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements.
- B. Notify affected utility companies and comply with their requirements.
- C. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
- D. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on drawings. Follow routing indicated for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

- E. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.
- F. Coordinate completion and clean-up of work of separate sections.
- G. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

## **PART 2 PRODUCTS - NOT USED**

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.
- B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.
- C. Examine and verify specific conditions described in individual specification sections.
- D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.
- E. Verify that utility services are available, of the correct characteristics, and in the correct locations.
- F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

### **3.02 LAYING OUT THE WORK**

- A. Verify locations of survey control points prior to starting work.
- B. Promptly notify Architect of any discrepancies discovered.
- C. Contractor shall locate and protect survey control and reference points.
- D. Protect survey control points prior to starting site work; preserve permanent reference points during construction.
- E. Promptly report to Architect the loss or destruction of any reference point or relocation required because of changes in grades or other reasons.
- F. Periodically verify layouts by same means.
- G. Maintain a complete and accurate log of control and survey work as it progresses.

### **3.03 GENERAL INSTALLATION REQUIREMENTS**

- A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.

- B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.
- C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.
- D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.
- E. Make neat transitions between different surfaces, maintaining texture and appearance.

### **3.04 CUTTING AND PATCHING**

- A. Whenever possible, execute the work by methods that avoid cutting or patching.
- B. Perform whatever cutting and patching is necessary to:
  1. Complete the work.
  2. Fit products together to integrate with other work.
  3. Provide openings for penetration of mechanical, electrical, and other services.
  4. Match work that has been cut to adjacent work.
  5. Repair areas adjacent to cuts to required condition.
  6. Repair new work damaged by subsequent work.
  7. Remove samples of installed work for testing when requested.
  8. Remove and replace defective and non-complying work.
- C. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing.
- D. Employ skilled and experienced installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.
- E. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.
- F. Restore work with new products in accordance with requirements of Contract Documents.
- G. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- H. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material , to full thickness of the penetrated element.
- I. Patching:
  1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
  2. Match color, texture, and appearance.
  3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

### **3.05 PROGRESS CLEANING**

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.
- B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.

- C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.
- D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

### **3.06 PROTECTION OF INSTALLED WORK**

- A. Protect installed work from damage by construction operations.
- B. Provide special protection where specified in individual specification sections.
- C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.
- D. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
- E. Prohibit traffic from landscaped areas.
- F. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

### **3.07 FINAL CLEANING**

- A. Clean debris from downspouts, scuppers, overflow drains, area drains, and drainage systems.
- B. Clean site; sweep paved areas, rake clean landscaped surfaces.
- C. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.

### **3.08 CLOSEOUT PROCEDURES**

- A. Make submittals that are required by governing or other authorities.
- B. Accompany Project Coordinator on preliminary inspection to determine items to be listed for completion or correction in the Contractor's Correction Punch List for Contractor's Notice of Substantial Completion.
- C. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.
- D. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion inspection.
- E. Conduct Substantial Completion inspection and create Final Correction Punch List containing Architect's and Contractor's comprehensive list of items identified to be completed or corrected and submit to Architect.
- F. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.
- G. Notify Architect when work is considered finally complete and ready for Architect's Substantial Completion final inspection.

- H. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

**END OF SECTION**

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**SECTION 01-7800  
CLOSEOUT SUBMITTALS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Project Record Documents.
- B. Operation and Maintenance Data.
- C. Warranties and bonds.
- D. Evidence of Payments and Release of Liens.

**1.02 RELATED REQUIREMENTS**

- A. Section 00-7200 - General Conditions: Performance bond and labor and material payment bonds, warranty, and correction of work.
- B. Section 01-3000 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.
- C. Section 01-7000 - Execution and Closeout Requirements: Contract closeout procedures.
- D. Individual Product Sections and Drawings: Specific requirements for operation and maintenance data.
- E. Individual Product Sections and Drawings: Warranties required for specific products or Work.

**1.03 SUBMITTALS**

- A. Project Record Documents: Submit documents to Architect with claim for final Application for Payment.
- B. Operation and Maintenance Data:
  - 1. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect will review draft and return one copy with comments.
  - 2. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents within ten days after acceptance.
  - 3. Submit one copy of completed documents 15 days prior to final inspection. This copy will be reviewed and returned after final inspection, with Architect comments. Revise content of all document sets as required prior to final submission.
  - 4. Submit two sets of revised final documents in final form within 10 days after final inspection.
- C. Warranties and Bonds:
  - 1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within 10 days after acceptance.
  - 2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
  - 3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

## **PART 2 PRODUCTS - NOT USED**

## **PART 3 EXECUTION**

### **3.01 PROJECT RECORD DOCUMENTS**

- A. Maintain on site one set of the following record documents; record actual revisions to the Work:
  - 1. Drawings.
  - 2. Specifications.
  - 3. Addenda.
  - 4. Change Orders and other modifications to the Contract.
  - 5. Reviewed shop drawings, product data, and samples.
  - 6. Manufacturer's instruction for assembly, installation, and adjusting.
- B. Ensure entries are complete and accurate, enabling future reference by Owner.
- C. Store record documents separate from documents used for construction.
- D. Record information concurrent with construction progress.
- E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
  - 1. Manufacturer's name and product model and number.
  - 2. Product substitutions or alternates utilized.
  - 3. Changes made by Addenda and modifications.
- F. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including:
  - 1. Field changes of dimension and detail.
  - 2. Details not on original Contract drawings.

### **3.02 OPERATION AND MAINTENANCE DATA**

- A. Source Data: For each product or system, list names, addresses and telephone numbers of Subcontractors and suppliers, including local source of supplies and replacement parts.
- B. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
- C. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.
- D. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

### **3.03 OPERATION AND MAINTENANCE DATA FOR MATERIALS AND FINISHES**

- A. For Each Product, Applied Material, and Finish:
  - 1. Product data, with catalog number, size, composition, and color and texture designations.
- B. Instructions for Care and Maintenance: Manufacturer's recommendations for cleaning agents and methods, precautions against detrimental cleaning agents and methods, and recommended schedule for cleaning and maintenance.

- C. Moisture protection and weather-exposed products: Include product data listing applicable reference standards, chemical composition, and details of installation. Provide recommendations for inspections, maintenance, and repair.
- D. Additional information as specified in individual product specification sections.
- E. Where additional instructions are required, beyond the manufacturer's standard printed instructions, have instructions prepared by personnel experienced in the operation and maintenance of the specific products.

### **3.04 ASSEMBLY OF OPERATION AND MAINTENANCE MANUALS**

- A. Assemble operation and maintenance data into durable manuals for Owner's personnel use, with data arranged in the same sequence as, and identified by, the specification sections.
- B. Where systems involve more than one specification section, provide separate tabbed divider for each system.
- C. Prepare instructions and data by personnel experienced in maintenance and operation of described products.
- D. Binders: Commercial quality, 8-1/2 by 11 inch three D side ring binders with durable plastic covers; 2 inch maximum ring size. When multiple binders are used, correlate data into related consistent groupings.
- E. Cover: Identify each binder with typed or printed title OPERATION AND MAINTENANCE INSTRUCTIONS; identify title of Project; identify subject matter of contents.
- F. Project Directory: Title and address of Project; names, addresses, and telephone numbers of Architect, Consultants, Contractor and subcontractors, with names of responsible parties.
- G. Tables of Contents: List every item separated by a divider, using the same identification as on the divider tab; where multiple volumes are required, include all volumes Tables of Contents in each volume, with the current volume clearly identified.
- H. Dividers: Provide tabbed dividers for each separate product and system; identify the contents on the divider tab; immediately following the divider tab include a description of product and major component parts of equipment.
- I. Text: Manufacturer's printed data, or typewritten data on 20 pound paper.
- J. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.

### **3.05 WARRANTIES AND BONDS**

- A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.
  - 1. General Warranties:
    - a. Provide one-year warranty as described in the General Conditions, Article 3.5. Warranty period shall commence on the date of the fully executed Certificate of Substantial Completion.

- b. Weather-tight warranty: The Contractor shall, and hereby does, warranty flashings, roofing, and all other work which is a component part of the roofing to be weather-tight under ordinary wear and usage for a period of two years from and after Substantial Completion of the building. This is an extension of the general one year warranty described above.
  - 2. Additional Warranties: See individual technical specifications or drawings for required written warranties for specific items of work.
  - 3. Warranty Period shall begin upon Substantial Completion, or if a Certificate of Substantial Completion is not issued or if Work which is to be covered by warranty is not then complete, Warranty Period shall begin upon the date of Final Acceptance or on the date appearing on the final Certificate for Payment to the Contractor, whichever is earlier.
- B. Verify that documents are in proper form, contain full information, and are notarized.
  - C. Co-execute submittals when required.
  - D. Retain warranties and bonds until time specified for submittal.
  - E. Manual: Bind in commercial quality 8-1/2 by 11 inch three D side ring binders with durable plastic covers.
  - F. Cover: Identify each binder with typed or printed title WARRANTIES AND BONDS, with title of Project; name, address and telephone number of Contractor and equipment supplier; and name of responsible company principal.
  - G. Table of Contents: Neatly typed, in the sequence of the Table of Contents of the Project Manual, with each item identified with the number and title of the specification section in which specified, and the name of product or work item.
  - H. Separate each warranty or bond with index tab sheets keyed to the Table of Contents listing. Provide full information, using separate typed sheets as necessary. List Subcontractor, supplier, and manufacturer, with name, address, and telephone number of responsible principal.

### **3.06 EVIDENCE OF PAYMENTS AND RELEASE OF LIENS**

- A. Submit with Final Application for Payment the following:
  - 1. Contractor's Affidavit of Payment of Debts and Claims: AIA G706.
  - 2. Contractor's Affidavit of Release of Liens: AIA G706A, with
    - a. Consent of Surety to Final Payment: AIA G707.
    - b. Contractor's release or waiver of liens.
    - c. Separate releases or waivers of liens for subcontractors, suppliers, and others with lien rights against property of Owner.

**END OF SECTION**

**SECTION 02-4100  
DEMOLITION**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Selective demolition of building elements for alteration purposes.
- B. Removal of hazardous materials and toxic substances.

**1.02 RELATED REQUIREMENTS**

- A. Arcadia Environmental Asbestos & Lead Inspection Report, dated May 2026.
- B. Section 01-1000 - Summary: Limitations on Contractor's use of site and premises.
- C. Section 01-5000 - Temporary Facilities and Controls: protective dust barriers and construction access.
- D. Section 01-7000 - Execution and Closeout Requirements: Project conditions; protection of bench marks, survey control points, and existing construction to remain; reinstallation of removed products; temporary bracing and shoring.

**1.03 REFERENCE STANDARDS**

- A. 29 CFR 1926 - Safety and Health Regulations for Construction; Current Edition.

**PART 2 PRODUCTS -- NOT USED**

**PART 3 EXECUTION**

**3.01 SCOPE**

- A. Remove portions of existing building as designated in Drawings.
- B. Remove other items indicated, for salvage and relocation.

**3.02 GENERAL PROCEDURES AND PROJECT CONDITIONS**

- A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
  - 1. Obtain required permits.
  - 2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
  - 3. Provide, erect, and maintain temporary barriers and security devices.
  - 4. Use physical barriers to prevent access to areas that could be hazardous to workers or the public.
  - 5. Conduct operations to minimize effects on and interference with adjacent structures and occupants.

6. Do not close or obstruct roadways or sidewalks without permit.
  7. Conduct operations to minimize obstruction of public and private entrances and exits; do not obstruct required exits at any time; protect persons using entrances and exits from removal operations.
  8. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon or limit access to their property.
- B. Do not begin removal until receipt of notification to proceed from Owner.
- C. Protect existing structures and other elements that are not to be removed.
1. Provide bracing and shoring.
  2. Prevent movement or settlement of existstructures.
  3. Stop work immediately if existing structures appear to be in danger.
- D. If hazardous materials are discovered during removal operations, stop work and notify Architect and Owner; hazardous materials include regulated asbestos containing materials, lead, PCB's, and mercury.
- E. Hazardous Materials: Comply with 29 CFR 1926 and state and local regulations.

### **3.03 SELECTIVE DEMOLITION FOR ALTERATIONS**

- A. Drawings showing existing construction and utilities are based on casual field observation and existing record documents only.
1. Verify that construction and utility arrangements are as indicated.
  2. Report discrepancies to Architect before disturbing existing installation.
  3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
- B. Remove existing work as indicated and as required to accomplish new work.
- C. Services (Including but not limited to HVAC, Plumbing, Electrical, and Telecommunications): Remove existing systems and equipment as indicated.
1. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.
  2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
  3. See Section 01-1000 for other limitations on outages and required notifications.
  4. Verify that abandoned services serve only abandoned facilities before removal.
  5. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings; remove back to source of supply where possible, otherwise cap stub and tag with identification.
- D. Protect existing work to remain.
1. Prevent movement of structure; provide shoring and bracing if necessary.
  2. Perform cutting to accomplish removals neatly and as specified for cutting new work.
  3. Repair adjacent construction and finishes damaged during removal work.

### **3.04 DEBRIS AND WASTE REMOVAL**

- A. Remove debris, junk, and trash from site.
- B. Leave site in clean condition, ready for subsequent work.

- C. Clean up spillage and wind-blown debris from public and private lands.

**END OF SECTION**

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**SECTION 03-2000  
CONCRETE REINFORCING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Reinforcing steel for cast-in-place concrete.
- B. Supports and accessories for steel reinforcement.

**1.02 RELATED REQUIREMENTS**

- A. Section 03-3000 - Cast-in-Place Concrete.
- B. Testing Agency Requirements.

**1.03 REFERENCE STANDARDS**

- A. ACI 301 - Specifications for Structural Concrete; 2016.
- B. ACI 318 - Building Code Requirements for Structural Concrete; 2019 (Reapproved 2022).
- C. ACI SP-66 - ACI Detailing Manual; 2004.
- D. ASTM A82/A82M - Standard Specification for Steel Wire, Plain, for Concrete Reinforcement; 2007.
- E. CRSI (DA4) - Manual of Standard Practice; 2018, with Errata (2019).

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Shop Drawings: Comply with requirements of ACI SP-66. Include bar schedules, shapes of bent bars, spacing of bars, and location of splices.
- C. Manufacturer's Certificate: Certify that reinforcing steel and accessories supplied for this project meet or exceed specified requirements.

**1.05 QUALITY ASSURANCE**

- A. Perform work of this section in accordance with ACI 301.

**PART 2 PRODUCTS**

**2.01 REINFORCEMENT**

- A. Reinforcing Steel: ASTM A615/A615M, Grade 60 (60,000 psi).
  - 1. Deformed billet-steel bars.
  - 2. Unfinished.
- B. Reinforcement Accessories:

1. Tie Wire: Annealed, minimum 16 gage, 0.0508 inch.
2. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.

## **2.02 FABRICATION**

- A. Fabricate concrete reinforcing in accordance with CRSI (DA4) - Manual of Standard Practice.
- B. Welding of reinforcement is not permitted.
- C. Locate reinforcing splices not indicated on Drawings at point of minimum stress.

## **PART 3 EXECUTION**

### **3.01 PLACEMENT**

- A. Place, support and secure reinforcement against displacement. Do not deviate from required position.
- B. Do not displace or damage vapor barrier.
- C. Accommodate placement of formed openings.
- D. Maintain concrete cover around reinforcing as follows:
  1. Supported Slabs and Joists: 3/4 inch, not exposed to ground or weather.
  2. Footings and Concrete Formed Against Earth: 3 inch.
  3. Slabs on Fill: 3 inch.
- E. Comply with applicable code for concrete cover over reinforcement.

### **3.02 FIELD QUALITY CONTROL**

- A. An independent testing agency, as specified in Section 01-4000 - Quality Requirements, will inspect installed reinforcement for conformance to contract documents before concrete placement.

**END OF SECTION**

**SECTION 03-3000  
CAST-IN-PLACE CONCRETE**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Concrete formwork.
- B. Floors and slabs on grade.

**1.02 RELATED REQUIREMENTS**

- A. Section 014000 - Quality Requirements.
- B. Section 03-2000 - Concrete Reinforcing.

**1.03 REFERENCE STANDARDS**

- A. ACI 117 - Specification for Tolerances for Concrete Construction and Materials; 2010 (Reapproved 2015).
- B. ACI 211.1 - Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete; 1991 (Reapproved 2009).
- C. ACI 301 - Specifications for Structural Concrete; 2016.
- D. ACI 302.1R - Guide to Concrete Floor and Slab Construction; 2015.
- E. ACI 304R - Guide for Measuring, Mixing, Transporting, and Placing Concrete; 2000 (Reapproved 2009).
- F. ACI 306R - Guide to Cold Weather Concreting; 2016.
- G. ACI 318 - Building Code Requirements for Structural Concrete; 2019 (Reapproved 2022).
- H. ACI 347R - Guide to Formwork for Concrete; 2014 (Reapproved 2021).
- I. ASTM C33/C33M - Standard Specification for Concrete Aggregates; 2018.
- J. ASTM C39/C39M - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens; 2021.
- K. ASTM C94/C94M - Standard Specification for Ready-Mixed Concrete; 2020.
- L. ASTM C109/C109M - Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 2-in. or [50 mm] Cube Specimens); 2021.
- M. ASTM C150/C150M - Standard Specification for Portland Cement; 2020.
- N. ASTM C173/C173M - Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method; 2016.
- O. ASTM C260/C260M - Standard Specification for Air-Entraining Admixtures for Concrete; 2010a (Reapproved 2016).

- P. ASTM C494/C494M - Standard Specification for Chemical Admixtures for Concrete; 2019.
- Q. ASTM C618 - Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete; 2019.
- R. ASTM C1107/C1107M - Standard Specification for Packaged Dry, Hydraulic-Cement Grout (Nonshrink); 2020.
- S. ASTM C1602/C1602M - Standard Specification for Mixing Water Used in the Production of Hydraulic Cement Concrete; 2022.
- T. ASTM E1643 - Standard Practice for Selection, Design, Installation, and Inspection of Water Vapor Retarders Used in Contact with Earth or Granular Fill Under Concrete Slabs; 2018a.

#### **1.04 QUALITY ASSURANCE**

- A. Perform work of this section in accordance with ACI 301 and ACI 318.
- B. Follow recommendations of ACI 306R when concreting during cold weather.

### **PART 2 PRODUCTS**

#### **2.01 FORMWORK**

- A. Formwork Design and Construction: Comply with guidelines of ACI 347R to provide formwork that will produce concrete complying with tolerances of ACI 117.
- B. Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.

#### **2.02 REINFORCEMENT MATERIALS**

- A. Comply with requirements of Section 03-2000.

#### **2.03 CONCRETE MATERIALS**

- A. Cement: ASTM C150/C150M, Type I - Normal Portland type.
  - 1. Acquire cement for entire project from same source.
- B. Fine and Coarse Aggregates: ASTM C33/C33M.
  - 1. Acquire aggregates for entire project from same source.
- C. Fly Ash: ASTM C618, Class C or F.
- D. Water: ASTM C1602/C1602M; clean, potable, and not detrimental to concrete.

#### **2.04 ADMIXTURES**

- A. Air Entrainment Admixture: ASTM C260/C260M.

#### **2.05 ACCESSORY MATERIALS**

- A. Underslab Vapor Retarder: Sheet material complying with ASTM E1745, Class A; stated by manufacturer as suitable for installation in contact with soil or granular fill under concrete slabs. The use of single ply polyethylene is prohibited.

1. Installation: Comply with ASTM E1643.
  2. Accessory Products: Vapor retarder manufacturer's recommended tape, adhesive, mastic, prefabricated boots, etc., for sealing seams and penetrations.
  3. Manufacturers:
    - a. Stego Industries, LLC: [www.stegoindustries.com/#sle](http://www.stegoindustries.com/#sle).
    - b. Substitutions: See Section 01-6000 - Product Requirements.
- B. Non-Shrink Cementitious Grout: Premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents.
1. Grout: Comply with ASTM C1107/C1107M.
  2. Minimum Compressive Strength at 28 Days: 7,000 pounds per square inch.
- C. Epoxy Adhesive: Moisture-insensitive, two-part, consisting of epoxy resin, non-metallic aggregate, and activator.
1. Manufacturers:
    - a. Hilti RE-500 V3.
    - b. Simpson SET-XP.
    - c. Or equivalent.

## **2.06 CONCRETE MIX DESIGN**

- A. Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.
1. Replace as much Portland cement as possible with fly ash, ground granulated blast furnace slag, silica fume, or rice hull ash as is consistent with ACI recommendations.
- B. Admixtures: Add acceptable admixtures as recommended in ACI 211.1 and at rates recommended or required by manufacturer.
- C. Normal Weight Concrete:
1. Compressive Strength, when tested in accordance with ASTM C 39/C 39M at 28 days: 4,000 psi, unless drawings indicate otherwise. Concrete should be a minimum of a 6-sack mix.
  2. Fly Ash Content: Maximum 25 percent of cementitious materials by weight.
  3. Water-Cement Ratio: Maximum 40 percent by weight.
  4. Total Air Content: 4 percent, determined in accordance with ASTM C173/C173M.
  5. Maximum Slump: 4 inches.
  6. Maximum Aggregate Size: 3/4 inch.

## **2.07 MIXING**

- A. Transit Mixers: Comply with ASTM C94/C94M.
- B. Adding Water: If concrete arrives on-site with slump less than suitable for placement, do not add water that exceeds the maximum water-cement ratio or exceeds the maximum permissible slump.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify lines, levels, and dimensions before proceeding with work of this section.

### **3.02 PREPARATION**

- A. Formwork: Comply with requirements of ACI 301. Design and fabricate forms to support all applied loads until concrete is cured, and for easy removal without damage to concrete.

### **3.03 PLACING CONCRETE**

- A. Place concrete in accordance with ACI 304R.
- B. Notify Architect and Owner's Independent Testing Agency not less than 24 hours prior to commencement of placement operations.
- C. Ensure reinforcement, inserts, waterstops, embedded parts, and formed construction joint devices will not be disturbed during concrete placement.
- D. Finish floors level and flat, unless otherwise indicated, within the tolerances specified below.

### **3.04 FLOOR FLATNESS AND LEVELNESS TOLERANCES**

- A. Maximum Variation of Surface Flatness:
  - 1. Under Seamless Resilient Flooring: 1/4 inch in 10 feet.
- B. Correct the slab surface if tolerances are less than specified.
- C. Correct defects by grinding or by removal and replacement of the defective work. Areas requiring corrective work will be identified. Re-measure corrected areas by the same process.

### **3.05 CONCRETE FINISHING**

- A. Repair surface defects, including tie holes, immediately after removing formwork.
- B. Concrete Slabs: Finish to requirements of ACI 302.1R, and as follows:
  - 1. Surfaces to Receive Thin Floor Coverings: "Steel trowel" as described in ACI 302.1R; thin floor coverings include carpeting, resilient flooring, seamless flooring, resinous matrix terrazzo, thin set quarry tile, and thin set ceramic tile.

### **3.06 CURING AND PROTECTION**

- A. Comply with requirements of ACI 308R. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.
- B. Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.
- C. Formed Surfaces: Cure by moist curing with forms in place for full curing period.

### **3.07 FIELD QUALITY CONTROL**

- A. An independent testing agency will perform field quality control tests, as specified in Section 01-4000 - Quality Requirements.
- B. Provide free access to concrete operations at project site and cooperate with appointed firm.
- C. Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.

**3.08 DEFECTIVE CONCRETE**

- A. Test Results: The testing agency shall report test results in writing to Architect and Contractor within 24 hours of test.
- B. Defective Concrete: Concrete not complying with required lines, details, dimensions, tolerances or specified requirements.
- C. Repair or replacement of defective concrete will be determined by the Architect. The cost of additional testing shall be borne by Contractor when defective concrete is identified.

**3.09 PROTECTION**

- A. Do not permit traffic over unprotected concrete floor surface until fully cured.

**END OF SECTION**

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**SECTION 06-1000  
ROUGH CARPENTRY**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Structural dimension lumber framing.
- B. Non-structural dimension lumber framing.
- C. Rough opening framing for doors, windows.
- D. Sheathing.
- E. Miscellaneous framing and sheathing.
- F. Concealed wood blocking, nailers, and supports.
- G. Miscellaneous wood nailers, furring, and grounds.

**1.02 RELATED REQUIREMENTS**

**1.03 REFERENCE STANDARDS**

- A. ASTM A153/A153M - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware; 2023.
- B. AWPA U1 - Use Category System: User Specification for Treated Wood; 2018.
- C. PS 20 - American Softwood Lumber Standard; 2020.
- D. WCLIB (GR) - Standard Grading Rules for West Coast Lumber No. 17; 2018.

**1.04 DELIVERY, STORAGE, AND HANDLING**

- A. General: Cover wood products to protect against moisture. Support stacked products to prevent deformation and to allow air circulation.

**PART 2 PRODUCTS**

**2.01 GENERAL REQUIREMENTS**

- A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
  - 1. Species: Douglas Fir-Larch, unless otherwise indicated.
  - 2. If no species is specified, provide any species graded by the agency specified; if no grading agency is specified, provide lumber graded by any grading agency meeting the specified requirements.
  - 3. Grading Agency: Any grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee ([www.alsc.org](http://www.alsc.org)) and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

## **2.02 DIMENSION LUMBER FOR CONCEALED APPLICATIONS**

- A. Grading Agency: West Coast Lumber Inspection Bureau; WCLIB (GR).
- B. Sizes: Nominal sizes as indicated on drawings, S4S.
- C. Moisture Content: Kiln-dry or MC15.
- D. Stud Framing (2 by 2 through 2 by 8 ):
  - 1. Species: Douglas Fir-Larch.
  - 2. Grade: No. 2.
  - 3. Provide pressure treated lumber where in contact with masonry or concrete.
- E. Miscellaneous Framing, Blocking, Nailers, Grounds, and Furring:
  - 1. Lumber: S4S, No. 2 or Standard Grade.
  - 2. Boards: Standard or No. 3.

## **2.03 TIMBERS FOR CONCEALED APPLICATIONS**

- A. Sizes: Nominal sizes as indicated on drawings, S4S.
- B. Moisture Content: S-dry (23 percent maximum).
- C. Beams and Posts 5 inches and over in thickness:
  - 1. Species: Douglas Fir-Larch.
  - 2. Grade: No. 2.

## **2.04 ACCESSORIES**

- A. Fasteners and Anchors:
  - 1. Metal and Finish: Hot-dipped galvanized steel complying with ASTM A153/A153M for high humidity and preservative-treated wood locations, unfinished steel elsewhere.
- B. Joist Hangers: Hot dipped galvanized steel, sized to suit framing conditions.

## **2.05 FACTORY WOOD TREATMENT**

- A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
  - 1. Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.
- B. Preservative Treatment:
  - 1. Manufacturers:
    - a. Lonza Group: [www.wolmanizedwood.com/#sle](http://www.wolmanizedwood.com/#sle).
    - b. Koppers Performance Chemicals, Inc; \_\_\_\_:  
[www.koppersperformancechemicals.com/#sle](http://www.koppersperformancechemicals.com/#sle).
    - c. Viance, LLC: [www.treatedwood.com](http://www.treatedwood.com).
    - d. Osmose, Inc: [www.osmose.com](http://www.osmose.com).
    - e. Substitutions: See Section 01-6000 - Product Requirements.
  - 2. Preservative Pressure Treatment of Lumber Above Grade: AWPA U1, Use Category UC3B, Commodity Specification A using waterborne preservative.
    - a. Kiln dry lumber after treatment to maximum moisture content of 19 percent.

- b. Treat lumber in contact with masonry or concrete.

### **PART 3 EXECUTION**

#### **3.01 INSTALLATION - GENERAL**

- A. Select material sizes to minimize waste.
- B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.
- C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

#### **3.02 FRAMING INSTALLATION**

- A. Set structural members level, plumb, and true to line. Discard pieces with defects that would lower required strength or result in unacceptable appearance of exposed members.
- B. Make provisions for temporary construction loads, and provide temporary bracing sufficient to maintain structure in true alignment and safe condition until completion of erection and installation of permanent bracing.
- C. Install structural members full length without splices unless otherwise specifically detailed.
- D. Comply with member sizes, spacing, and configurations indicated, and fastener size and spacing indicated, but not less than required by applicable codes and AWC (WFCM) Wood Frame Construction Manual.
- E. Install horizontal spanning members with crown edge up and not less than 1-1/2 inches of bearing at each end.
- F. Construct double joist headers at floor and ceiling openings and under wall stud partitions that are parallel to floor joists; use metal joist hangers unless otherwise detailed.
- G. Frame wall openings with two or more studs at each jamb; support headers on cripple studs.

#### **3.03 BLOCKING, NAILERS, AND SUPPORTS**

- A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.
- B. In framed assemblies that have concealed spaces, provide solid wood fireblocking as required by applicable local code, to close concealed draft openings between floors and between top story and roof/attic space; other material acceptable to code authorities may be used in lieu of solid wood blocking.
- C. In metal stud walls, provide continuous blocking around door and window openings for anchorage of frames, securely attached to stud framing.
- D. In walls, provide blocking attached to studs as backing and support for wall-mounted items, unless item can be securely fastened to two or more studs or other method of support is explicitly indicated.
- E. Where ceiling-mounting is indicated, provide blocking and supplementary supports above ceiling, unless other method of support is explicitly indicated.

F. Provide the following specific non-structural framing and blocking:

1. Wall brackets.
2. Handrails.
3. Grab bars.
4. Towel and bath accessories.
5. Wall-mounted door stops.
6. Wall paneling and trim.
7. Joints of rigid wall coverings that occur between studs.

G. Framing Members: 1/4 inch from true position, maximum.

H. Variation from Plane (Other than Floors): 1/4 inch in 30 feet maximum.

### **3.04 CLEANING**

- A. Do not leave any wood, shavings, sawdust, etc. on the ground or buried in fill.
- B. Prevent sawdust and wood shavings from entering the storm drainage system.

**END OF SECTION**

**SECTION 06-2000  
FINISH CARPENTRY**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Finish carpentry items.

**1.02 RELATED REQUIREMENTS**

- A. Section 06-1000 - Rough Carpentry: Support framing, grounds, and concealed blocking.
- B. Section 07-4646 - Fiber Cement Siding.
- C. Section 09-9000 - Painting and Coating

**1.03 REFERENCE STANDARDS**

- A. AWI/AWMAC (QSI) - Architectural Woodwork Quality Standards Illustrated; Architectural Woodwork Institute and Architectural Woodwork Manufacturers Association of Canada; 2005, 8th Ed., Version 2.0.

**1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Coordinate the work with plumbing rough-in, electrical rough-in, and installation of associated and adjacent components.
- B. Protect work from moisture damage.

**PART 2 PRODUCTS**

**2.01 FINISH CARPENTRY ITEMS**

- A. Unless otherwise indicated provide products of quality specified by AWI Architectural Woodwork Quality Standards Illustrated for Premium grade.
- B. Unless otherwise indicated provide products of quality specified by Woodwork Institute Manual of Millwork for Premium grade.

**2.02 LUMBER MATERIALS**

- A. Softwood Lumber: Douglas-Fir KD S4s species, maximum moisture content of 6 percent; .
  - 1. Location: Interior.
- B. Softwood Lumber: Resawn texture cedar, K.D., grade C and better species, maximum moisture content of 6 percent; primed, fingerjointed, 20 foot lengths.
  - 1. Location: Exterior.

### **2.03 ACCESSORIES**

- A. Wood Filler: Solvent base, tinted to match surface finish color.

### **2.04 FABRICATION**

- A. Shop assemble work for delivery to site, permitting passage through building openings.
- B. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.

## **PART 3 EXECUTION**

- A. Set and secure materials and components in place, plumb and level.
- B. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.

### **3.02 PREPARATION FOR SITE FINISHING**

- A. Set exposed fasteners. Apply wood filler in exposed fastener indentations. Sand work smooth.
- B. Site Finishing: See Section 09-9000.
- C. Maximum Variation from True Position: 1/16 inch.
- D. Maximum Offset from True Alignment with Abutting Materials: 1/32 inch.

**END OF SECTION**

**SECTION 07-2100  
THERMAL INSULATION**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Batt insulation in exterior wall and ceiling construction.
- B. Sound Batt Insulation in Sound Walls.

**1.02 RELATED REQUIREMENTS**

- A. Section 06-1000 - Rough Carpentry: Supporting construction for batt insulation.

**1.03 REFERENCE STANDARDS**

- A. ASTM C612 - Standard Specification for Mineral Fiber Block and Board Thermal Insulation; 2014 (Reapproved 2019).
- B. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2017.
- C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2021.
- D. ASTM E136 - Standard Test Method for Assessing Combustibility of Materials Using a Vertical Tube Furnace at 750 Degrees C; 2026.

**1.04 FIELD CONDITIONS**

- A. Do not install insulation adhesives when temperature or weather conditions are detrimental to successful installation.

**1.05 MANUFACTURERS**

- A. Insulation:
  - 1. CertainTeed Corporation: [www.certainteed.com](http://www.certainteed.com).
  - 2. Johns Manville Corporation: [www.jm.com](http://www.jm.com).
  - 3. Knauf Insulation GmbH: [www.knaufinsulation.us](http://www.knaufinsulation.us).
  - 4. Owens Corning Corp: [www.owenscorning.com](http://www.owenscorning.com).
  - 5. Substitutions: See Section 016000 - Product Requirements.

**1.06 APPLICATIONS**

- A. Insulation in Wood Framed Walls: Batt insulation with integral vapor retarder.
- B. Insulation in Wood Framed Ceiling Structure: Batt insulation with integral vapor retarder.
- C. Sound Insulation in Wood Framed Walls: 3 inch glass fiber sound batt insulation.

## 1.07 BATT INSULATION MATERIALS

- A. Where batt insulation is indicated, use glass fiber batt insulation.
- B. Glass Fiber Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C665; friction fit.
- C. Batt Insulation: ASTM C 665; preformed batt; friction fit, conforming to the following:
  - 1. Material: Glass fiber.
  - 2. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
  - 3. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
  - 4. Formaldehyde Content: Zero.
  - 5. Thermal Resistance: R of [21, 30 and 38].
  - 6. Thickness: 5-1/2 and 13-3/4 inch, refer to Drawings for R-values locations.
    - a. Walls: R-21
    - b. Roof (attic area): R-49.
  - 7. Vapor Barrier Facing: Aluminum foil, flame spread 25 rated; one side (or equivalent), when not in direct contact with finish material, paper face elsewhere.
  - 8. Manufacturers:
    - a. CertainTeed Corporation: [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
    - b. Johns Manville: [www.jm.com/#sle](http://www.jm.com/#sle).
    - c. Owens Corning Corporation; EcoTouch PINK FIBERGLAS Insulation: [www.ocbuildingspec.com/#sle](http://www.ocbuildingspec.com/#sle).
    - d. Knauf Insulation GmbH: [www.knaufinsulation.us](http://www.knaufinsulation.us).
    - e. Owens Corning Corp: [www.owenscorning.com](http://www.owenscorning.com).
  - 9. Substitutions: See Section 01-6000 - Product Requirements.
- D. Glass Fiber Sound Batt Insulation: Flexible preformed batt or blanket, complying with ASTM C 665; friction fit.
  - 1. Density: 0.8 pcf.
  - 2. Thickness: 3 inch.
  - 3. Manufacturers:
    - a. Same as above.

## 1.08 ACCESSORIES

- A. Tape: Reinforced polyethylene film with acrylic pressure sensitive adhesive.
  - 1. Application: Sealing of interior circular penetrations, such as pipes or cables.
  - 2. Width: Are required for application.
- B. Nails or Staples: Steel wire; electroplated or galvanized; type and size to suit application.
- C. Wire: Galvanized steel.
- D. Support tape: Nylon reinforced or as approved by manufacture.
- E. Adhesive: Type recommended by insulation manufacturer for application.

## PART 3 EXECUTION

### 2.01 EXAMINATION

- A. Verify that substrate, adjacent materials, and insulation materials are dry and that substrates are ready to receive insulation.

## **2.02 BATT INSTALLATION**

- A. Install in exterior wall spaces without gaps or voids. Do not compress insulation.
- B. Fit insulation tightly to exterior side of mechanical and electrical services within the plane of the insulation.
- C. At wood framing, place vapor retarder on warm side of insulation by stapling at 6 inches on center. Lap and seal sheet retarder joints over member face.
- D. Extend vapor retarder tightly to full perimeter of adjacent window and door frames and other items interrupting the plane of the membrane. Tape seal in place.

## **2.03 SOUND ATTENUATION BLANKETS**

- A. Install insulation in accordance with manufacturer's instructions.
- B. Interior stud cavity - friction fit securely between studs.
- C. Floor-Ceiling - friction fit securely between joists.
- D. Butt ends of blankets closely together and fill all voids.
- E. Location: As indicated on Drawings.

## **2.04 PROTECTION**

- A. Do not permit installed insulation to be damaged prior to its concealment.

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**SECTION 07-4646  
FIBER-CEMENT SIDING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Fiber-cement siding.
- B. Weather barrier, self-adhered flashing tape.
- C. Fasteners, trim.

**1.02 RELATED REQUIREMENTS**

- A. Section 06-1000 - Rough Carpentry

**1.03 REFERENCE STANDARDS**

- A. ASTM C1186 - Standard Specification for Flat Fiber-Cement Sheets; 2022, with Editorial Revision (2023).

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Submit manufacturer's data sheets on each product to be used, including:
  - 1. Manufacturer's requirements for related materials to be installed by others.
  - 2. Preparation instructions and recommendations.
  - 3. Storage and handling requirements and recommendations.
  - 4. Installation methods, including nail patterns.
- C. Test Report: Applicable model code authority evaluation report (e.g. ICC-ES).
- D. Installer's Qualification Statement.
- E. Maintenance Instructions: Periodic inspection recommendations and maintenance procedures.
- F. Warranty: Submit copy of manufacturer's warranty, made out in Owner's name, showing that it has been registered with manufacturer.

**1.05 QUALITY ASSURANCE**

- A. Installer Qualifications: Company specializing in performing work of the type specified in this section with minimum three years of experience.

**1.06 DELIVERY, STORAGE, AND HANDLING**

- A. Store products under waterproof cover and elevated above grade, on a flat surface.

## **PART 2 PRODUCTS**

### **2.01 FIBER-CEMENT SIDING**

- A. Panel Siding: Vertically oriented panels made of cement and cellulose fiber formed under high pressure with integral surface texture, complying with ASTM C1186, Type A, Grade II; with machined edges, for nail attachment.
  - 1. Texture: Smooth.
  - 2. Length (Height): 108 inches, nominal.
  - 3. Width: 48 inches.
  - 4. Thickness: 5/16 inch, nominal.
  - 5. Finish: Factory applied primer.
  - 6. Color: To match existing.
  - 7. Warranty: 50 year limited; transferable.
  - 8. Manufacturers:
    - a. James Hardie Building Products, Inc: [www.jameshardie.com/#sle](http://www.jameshardie.com/#sle).
    - b. Substitutions: See Section 01-6000 - Product Requirements.

### **2.02 ACCESSORIES**

- A. Trim: Same material and texture as siding.
- B. Fiber-Cement Siding Metal Trim: Vertical H Molding.
  - 1. Dimension and Layout: As indicated on drawings.
  - 2. Finish: Factory primed.
    - a. Color: Paint to match existing siding.
  - 3. Manufacturers:
    - a. Same manufacturer as siding.
- C. Fasteners: Galvanized or corrosion resistant; length as required to penetrate sheathing and stud a minimum of 1-1/4 inch.
- D. Self-Adhered Water Resistant Air Barrier Membrane:
  - 1. Air Permeance: 0.004 cubic feet per square foot, maximum, when tested in accordance with ASTM E2178.
  - 2. Water Vapor Permeance: 5 perms, minimum, when tested in accordance with ASTM E96/E96M Procedure A (desiccant method).
  - 3. Water Vapor Permeance: [29] perms, minimum, when tested in accordance with ASTM E96/E96M Procedure A (desiccant method).
  - 4. Dry Film Thickness: 28 mils (0.028 inch), minimum. Criteria for Water Resistance Barriers: Pass, when tested in accordance with ICC - ES AC38.
  - 5. Water Penetration around Nails: Pass, when tested in accordance with AAMA 711-05 and modified ASTM D 1970.
  - 6. Henry Company Blueskin VP 160.
  - 7. Substitutions: See Section 01-6000-Product Requirements.
- E. Drainable Barrier Sheet: Non-woven and non-perforated polypropylene material with 1/16 inch gap created by spacers providing drainage space.
  - 1. Manufacturers: Tamlyn; Drainable Wrap - TWD5X100: [www.tamlyn.com/#sle](http://www.tamlyn.com/#sle). Typar Drainable Housewrap.
  - 2. Substitutions: See Section 01-6000-Product Requirements.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Examine substrate, clean and repair as required to eliminate conditions that would be detrimental to proper installation.
- B. Verify that weather barrier has been installed over substrate completely and correctly.
- C. Do not begin until unacceptable conditions have been corrected.
- D. If substrate preparation is responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

### **3.02 PREPARATION**

- A. Install Sheet Metal Flashing:
  - 1. Above door and window trim and casings.
  - 2. Above horizontal trim in field of siding.
  - 3. And as indicated in Drawings.

### **3.03 INSTALLATION**

- A. Install weather barrier and drainage layer as indicated in Drawings.
- B. Install in accordance with manufacturer's instructions and recommendations.
  - 1. Read warranty and comply with terms necessary to maintain warranty coverage.
  - 2. Use trim details indicated on Drawings.
  - 3. Touch up field cut edges before installing.
  - 4. Pre-drill nail holes to prevent breakage.
- C. Over Wood and Wood-Composite Sheathing: Fasten siding through sheathing into studs.
- D. Allow space for thermal movement between both ends of siding panels that butt against trim; seal joint between panel and trim with specified sealant.
- E. Joints in Horizontal Siding: Avoid joints in lap siding except at corners; where joints are inevitable stagger joints between successive courses. Install 8 inch wide X 8 inch high flashing behind butt joints in the field (not required at corners). Lap flashing over the previous course of siding.
- F. Joints in Vertical Siding: Install Z-flashing in horizontal joints between successive courses of vertical siding.
- G. Do not install siding less than 6 inches from surface of ground nor closer than 1 inch to roofs, patios, porches, and other surfaces where water may collect.
- H. After installation, seal joints except lap joints of lap siding; seal around penetrations, and paint exposed cut edges.
- I. Finish Painting: Refer to Section 09-9000.

### **3.04 PROTECTION**

- A. Protect installed products until Date of Substantial Completion.

B. Touch-up, repair or replace damaged products before Date of Substantial Completion.

**END OF SECTION**

**SECTION 07-9005  
JOINT SEALERS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Sealants and joint backing.

**1.02 RELATED REQUIREMENTS**

- A. Section 08-8000 - Glazing: Glazing sealants and accessories.

**1.03 REFERENCE STANDARDS**

- A. ASTM C834 - Standard Specification for Latex Sealants; 2017 (Reapproved 2023).
- B. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018 (Reapproved 2024).
- C. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2025.
- D. SCAQMD 1168 - Adhesive and Sealant Applications; 1989, with Amendment (2022).
- E. ASTM C 1521 Standard Practice for Evaluating Adhesion of Installed Weatherproofing Joint Sealants.

**1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Coordinate the work with other sections referencing this section.

**1.05 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.

**1.06 FIELD CONDITIONS**

- A. Maintain temperature and humidity recommended by the sealant manufacturer during and after installation.

**PART 2 PRODUCTS**

**2.01 SEALANTS**

- A. Type 1 - General Purpose Exterior Sealant: Polyurethane; ASTM C920, Grade NS, Class 25 minimum; Uses M, G, and A; single component.
  - 1. Color: color as selected.
  - 2. Product: Sonolastic NP-1 manufactured by BASF.
  - 3. Applications: Use for:
    - a. Control, expansion, and soft joints in masonry.
    - b. Joints between concrete and other materials.

- c. Joints between metal frames and other materials.
- d. Joints at wood siding and trim as indicated.
- e. Other exterior joints for which no other sealant is indicated.
- 4. Test Data:
  - a. Movement capability, % - +100 to -50.
  - b. Tensile strength - 250 psi.
  - c. Ultimate elongation at break, % - 1000.
  - d. Hardness, Shore A - passes 25 - 30.
- B. Type 2 - General Purpose Interior Sealant: Acrylic emulsion latex; ASTM C834, Type OP, Grade NF single component, paintable.
  - 1. Color: Match adjacent finished surfaces.
  - 2. Product: Sonalac manufactured by BASF.
  - 3. Applications: Use for:
    - a. Interior wall and ceiling control joints.
    - b. Joints between door and window frames and wall surfaces.
    - c. Other interior joints for which no other type of sealant is indicated.

## **2.02 ACCESSORIES**

- A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.
- B. Joint Cleaner: Non-corrosive and non-staining type, recommended by sealant manufacturer; compatible with joint forming materials.
- C. Joint Backing: Round foam rod compatible with sealant; ASTM D 1667, closed cell PVC; oversized 30 to 50 percent larger than joint width.
- D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that substrate surfaces are ready to receive work.
- B. Verify that joint backing and release tapes are compatible with sealant.

### **3.02 PREPARATION**

- A. Remove loose materials and foreign matter that could impair adhesion of sealant.
- B. Clean and prime joints in accordance with manufacturer's instructions.
- C. Perform preparation in accordance with manufacturer's instructions and ASTM C1193.
- D. Protect elements surrounding the work of this section from damage or disfigurement.

### **3.03 INSTALLATION**

- A. Perform work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.
- B. Perform installation in accordance with ASTM C1193.

- C. Measure joint dimensions and size joint backers to achieve the following, unless otherwise indicated:
  - 1. Width/depth ratio of 2:1.
  - 2. Neck dimension no greater than 1/3 of the joint width.
  - 3. Surface bond area on each side not less than 75 percent of joint width.
- D. Install bond breaker where joint backing is not used.
- E. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
- F. Apply sealant within recommended application temperature ranges. Consult manufacturer when sealant cannot be applied within these temperature ranges.
- G. Tool joints concave.

#### **3.04 CLEANING**

- A. Clean adjacent soiled surfaces.

#### **3.05 PROTECTION**

- A. Protect sealants until cured.

#### **3.06 SCHEDULE**

- A. Exterior Joints for Which No Other Sealant Type is Indicated: Type 1 .
- B. Interior Joints for Which No Other Sealant is Indicated: Type 2; .

**END OF SECTION**

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**SECTION 08-1113  
HOLLOW METAL DOORS AND FRAMES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Non-fire-rated hollow metal frames.
- B. Hollow metal frames for wood doors.

**1.02 RELATED REQUIREMENTS**

- A. Section 08-7100 - Door Hardware.

**1.03 REFERENCE STANDARDS**

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.
- C. Shop Drawings: Details of each opening, showing elevations, glazing, frame profiles, and any indicated finish requirements.

**1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Comply with NAAMM HMMA 840 or ANSI/SDI A250.8 (SDI-100) in accordance with specified requirements.
- B. Protect with resilient packaging; avoid humidity build-up under coverings; prevent corrosion and adverse effects on factory applied painted finish.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Hollow Metal Doors and Frames:
  - 1. Curries, an Assa Abloy Group company: [www.assaabloydss.com/#sle](http://www.assaabloydss.com/#sle).
  - 2. De La Fontaine Inc: [www.delafontaine.com/#sle](http://www.delafontaine.com/#sle).
  - 3. De La Fontaine Inc: [www.delafontaine.com](http://www.delafontaine.com).
  - 4. De La Fontaine Inc: [www.delafontaine.com](http://www.delafontaine.com).
  - 5. Republic Doors: [www.republicdoor.com](http://www.republicdoor.com).
  - 6. Steelcraft, an Allegion brand: [www.allegion.com/#sle](http://www.allegion.com/#sle).
  - 7. Technical Glass Products: [www.tgpamerica.com/#sle](http://www.tgpamerica.com/#sle).
  - 8. Steelcraft: [www.steelcraft.com](http://www.steelcraft.com).
  - 9. Substitutions: See Section 01-6000 - Product Requirements.

## **2.02 PERFORMANCE REQUIREMENTS**

- A. Requirements for Hollow Metal Doors and Frames:
  - 1. Steel Sheet: Comply with one or more of the following requirements; galvanized steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.
  - 2. Accessibility: Comply with ICC A117.1 and ADA Standards.
  - 3. Finish: Factory primed, for field finishing.
- B. Combined Requirements: If a particular door and frame unit is indicated to comply with more than one type of requirement, comply with the specified requirements for each type; for instance, an exterior door that is also indicated as being sound-rated must comply with the requirements specified for exterior doors and for sound-rated doors; where two requirements conflict, comply with the most stringent.

## **2.03 HOLLOW METAL FRAMES**

- A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.
- B. General:
  - 1. Comply with the requirements of grade specified for corresponding door, except:
    - a. ANSI A250.8 - SDI-100, Level 1 Door Frames: 16 gage, 0.053 inch, minimum thickness.
    - b. Frames for Wood Doors: Comply with frame requirements specified in ANSI A250.8 - SDI-100, Level 1, 16 gage, 0.053 inch
  - 2. Finish: Factory primed, for field finishing.
- C. Interior Door Frames, Non-Fire Rated: Face welded type.
  - 1. Frame Metal Thickness: 16 gage, 0.053 inch, minimum.
- D. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.
- E. Frames for Interior Glazing: Construction and face dimensions to match door frames, and as indicated on drawings.

## **2.04 ACCESSORIES**

- A. Removable Stops: Formed sheet steel, shape as indicated on drawings, mitered or butted corners; prepared for countersink style tamper proof screws.
- B. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions.
- C. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

## **2.05 FINISHES**

- A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify existing conditions before starting work.
- B. Verify that opening sizes and tolerances are acceptable.
- C. Verify that finished walls are in plane to ensure proper door alignment.

### **3.02 INSTALLATION**

- A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.
- B. Coordinate frame anchor placement with wall construction.
- C. Install door hardware as specified in Section 08-7100.

### **3.03 TOLERANCES**

- A. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner.

### **3.04 ADJUSTING**

- A. Adjust for smooth and balanced door movement.

### **3.05 SCHEDULE**

- A. Refer to Door and Frame Schedule on the Drawings.

**END OF SECTION**

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**SECTION 08-1416  
FLUSH WOOD DOORS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Flush wood doors; flush and flush glazed configuration; fire-rated, non-rated, acoustical, and special function.

**1.02 RELATED REQUIREMENTS**

- A. Section 08-1113 - Hollow Metal Doors and Frames.
- B. Section 08-7100 - Door Hardware.
- C. Section 09-9000 - Painting and Coating.

**1.03 REFERENCE STANDARDS**

- A. ICC (IBC) - International Building Code; 2012.
- B. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2016.
- C. WDMA I.S. 1A - Interior Architectural Wood Flush Doors; 2021, with Errata (2022).

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.
- C. Shop Drawings: Show doors and frames, elevations, sizes, types, swings, undercuts, beveling, blocking for hardware, factory machining, factory finishing, cutouts for glazing and other details.
- D. Samples: Submit two samples of door veneer, 12 by 12 inch in size illustrating wood grain, stain color, and sheen.

**1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Package, deliver and store doors in accordance with specified quality standard.
- B. Accept doors on site in manufacturer's packaging. Inspect for damage.
- C. Protect doors with resilient packaging sealed with heat shrunk plastic. Do not store in damp or wet areas; or in areas where sunlight might bleach veneer. Seal top and bottom edges with tinted sealer if stored more than one week. Break seal on site to permit ventilation.

## **PART 2 PRODUCTS**

### **2.01 MANUFACTURERS**

- A. Wood Veneer Faced Doors:
  - 1. Graham Wood Doors: [www.grahamdoors.com](http://www.grahamdoors.com).
  - 2. Eggers Industries: [www.eggersindustries.com/#sle](http://www.eggersindustries.com/#sle).
  - 3. Haley Brothers: [www.haleybros.com/#sle](http://www.haleybros.com/#sle).
  - 4. Marshfield Door Systems, Inc: [www.marshfielddoors.com](http://www.marshfielddoors.com).
  - 5. VT Industries, Inc: [www.vtindustries.com](http://www.vtindustries.com).
  - 6. Oregon Door: [www.oregondoor.com](http://www.oregondoor.com).
  - 7. Lynden Door: [www.lyndendoor.com](http://www.lyndendoor.com).
  - 8. Substitutions: See Section 01-6000 - Product Requirements.

### **2.02 DOORS**

- A. Doors: Refer to drawings for locations and additional requirements.
  - 1. Quality Standard: Custom Grade, Heavy Duty performance, in accordance with WDMA I.S. 1A.
  - 2. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
- B. Interior Doors: 1-3/4 inches thick unless otherwise indicated; flush construction.
  - 1. Provide solid core doors at each location.

### **2.03 DOOR AND PANEL CORES**

- A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.

### **2.04 DOOR FACINGS**

- A. Veneer Facing for Transparent Finish: Natural birch, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with slip match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face. No contrasting colors in veneer.

### **2.05 DOOR CONSTRUCTION**

- A. Fabricate doors in accordance with door quality standard specified.
- B. Cores Constructed with stiles and rails:
  - 1. Provide solid blocks at lock edge for hardware reinforcement.
  - 2. Provide solid blocking for other throughbolted hardware.
- C. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
- D. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.

### **2.06 FACTORY FINISHING - WOOD VENEER DOORS**

- A. Finish work in accordance with WDMA I.S. 1A for grade specified and as follows:

1. Transparent:
  - a. System - TR-4, Conversion Varnish.
  - b. Stain: As selected by Architect.
  - c. Sheen: Gloss.

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

- A. Verify that opening sizes and tolerances are acceptable.
- B. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

#### **3.02 INSTALLATION**

- A. Install doors in accordance with manufacturer's instructions and specified quality standard.
  1. Install fire-rated doors in accordance with NFPA 80 requirements.
- B. Factory-Finished Doors: Do not field cut or trim; if fit or clearance is not correct, replace door.
- C. Use machine tools to cut or drill for hardware.
- D. Coordinate installation of doors with installation of frames and hardware.

#### **3.03 TOLERANCES**

- A. Maximum Diagonal Distortion (Warp): 1/8 inch measured with straight edge or taut string, corner to corner, over an imaginary 36 by 84 inches surface area.
- B. Maximum Vertical Distortion (Bow): 1/8 inch measured with straight edge or taut string, top to bottom, over an imaginary 36 by 84 inches surface area.
- C. Maximum Width Distortion (Cup): 1/8 inch measured with straight edge or taut string, edge to edge, over an imaginary 36 by 84 inches surface area.

#### **3.04 ADJUSTING**

- A. Adjust doors for smooth and balanced door movement.
- B. Adjust closers for full closure.

#### **3.05 SCHEDULE**

- A. Refer to Door Schedule in Drawings and Door Hardware Schedule Section 08-7100.

**END OF SECTION**

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**SECTION 08-5313  
VINYL WINDOWS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Factory fabricated tubular extruded plastic windows with fixed sash.
- B. Factory glazed .

**1.02 RELATED REQUIREMENTS**

- A. Section 07-9005 - Joint Sealers: Perimeter sealant and back-up materials.
- B. Section 08-8000 - Glazing.

**1.03 REFERENCE STANDARDS**

- A. AAMA 1503 - Voluntary Test Method for Thermal Transmittance and Condensation Resistance of Windows, Doors and Glazed Wall Sections; 2009.
- A. AAMA/WDMA/CSA 101/I.S.2/A440 - North American Fenestration Standard/Specification for Windows, Doors, and Skylights; 2022, with Errata (2023).

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide component dimensions, anchors, fasteners, glass, and internal drainage.
- C. Grade Substantiation: Prior to submitting shop drawings or starting fabrication, submit one of the following showing compliance with specified grade:
  - 1. Evidence of AAMA Certification.
  - 2. Evidence of WDMA Certification.
  - 3. Evidence of CSA Certification.
  - 4. Test report(s) by independent testing agency itemizing compliance and acceptable to authorities having jurisdiction.
- D. Test Reports: Prior to submitting shop drawings or starting fabrication, submit test report(s) by independent testing agency showing compliance with performance requirements in excess of those prescribed by specified grade.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Vinyl Windows:
  - 1. JeldWen Premium Vinyl Windows, V-4500 Series.
  - 2. Milgard Style Line, Tuscany Series.
  - 3. Substitutions: See Section 01-6000 - Product Requirements.

## **2.02 DESCRIPTION**

- A. Vinyl Windows: Factory fabricated frame and sash members of extruded, hollow, ultra-violet-resistant, polyvinyl chloride (PVC) with integral color; with factory-installed glazing, hardware, related flashings, anchorage and attachment devices.
- B. Performance Requirements: Provide products that comply with the following:
  - 1. Grade: AAMA/WDMA/CSA 101/I.S.2/A440 requirements for specific window type:
    - a. Performance Class (PC): R.
  - 2. Performance Validation: Windows shall comply with AAMA/WDMA/CSA 101/I.S.2/A440 performance requirements as indicated by having AAMA, WDMA, or CSA certified label, or an independent test report for indicated products itemizing compliance and acceptable by authorities having jurisdiction.

## **2.03 PERFORMANCE REQUIREMENTS**

- A. Design Pressure: In accordance with applicable codes.
- B. Condensation Resistance Factor: CRF of 50, minimum, the lower value of the glass and frame window components and determined in accordance with AAMA 1503.
- C. Overall Thermal Transmittance (U-value): 0.35, maximum, including glazing, measured on window sizes required for this project.

## **2.04 COMPONENTS**

- A. Glazing: Insulated double pane, annealed glass, clear, low-E coated, argon filled, with glass thicknesses as recommended by manufacturer for specified wind conditions and acoustic rating indicated.
- B. Windows: Extruded, hollow, tubular, ultra-violet resistant polyvinyl chloride (PVC) with integral color; factory fabricated; with vision glass, related flashings, anchorage and attachment devices.
  - 1. Performance Requirements: AAMA/WDMA/CSA 101/I.S.2/A440 R15.
  - 2. Configuration: Fixed, non-operable.
  - 3. Color: White.
- C. Frames: Standard profile; flush glass stops of screw fastened type.

## **2.05 FABRICATION**

- A. Fabricate framing, mullions and sash members with fusion welded corners and joints, in a rigid jig. Supplement frame sections with internal reinforcement where required for structural rigidity.
- B. Form snap-in glass stops, closure molds, weather stops, and flashings of extruded PVC for tight fit into window frame section.
- C. Arrange fasteners to be concealed from view.
- D. Permit internal drainage weep holes and channels to migrate moisture to exterior. Provide internal drainage of glazing spaces to exterior through weep holes.
- E. Factory glaze window units.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION**

- A. Install window unit assemblies in accordance with manufacturers instructions and applicable building codes.
- B. Attach window frame and shims to perimeter opening to accommodate construction tolerances and other irregularities as necessary.
- C. Align window plumb and level, free of warp or twist, and maintain dimensional tolerances and alignment with adjacent work.

### **3.02 CLEANING**

- A. Remove protective material from pre-finished surfaces.
- B. Wash surfaces by method recommended and acceptable to window manufacturer; rinse and wipe surfaces clean.
- C. Remove excess glazing sealant by moderate use of mineral spirits or other solvent acceptable to sealant manufacturer and appropriate for application indicated.

**END OF SECTION**

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**SECTION 08-7100  
DOOR HARDWARE**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Hardware for wood doors.

**1.02 RELATED REQUIREMENTS**

- A. Section 08-1416 - Flush Wood Doors.

**1.03 REFERENCE STANDARDS**

- A. ANSI/ICC A117.1 - American National Standard for Accessible and Usable Buildings and Facilities; International Code Council; 2009.
- B. BHMA A156.1 - Standard for Butts and Hinges; 2021.
- C. BHMA A156.2 - Bored and Preassembled Locks and Latches; 2022.
- D. BHMA A156.4 - Door Controls - Closers; 2019.
- E. BHMA A156.6 - Standard for Architectural Door Trim; 2021.
- F. BHMA A156.7 - Template Hinge Dimensions; 2016.
- G. BHMA A156.8 - Door Controls - Overhead Stops and Holders; 2021.
- H. BHMA A156.13 - Mortise Locks & Latches Series 1000; 2022.
- I. BHMA A156.17 - Self Closing Hinges & Pivots; 2019.
- J. BHMA A156.18 - Materials and Finishes; 2020.
- K. BHMA A156.21 - Thresholds; 2019.
- L. BHMA A156.115W - Hardware Preparation in Wood Doors with Wood or Steel Frames; 2006.
- M. DHI (LOCS) - Recommended Locations for Architectural Hardware for Standard Steel Doors and Frames; 2004.
- N. DHI WDHS.3 - Recommended Locations for Architectural Hardware for Flush Wood Doors; 1993; also in WDHS-1/WDHS-5 Series, 1996.
- O. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2016.
- P. NFPA 101 - Life Safety Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
- Q. UL (DIR) - Online Certifications Directory; current listings at [database.ul.com](http://database.ul.com).

#### **1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Coordinate the manufacture, fabrication, and installation of products that door hardware will be installed upon.

#### **1.05 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project.
- C. Shop Drawings:
  - 1. Indicate locations and mounting heights of each type of hardware, schedules, catalog cuts, electrical characteristics and connection requirements .
  - 2. Submit manufacturer's parts lists and templates.
- D. Hardware Schedule: Detailed listing of each item of hardware to be installed on each door. Use door numbering scheme as included in the Contract Documents. Identify electrically operated items and include power requirements.
- E. Keying Schedule: Submit for approval of Owner.

#### **1.06 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.

#### **1.07 DELIVERY, STORAGE, AND HANDLING**

- A. Package hardware items individually; label and identify each package with door opening code to match hardware schedule.

### **PART 2 PRODUCTS**

- A. Allegion Brands, Ives: [www.allegion.com/us](http://www.allegion.com/us).
- B. Assa Abloy Brands, Corbin Russwin: [www.assaabloydss.com](http://www.assaabloydss.com).

#### **2.02 DOOR HARDWARE - GENERAL**

- A. Provide hardware specified or required to make doors fully functional, compliant with applicable codes, and secure to the extent indicated.
- B. Provide items of a single type of the same model by the same manufacturer.
- C. Provide products that comply with the following:
  - 1. Applicable provisions of federal, state, and local codes.
  - 2. Fire-Rated Doors: NFPA 80.
  - 3. Hardware on Fire-Rated Doors, Except Hinges: Listed and classified by UL (DIR) as suitable for the purpose specified and indicated.
  - 4. Hardware for Smoke and Draft Control Doors (Indicated as "S" on Drawings): Provide hardware that enables door assembly to comply with air leakage requirements of the applicable code.

- 5. Products Requiring Electrical Connection: Listed and classified by UL (DIR) as suitable for the purpose specified and indicated.
- D. Function: Lock and latch function numbers and descriptions of manufactures series as listed in hardware schedule.
- E. Electrically Operated and/or Controlled Hardware: Provide all power supplies, power transfer hinges, relays, and interfaces required for proper operation; provide wiring between hardware and control components and to building power connection.
- F. Finishes: Provide door hardware of the same finish unless otherwise indicated.
  - 1. Primary Interior Finish: Satin chrome plated over nickel on brass or bronze, 626 (approx US26D).
    - a. Location: Interior doors.
  - 2. Finish Definitions: BHMA A156.18.
  - 3. Exceptions:
    - a. Where base metal is specified to be different, provide finish that is an appearance equivalent according to BHMA A156.18.

### **2.03 LOCKS AND LATCHES**

- A. Locks: Provide a lock for every door, unless specifically indicated as not requiring locking.
  - 1. If no hardware set is indicated for a swinging door provide an office lockset.
  - 2. Trim: Provide lever handle or pull trim on outside of all locks unless specifically stated to have no outside trim.
  - 3. Lock Cylinders: Provide key access on outside of all locks unless specifically stated to have no locking or no outside trim.
- B. Lock Cylinders: Manufacturer's standard tumbler type, six-pin standard core.
  - 1. Provide cams and/or tailpieces as required for locking devices required.
- C. Keying: Master keyed.
  - 1. When providing keying information, comply with DHI Handbook "Keying systems and nomenclature".
- D. Privacy Latchset - Mortise Style;
  - 1. Basis of Design: L9496 Px17A 626 by Schlage.
  - 2. Privacy lock with ADA thumbturn and "vacant/occupied" indicator.

### **2.04 HINGES**

- A. Hinges - Basis of Design: FBB179 or FBB199, Stanley.
- B. Self Closing Hinges: Comply with BHMA A156.17.
- C. Hinges: Provide hinges on every swinging door.
  - 1. Provide five-knuckle full mortise butt hinges unless otherwise indicated.
  - 2. Provide ball-bearing hinges at all doors having closers.
  - 3. Provide hinges in the quantities indicated.
  - 4. Provide non-removable pins on exterior outswinging doors.
  - 5. Where electrified hardware is mounted in door leaf, provide power transfer hinges.
- D. Butt Hinges: Comply with BHMA A156.1 and BHMA A156.7; standard weight, unless otherwise indicated.
- E. Quantity of Hinges Per Door:

1. Doors up to 60 inches High: Two hinges.
2. Doors From 60 inches High up to 90 inches High: Three hinges.
3. Doors 90 inches High up to 120 inches High: Four hinges.
4. Doors 42 inches Wide up to 90 inches High: Four Hinges.

F. Manufacturers - Hinges:

1. Assa Abloy Brands; McKinney: [www.assaabloydss.com](http://www.assaabloydss.com).
2. Ives Architectural Hardware.
3. Bommer Industries, Inc: [www.bommer.com](http://www.bommer.com).
4. C. R. Laurence Company, Inc: [www.crl-arch.com/sle](http://www.crl-arch.com/sle).
5. Hager Companies: [www.hagerco.com](http://www.hagerco.com).
6. Stanley Black & Decker: [www.stanleyblackanddecker.com](http://www.stanleyblackanddecker.com).

## 2.05 MORTISE LOCKSETS

A. Mortise Locksets - Basis of Design: Schlage L Series.

B. Locking Functions: As defined in BHMA A156.13, and as follows:

1. Privacy: F19, or F02 with retraction of deadbolt by use of inside lever/knob.
  - a. Occupied indicator for single user toilet rooms.

## 2.06 CLOSERS

A. Closers - Basis of Design: LCN 4010 Series, or 281 Sargent.

B. Closers: Complying with BHMA A156.4.

1. Provide surface-mounted, door-mounted closers unless otherwise indicated.
2. Provide a door closer on every exterior door.
3. Provide a door closer on every fire- and smoke-rated door. Spring hinges are not an acceptable self-closing device unless specifically so indicated.
4. On pairs of swinging doors, if an overlapping astragal is present, provide coordinator to ensure the leaves close in proper order.

C. Manufacturers - Surface Mounted Closers:

1. LCN, an Allegion brand: [www.allegion.com/us](http://www.allegion.com/us).
2. Substitutions: See Section 01-6000 - Product Requirements.

## 2.07 STOPS AND HOLDERS

A. Stops: Complying with BHMA A156.8; provide a stop for every swinging door, unless otherwise indicated.

1. Provide wall stops, unless otherwise indicated.
2. If wall stops are not practical, due to configuration of room or furnishings, provide overhead stop.
3. Stop is not required if positive stop feature is specified for door closer; positive stop feature of door closer is not an acceptable substitute for a stop unless specifically so stated.

B. Wall Stops: Ives WS406/407CVX, convex wall bumper.

C. Manufacturers - Wall and Floor Stops/holders:

1. Assa Abloy Brands, McKinney: [www.assaabloydss.com](http://www.assaabloydss.com).
2. Ives, an Allegion brand: [www.allegion.com/us..](http://www.allegion.com/us..)
3. Substitutions: See Section 01-6000 - Product Requirements.

## **2.08 PROTECTION PLATES AND ARCHITECTURAL TRIM**

- A. Protection Plates:
  - 1. Kickplate: Provide on push side of every door with closer, except aluminum storefront and glass entry doors.
- B. Manufacturers - Protection Plates and Architectural Trim:
  - 1. Assa Abloy Brands, McKinney: [www.assaabloydss.com](http://www.assaabloydss.com).
  - 2. Ives, an Allegion Brand: [www.allegion.com/us](http://www.allegion.com/us).
  - 3. Substitutions: See Section 01-6000 - Product Requirements.

## **2.09 GENERAL REQUIREMENTS FOR DOOR HARDWARE PRODUCTS**

- A. Provide products that comply with the following:
  - 1. Applicable provisions of Federal, State, and local codes.

## **2.10 KEYING**

- A. Door Locks: Master keyed.
- B. Supply keys in the following quantities:
  - 1. 2 master keys.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that doors and frames are ready to receive work; labeled, fire-rated doors and frames are present and properly installed, and dimensions are as indicated on shop drawings.

### **3.02 INSTALLATION**

- A. Install hardware in accordance with manufacturer's instructions and applicable codes.
- B. Use templates provided by hardware item manufacturer.
- C. Install hardware on fire-rated doors and frames in accordance with code and NFPA 80.
- D. Mounting heights for hardware from finished floor to center line of hardware item. As indicated in following list; unless noted otherwise in Door Hardware Sets Schedule or on drawings.
  - 1. For Wood Doors: Comply with DHI WDHS.3 "Recommended Locations for Architectural Hardware for Flush Wood Doors".
  - 2. Locksets: 38 inch.
  - 3. Push/Pulls: 42 inch.
  - 4. Dead Locks: 42 inch.

### **3.03 ADJUSTING**

- A. Adjust work under provisions of Section 01-7000 - Execution and Closeout Requirements.

### **3.04 CLEANING**

- A. Clean adjacent surfaces soiled by hardware installation. Clean finished hardware per manufacturer's instructions after final adjustments has been made. Replace items that cannot be cleaned to manufacturer's level of finish quality at no additional cost.

### **3.05 PROTECTION**

- A. Protect finished Work under provisions of Section 01-7000 - Execution and Closeout Requirements.
- B. Do not permit adjacent work to damage hardware or finish.

### **3.06 HARDWARE SCHEDULE - ATTACHED AT END OF THIS SECTION.**

## **HARDWARE SETS**

### **4.01 HARDWARE SETS - GENERAL**

- A. These Hardware Sets indicate requirements for single doors of that type, with conditional requirements for pairs and other situations.

### **4.02 SWING DOORS -- NOT REQUIRING KEY LOCKING**

- A. HW-5: Privacy Lockset, Non-Fire-Rated:
  - 1. Hinges.
  - 2. Mortise Lockset, Privacy.
  - 3. Wall Stop.
  - 4. Coat Hook: Ives 508 Greenwich Coat and Hat Hook, Satin Chrome.
- B. HW-5C: Privacy Lockset, Non-Fire-Rated, with Closer:
  - 1. Hinges.
  - 2. Mortise Lockset, Privacy.
  - 3. Closer: see Door Schedule in Drawings for maximum opening angles.
  - 4. Kickplate.
  - 5. Coat Hook: Ives 508 Greenwich Coat and Hat Hook, Satin Chrome.

**END OF SECTION**

**SECTION 08-8000  
GLAZING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Glass.
- B. Glazing films.
- C. Glazing compounds and accessories.

**1.02 RELATED REQUIREMENTS**

- A. Section 07-9005 - Joint Sealers: Sealant and back-up material.
- B. Section 08-1113 - Hollow Metal Doors and Frames: Glazed interior windows.
- C. Section 08-5313 - Vinyl Windows: Glazing furnished by window manufacturer.
- D. Section 10-2800 - Toilet, Bath, and Laundry Accessories: Mirrors.

**1.03 REFERENCE STANDARDS**

- A. ASTM C864 - Standard Specification for Dense Elastomeric Compression Seal Gaskets, Setting Blocks, and Spacers; 2005 (Reapproved 2011).
- B. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018 (Reapproved 2024).
- C. ASTM C1036 - Standard Specification for Flat Glass; 2025.
- D. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2025.
- E. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2025.
- F. ASTM E2190 - Standard Specification for Insulating Glass Unit Performance and Evaluation; 2019.
- G. GANA (SM) - GANA Sealant Manual; 2008.

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data on Glass Types: Provide structural, physical and environmental characteristics, size limitations, special handling or installation requirements.
- C. Product Data on Glazing Compounds: Provide chemical, functional, and environmental characteristics, limitations, special application requirements. Identify available colors.

### **1.05 FIELD CONDITIONS**

- A. Do not install glazing when ambient temperature is less than 50 degrees F.

### **1.06 WARRANTY**

- A. See Section 01-7800 - Closeout Submittals, for additional warranty requirements.
- B. Sealed Insulating Glass Units: Provide a five (5) year warranty to include coverage for seal failure, interpane dusting or misting, including replacement of failed units.

## **PART 2 PRODUCTS**

### **2.01 INSULATING GLASS UNITS**

- A. Type IG-1 - Sealed Insulating Glass Units: Vision glass, double glazed.
  - 1. Application: All exterior glazing unless otherwise indicated.
  - 2. Outboard Lite: Annealed float glass, 1/4 inch thick, minimum.
    - a. Tint: Clear.
    - b. Coating: Low-E (passive type), on #2 surface.
    - c. U-value: 0.35 max.
    - d. Solar Heat Gain Coefficient (SHGC): .40 max.
  - 3. Inboard Lite: Annealed float glass, 1/4 inch thick, minimum.
    - a. Tint: Clear.
  - 4. Total Thickness: 1 inch.
    - a. Argon filled.
    - b. 1/2 inch air space.

### **2.02 GLAZING UNITS**

- A. Type S-1 - Single Vision Glazing:
  - 1. Application: All interior glazing unless otherwise indicated.
  - 2. Type: Fully tempered float glass.
  - 3. Tint: Clear.
  - 4. Thickness: 1/4 inch.

### **2.03 EXTERIOR GLAZING ASSEMBLIES**

- A. Performance Criteria: Select type and thickness of glass to withstand dead and live loads caused by positive and negative wind pressure acting normal to plane of glass.
  - 1. Use the procedure specified in ASTM E1300 to determine glass type and thickness.
  - 2. Limit glass deflection to 1/200 or flexure limit of glass, whichever is less, with full recovery of glazing materials.
  - 3. Glass thicknesses listed are minimum.

### **2.04 GLASS MATERIALS**

- A. Float Glass Manufacturers:
  - 1. PPG Industries, Inc: [www.ppgideascape.com](http://www.ppgideascape.com).
  - 2. American-Saint Gobain Corp.
  - 3. Libbey-Owens-Ford Glass Co.
  - 4. Pittsburg Plate Glass Co.

5. Viracon.
6. Cardinal Glass Industries.
7. Technical Glass Products.
8. Substitutions: Refer to Section 01-6000 - Product Requirements.

- B. Float Glass: Provide float glass based glazing unless noted otherwise.
1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality-Q3.
  2. Heat-Strengthened and Fully Tempered Types: ASTM C1048, Kind HS and Kind FT.
  3. Thicknesses: As indicated; for exterior glazing comply with requirements indicated for wind load design regardless of thickness indicated.

## **2.05 SEALED INSULATING GLASS UNITS**

- A. Sealed Insulating Glass Units: Types as indicated.
1. Durability: Certified by an independent testing agency to comply with ASTM E2190.
  2. Edge Spacers: Aluminum, bent and soldered corners.
  3. Edge Seal: Glass to elastomer with supplementary silicone sealant.
  4. Purge interpane space with dry hermetic air.

## **2.06 PLASTIC FILMS**

- A. Frosted Plastic Film:
1. Application: Interior side of window glazing, as indicated on drawings.
  2. Pattern: To be selected by Architect.
  3. Manufacturers:
    - a. DecorativeFilms: <https://www.decorativefilm.com>.
      - 1) Series: Geometric or Organic.
    - b. Substitutions: Refer to Section 01-6000 - Product Requirements.
- B. Privacy Plastic Film:
1. Application: Window glazing and door lites, as indicated on drawings.
  2. Manufacturers:
    - a. 3M Window Film: [www.3m.com/3M/en\\_US/p/c/films-sheeting/window/](http://www.3m.com/3M/en_US/p/c/films-sheeting/window/).
      - 1) Series Type: 3M Privacy Series.
      - 2) Type: Mirror Film.
    - b. Substitutions: Refer to Section 01-6000 - Product Requirements.

## **2.07 GLAZING COMPOUNDS**

- A. Butyl Sealant: Single component; ASTM C920, Grade NS, Class 12-1/2, Uses M and A, Shore A hardness of 10 to 20; black color.

## **2.08 GLAZING ACCESSORIES**

- A. Setting Blocks: Neoprene, 80 to 90 Shore A durometer hardness; ASTM C864 Option II. Length of 0.1 inch for each square foot of glazing or minimum 4 inch x width of glazing rabbet space minus 1/16 inch x height to suit glazing method and pane weight and area.
- B. Glazing Tape, Back Bedding Mastic Type: Preformed, butyl-based, 100 percent solids compound with integral resilient spacer rod applicable to application indicated; hardness range of 5 to 30 cured Shore A durometer; coiled on release paper; black color.
- C. Glazing Gaskets: Resilient silicone extruded shape to suit glazing channel retaining slot; ASTM C864 Option II; matching color.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that openings for glazing are correctly sized and within tolerance.
- B. Verify that surfaces of glazing channels or recesses are clean, free of obstructions that may impede moisture movement, weeps are clear, and ready to receive glazing.

### **3.02 PREPARATION**

- A. Clean contact surfaces with solvent and wipe dry.
- B. Seal porous glazing channels or recesses with substrate compatible primer or sealer.
- C. Prime surfaces scheduled to receive sealant.
- D. Install sealants in accordance with ASTM C1193 and GANA Sealant Manual.
- E. Install sealants in accordance with manufacturer's instructions.

### **3.03 INSTALLATION - INTERIOR DRY METHOD (TAPE AND TAPE)**

- A. Cut glazing tape to length and set against permanent stops, projecting 1/16 inch above sight line.
- B. Place setting blocks at 1/4 points with edge block no more than 6 inch from corners.
- C. Rest glazing on setting blocks and push against tape for full contact at perimeter of pane or unit.
- D. Place glazing tape on free perimeter of glazing in same manner described above.
- E. Install removable stop without displacement of tape. Exert pressure on tape for full continuous contact.
- F. Knife trim protruding tape.

### **3.04 FIELD QUALITY CONTROL**

- A. Glass and Glazing product manufacturers to provide field surveillance of the installation of their products.
- B. Monitor and report installation procedures and unacceptable conditions.

### **3.05 CLEANING**

- A. Remove glazing materials from finish surfaces.
- B. Remove labels after Work is complete.
- C. Clean glass and adjacent surfaces.

### **3.06 PROTECTION**

- A. After installation, mark pane with an 'X' by using removable plastic tape or paste; do not mark heat absorbing or reflective glass units.

**END OF SECTION**

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**SECTION 09-2116  
GYPSUM BOARD ASSEMBLIES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Performance criteria for gypsum board assemblies.
- B. Gypsum wallboard.
- C. Abuse resistant wallboard.
- D. Joint treatment and accessories.
- E. Prime paint on walls and ceilings to receive textured finish.
- F. Textured finish system.

**1.02 RELATED REQUIREMENTS**

- A. Section 06-1000 - Rough Carpentry: Building framing and sheathing.
- B. Section 06-1000 - Rough Carpentry: Wood blocking product and execution requirements.

**1.03 REFERENCE STANDARDS**

- A. ASTM C557 - Standard Specification for Adhesives for Fastening Gypsum Wallboard to Wood Framing; 2003 (Reapproved 2017).
- B. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2020.
- C. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.
- D. ASTM C1629/C1629M - Standard Classification for Abuse-Resistant Nondecorated Interior Gypsum Panel Products and Fiber-Reinforced Cement Panels; 2019.
- E. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2016.
- F. GA-600 - Fire Resistance Design Manual; 2015.
- G. ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on gypsum board and accessories.

**PART 2 PRODUCTS**

- A. Fire Rated Assemblies: Provide completed assemblies complying with applicable code.

1. ICC IBC Item Numbers: Comply with applicable requirements of ICC IBC for the particular assembly.
2. Gypsum Association File Numbers: Comply with requirements of GA-600 for the particular assembly.

## **2.02 BOARD MATERIALS**

- A. Manufacturers - Gypsum-Based Board:
1. American Gypsum: [www.americangypsum.com](http://www.americangypsum.com).
  2. CertainTeed Corporation: [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
  3. Georgia-Pacific Gypsum: [www.gpgypsum.com/#sle](http://www.gpgypsum.com/#sle).
  4. National Gypsum Company: [www.nationalgypsum.com/#sle](http://www.nationalgypsum.com/#sle).
  5. USG Corporation: [www.usg.com/#sle](http://www.usg.com/#sle).
  6. Substitutions: See Section 01-6000 - Product Requirements.
- B. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
  2. At Assemblies Indicated with Fire-Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
  3. Thickness:
    - a. Vertical Surfaces: 5/8 inch.
    - b. Ceilings: 5/8 inch. Confirm existing ceiling Board thickness and match.
- C. Abuse Resistant Wallboard:
1. Application: As indicated on Drawings..
  2. Surface Abrasion: Level 1, minimum, when tested in accordance with ASTM C1629/C1629M.
  3. Indentation: Level 2, minimum, when tested in accordance with ASTM C1629/C1629M.
  4. Soft Body Impact: Level 2, minimum, when tested in accordance with ASTM C1629/C1629M.
  5. Hard Body Impact: Level 1, minimum, when tested in accordance with ASTM C1629/C1629M.
  6. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
  7. Thickness: 5/8 inch.
  8. Edges: Tapered.
  9. Products:
    - a. Georgia-Pacific Gypsum; DensArmor Plus Abuse-Resistant.
    - b. National Gypsum Company; Gold Bond Hi-Abuse XP Gypsum Board.
    - c. USG Fiberrock Brand AR Interior Panels.
    - d. Substitutions: See Section 01-6000 - Product Requirements.
- D. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
1. Application: Ceilings, unless otherwise indicated.
  2. Thickness: 5/8 inch. Confirm and match existing.
  3. Edges: Tapered.

## **2.03 ACCESSORIES**

- A. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.

- B. High Build Drywall Surfer: Vinyl acrylic latex-based coating for spray application, designed to take the place of skim coating and separate paint primer in achieving Level 5 finish.
- C. Textured Finish Materials: Latex-based compound; plain.
- D. Screws for Fastening of Gypsum Panel Products to Cold-Formed Steel Studs Less than 0.033 inch in Thickness and Wood Members: ASTM C1002; self-piercing tapping screws, corrosion resistant.
- E. Adhesive for Attachment to Wood ASTM C557 and Wood ASTM C557:

### **PART 3 EXECUTION**

#### **3.01 EXAMINATION**

- A. Verify that project conditions are appropriate for work of this section to commence.

#### **3.02 ACOUSTIC ACCESSORIES INSTALLATION**

#### **3.03 BOARD INSTALLATION**

- A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.
- B. Single-Layer Non-Rated: Install gypsum board in most economical direction, with ends and edges occurring over firm bearing.
- C. Fire-Rated Construction: Install gypsum board in strict compliance with requirements of assembly listing.

#### **3.04 INSTALLATION OF TRIM AND ACCESSORIES**

- A. Control Joints: Place control joints consistent with lines of building spaces and as indicated.
  - 1. Not more than 30 feet apart on walls and ceilings over 50 feet long.
- B. Corner Beads: Install at external corners, using longest practical lengths.
- C. Edge Trim: Install at locations where gypsum board abuts dissimilar materials.

#### **3.05 JOINT TREATMENT**

- A. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
  - 1. Level 4: Walls and ceilings to receive paint finish or wall coverings, unless otherwise indicated.
  - 2. Level 2: In utility areas, behind cabinetry, and on backing board to receive tile finish.
  - 3. Level 1: Fire rated wall areas above finished ceilings, whether or not accessible in the completed construction.
  - 4. Taping, filling, and sanding is not required at surfaces behind adhesive applied ceramic tile and fixed cabinetry.

#### **3.06 TEXTURE FINISH**

- A. Prime paint prior on all walls and ceilings designated to receive spray textured finish.

- B. Apply finish texture coating by means of spraying apparatus in accordance with manufacturer's instructions and to match approved sample.
- C. Texture Required: Level 4 unless otherwise noted on Drawings.

**3.07 TOLERANCES**

- A. Maximum Variation of Finished Gypsum Board Surface from True Flatness: 1/8 inch in 10 feet in any direction.

**END OF SECTION**

**SECTION 09-3000  
TILING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Tile for wall applications.
- B. Cementitious backer board as tile substrate.
- C. Non-ceramic trim.

**1.02 REFERENCE STANDARDS**

- A. ANSI A108.1a - American National Standard Specifications for Installation of Ceramic Tile in the Wet-Set Method, with Portland Cement Mortar; 2017.
- B. ANSI A108.2 - American National Standard General Requirements: Materials, Environmental and Workmanship; 2019.
- C. ANSI A108.4 - American National Standard Specifications for Installation of Ceramic Tile with Organic Adhesive or Water Cleanable Tile-Setting Epoxy Adhesive; 2023.
- D. ANSI A108.6 - American National Standard Specifications for Installation of Ceramic Tile with Chemical Resistant, Water Cleanable Tile-Setting and -Grout Epoxy; 2023.
- E. ANSI A108.8 - American National Standard Specifications for Installation of Ceramic Tile with Chemical Resistant Furan Resin Mortar and Grout; 1999 (Reaffirmed 2024).
- F. ANSI A108.9 - American National Standard Specifications for Installation of Ceramic Tile with Modified Epoxy Emulsion Mortar/Grout; 2023.
- G. ANSI A108.10 - American National Standard Specifications for Installation of Grout in Tilework; 2017 (Reaffirmed 2022).
- H. ANSI A108.11 - American National Standard Specifications for Interior Installation of Cementitious Backer Units; 2018.
- I. ANSI A108.12 - Installation of Ceramic Tile with EGP (Exterior Glue Plywood) Modified Dry-Set Mortar; 2023.
- J. ANSI A108.13 - American National Standard for Installation of Load Bearing, Bonded, Waterproof Membranes for Thin-Set Ceramic Tile and Dimension Stone; 2005 (Reaffirmed 2016).
- K. ANSI A108.19 - American National Standard Specifications for Interior Installation of Gauged Porcelain Tiles and Gauged Porcelain Tile Panels/Slabs by the Thin-Bed Method Bonded with Modified Dry-Set Cement Mortar or Improved Modified Dry-Set Cement Mortar; 2020.
- A. ANSI A108/A118/A136 - American National Standard Specifications for the Installation of Ceramic Tile (Compendium); 2019.

- B. ANSI A118.3 - American National Standard Specifications for Chemical Resistant, Water Cleanable Tile-Setting and -Grouting Epoxy and Water Cleanable Tile-Setting Epoxy Adhesive; 2013 (Revised).
- C. ANSI A118.9 - American National Standard Specifications for Test Methods and Specifications for Cementitious Backer Units; 1999 (Reaffirmed 2016).
- D. ANSI A137.1 - American National Standard Specifications for Ceramic Tile; 2022.
- E. ASTM C373 - Standard Test Methods for Determination of Water Absorption and Associated Properties by Vacuum Method for Pressed Ceramic Tiles and Glass Tiles and Boil Method for Extruded Ceramic Tiles and Non-tile Fired Ceramic Whiteware Products; 2018.
- F. TCNA (HB) - Handbook for Ceramic, Glass, and Stone Tile Installation; 2019.

### **1.03 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide manufacturers' data sheets on tile, mortar, grout, and accessories. Include instructions for using grouts and adhesives.
- C. Shop Drawings: Indicate tile layout, patterns, color arrangement, perimeter conditions, junctions with dissimilar materials, control and expansion joints, thresholds, ceramic accessories, and setting details.
- D. Samples: Mount tile and apply grout on two plywood panels, minimum 18 by 18 inches in size illustrating pattern, color variations, and grout joint size variations.
- E. Installer's Qualification Statement:
  - 1. Installers must have 5 years of experience.
- F. Maintenance Data: Include recommended cleaning methods, cleaning materials, and stain removal methods.
- G. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  - 1. See Section 01-6000 - Product Requirements, for additional provisions.
  - 2. Extra Tile: 10 square feet of each size, color, and surface finish combination.

### **1.04 QUALITY ASSURANCE**

- A. Maintain one copy of ANSI A108/A118/A136 and TCNA (HB) on site.
- B. Installer Qualifications:
  - 1. Company specializing in performing tile installation, with minimum of five years of documented experience.

## **PART 2 PRODUCTS**

### **2.01 TILE**

- A. Manufacturers: All products by the same manufacturer.
  - 1. American Olean Corporation: [www.americanolean.com/#sle](http://www.americanolean.com/#sle).
  - 2. Dal-Tile Corporation: [www.daltile.com/#sle](http://www.daltile.com/#sle). See "Finish List" in Drawings for "Basis of Design" product(s).
  - 3. Emser Tile, LLC: [www.emser.com/#sle](http://www.emser.com/#sle).

4. Substitutions: See Section 01-6000 - Product Requirements.
- B. Ceramic Wall Tile, Type T-1 and T-2: ANSI A137.1 standard grade.
1. Moisture Absorption: 7.0 to 20.0 percent as tested in accordance with ASTM C373.
  2. Size: TBD from manufacturer's full product line, nominal.
  3. Color(s): To be selected by Architect from manufacturer's full range.
  4. Pattern: to be provided by Architect. 70 / 30 distribution estimate..

## **2.02 TRIM AND ACCESSORIES**

- A. Non-Ceramic Trim: Brushed stainless steel, style and dimensions to suit application, for setting using tile mortar or adhesive.
1. Basis of Design: Schluter Rondec, bullnose.
  2. Manufacturers:
    - a. Schluter-Systems: [www.schluter.com/#sle](http://www.schluter.com/#sle).
    - b. Genesis APS International: [www.genesis-aps.com/#sle](http://www.genesis-aps.com/#sle).
    - c. Fry Reglet.
    - d. Substitutions: See Section 01-6000 - Product Requirements.

## **2.03 SETTING AND GROUT MATERIALS**

- A. Provide setting and grout materials from same manufacturer.
- B. Manufacturers:
1. ARDEX Engineered Cements: [www.ardexamericas.com/#sle](http://www.ardexamericas.com/#sle).
  2. Bostik Inc: [www.bostik-us.com/#sle](http://www.bostik-us.com/#sle).
  3. Custom Building Products: [www.custombuildingproducts.com/#sle](http://www.custombuildingproducts.com/#sle).
  4. H.B. Fuller Construction Products, Inc: [www.tecspecialty.com/#sle](http://www.tecspecialty.com/#sle).
  5. LATICRETE International, Inc: [www.laticrete.com/#sle](http://www.laticrete.com/#sle).
  6. Merkrete, by Parex USA, Inc: [www.merkrete.com/#sle](http://www.merkrete.com/#sle).
- C. Latex-Portland Cement Mortar Bond Coat: ANSI A118.4.
1. Products:
    - a. ARDEX Engineered Cements; ARDEX X 5: [www.ardexamericas.com/#sle](http://www.ardexamericas.com/#sle).
    - b. Custom Building Products; ProLite Premium Rapid Setting Large Format Tile Mortar, with Multi-Surface Bonding Primer: [www.custombuildingproducts.com/#sle](http://www.custombuildingproducts.com/#sle).
    - c. H.B. Fuller Construction Products, Inc; TEC Ultimate Large Tile Mortar: [www.tecspecialty.com/#sle](http://www.tecspecialty.com/#sle).
    - d. LATICRETE International, Inc; 257 TITANIUM: [www.laticrete.com/#sle](http://www.laticrete.com/#sle).
    - e. Merkrete, by Parex USA, Inc; Merkrete 735 Premium Flex: [www.merkrete.com/#sle](http://www.merkrete.com/#sle).

## **2.04 GROUTS**

- A. Provide setting and grout materials from same manufacturer.
- B. Manufacturers:
1. ARDEX Engineered Cements: [www.ardexamericas.com/#sle](http://www.ardexamericas.com/#sle).
  2. Bostik Inc: [www.bostik-us.com/#sle](http://www.bostik-us.com/#sle).
  3. Custom Building Products: [www.custombuildingproducts.com/#sle](http://www.custombuildingproducts.com/#sle).
  4. H.B. Fuller Construction Products, Inc: [www.tecspecialty.com/#sle](http://www.tecspecialty.com/#sle).
  5. LATICRETE International, Inc; LATICRETE PERMACOLOR Grout: [www.laticrete.com/#sle](http://www.laticrete.com/#sle).

6. Merkrete, by Parex USA, Inc; Merkrete Duracolor Non-Sanded Color Grout: [www.merkrete.com/#sle](http://www.merkrete.com/#sle).
  7. Substitutions: See Section 01-6000 - Product Requirements.
- C. Epoxy Grout: ANSI A118.3 chemical resistant and water-cleanable epoxy grout.
1. Color(s): As selected by Architect from manufacturer's full line.
  2. Products:
    - a. ARDEX Engineered Cements; ARDEX WA: [www.ardexamericas.com/#sle](http://www.ardexamericas.com/#sle).
    - b. Custom Building Products; CEG-IG 100% Solids Industrial Grade Epoxy Grout: [www.custombuildingproducts.com/#sle](http://www.custombuildingproducts.com/#sle).
    - c. H.B. Fuller Construction Products, Inc; TEC AccuColor EFX Epoxy Special Effects Grout: [www.tecspecialty.com/#sle](http://www.tecspecialty.com/#sle).
    - d. LATICRETE International, Inc; LATICRETE SPECTRALOCK PRO Premium Grout: [www.laticrete.com/#sle](http://www.laticrete.com/#sle).
    - e. Merkrete, by Parex USA, Inc; Merkrete Pro Epoxy: [www.merkrete.com/#sle](http://www.merkrete.com/#sle).
    - f. Substitutions: See Section 01-6000 - Product Requirements.

## **2.05 ACCESSORY MATERIALS**

- A. Backer Board: Cementitious type complying with ANSI A118.9; high density, glass fiber reinforced, 1/2 inch thick; 2 inch wide coated glass fiber tape for joints and corners.
1. Products:
    - a. Custom Building Products; WonderBoard Lite Backerboard: [www.custombuildingproducts.com/#sle](http://www.custombuildingproducts.com/#sle).
    - b. Substitutions: See Section 01-6000 - Product Requirements.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify surfaces are clean, smooth and flat within the tolerances specified for tile work.
- B. Verify presence of blocking for restroom fixtures and accessories.

### **3.02 PREPARATION**

- A. Protect surrounding work from damage.
- B. Vacuum clean surfaces and damp clean.
- C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.
- D. Install backer board in accordance with ANSI A108.11 and board manufacturer's instructions. Tape joints and corners, cover with skim coat of setting material to a feather edge.

### **3.03 INSTALLATION - GENERAL**

- A. Install tile and grout in accordance with applicable requirements of ANSI A108.1a through ANSI A108.19, manufacturer's instructions, and TCNA (HB) recommendations.
- B. Request tile pattern from Architect. Do not interrupt tile pattern through openings. Align tile from wall to wall receiving tile.

- C. Cut and fit tile to penetrations through tile, leaving sealant joint space.
- D. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.
- E. Install non-ceramic trim in accordance with manufacturer's instructions. See Drawings for location & alignment.
- F. Sound tile after setting. Replace hollow sounding units.
- G. Keep control and expansion joints free of mortar, grout, and adhesive.
- H. Prior to grouting, allow installation to completely cure; minimum of 48 hours.
- I. Grout tile joints unless otherwise indicated.
- J. At changes in plane and tile-to-tile control joints, use tile sealant instead of grout, with either bond breaker tape or backer rod as appropriate to prevent three-sided bonding.
- K. **All tile must be plumb and flush to adjacent tile.**

#### **3.04 CLEANING**

- A. Clean tile and grout surfaces per manufacture.

**END OF SECTION**

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**SECTION 09-5100  
ACOUSTICAL CEILINGS**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Acoustical units.

**1.02 RELATED REQUIREMENTS**

- A. Section 26-5100 - Interior Lighting: Light fixtures in ceiling system.

**1.03 REFERENCE STANDARDS**

- A. ASTM E1264 - Standard Classification for Acoustical Ceiling Products; 2019.
- B. CAL (CHPS LEM) - Low-Emitting Materials Product List; California Collaborative for High Performance Schools (CHPS); current edition at [www.chps.net/](http://www.chps.net/).

**1.04 ADMINISTRATIVE REQUIREMENTS**

- A. Sequence work to ensure acoustical ceilings are not installed until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.
- B. Do not install acoustical units until after interior wet work is dry.

**1.05 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on acoustical units.
- C. Samples: Submit two full size samples illustrating material and finish of acoustical units.
- D. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  - 1. See Section 01-6000 - Product Requirements, for additional provisions.
  - 2. Extra Acoustical Units: Quantity equal to 5 percent of total installed.

**1.06 FIELD CONDITIONS**

- A. Maintain uniform temperature of minimum 60 degrees F, and maximum humidity of 40 percent prior to, during, and after acoustical unit installation.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Acoustic Tiles/Panels:
  - 1. Armstrong World Industries, Inc: [www.armstrongceilings.com/#sle](http://www.armstrongceilings.com/#sle).

2. Acoustic Ceiling Products, Inc: [www.acpideas.com/#sle](http://www.acpideas.com/#sle).
3. CertainTeed Corporation: [www.certainteed.com/#sle](http://www.certainteed.com/#sle).
4. USG Corporation: [www.usg.com/ceilings/#sle](http://www.usg.com/ceilings/#sle).
5. Substitutions: See Section 01-6000 - Product Requirements.

## **2.02 ACOUSTICAL UNITS**

- A. Manufacturers:
  1. Armstrong World Industries, Inc; Product : see "Finish List" in Drawings for "Basis of Design": [www.armstrong.com](http://www.armstrong.com).
  2. USG: [www.usg.com](http://www.usg.com).
  3. Or approved.
- B. Acoustical Panels, Type AACT: Painted mineral fiber, with the following characteristics:
  1. Classification: ASTM E1264 Type III.
  2. Size: 12 by 12 inches.
  3. Thickness: 1/2" inches.
  4. Panel Edge: Beveled.
  5. Color: White.

## **PART 3 EXECUTION**

### **3.01 INSTALLATION - ACOUSTICAL UNITS**

- A. Install acoustical units in accordance with manufacturer's instructions.
- B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.
- C. Fit border trim neatly against abutting surfaces.
- D. Install units after above-ceiling work is complete.
- E. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.
- F. Install with manufacture recommended adhesive and manufacture recommended method / pattern.
- G. Cutting Acoustical Units:
  1. Make field cut edges of same profile as factory edges and paint with manufacture supplied paint if exposed.

### **3.02 TOLERANCES**

- A. Maximum Variation from Flat and Level Surface: 1/4" inch in 10 feet.

**END OF SECTION**

**SECTION 09-6500  
RESILIENT FLOORING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Resilient sheet flooring, coved.
- B. Resilient base.
- C. Installation accessories.
- D. Vinyl Composition Tile - Minor patch only.

**1.02 RELATED REQUIREMENTS**

- A. Section 03-3000 - Cast-in-Place Concrete: Restrictions on curing compounds for concrete slabs and floors to receive adhesive-applied resilient flooring.

**1.03 REFERENCE STANDARDS**

- A. ASTM F970 - Standard Test Method for Measuring Recovery Properties of Floor Coverings after Static Loading; 2022.
- B. ASTM F1861 - Standard Specification for Resilient Wall Base; 2021.
- C. ASTM F1913 - Standard Specification for Vinyl Sheet Floor Covering Without Backing; 2019.
- D. ASTM F2034 - Standard Specification for Sheet Linoleum Floor Covering; 2018.
- E. NFPA 253 - Standard Method of Test for Critical Radiant Flux of Floor Covering Systems Using a Radiant Heat Energy Source; 2015.

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on specified products, describing physical and performance characteristics; including sizes, patterns and colors available; and installation instructions.
- C. **Shop Drawings:** Indicate seaming plans, floor patterns, and flooring extents.
- D. Selection Samples: Submit manufacturer's complete set of color samples for Architect's initial selection.
- E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project.
  - 1. See Section 01-6000 - Product Requirements, for additional provisions.

**1.05 FIELD CONDITIONS**

- A. Maintain temperature in storage area between 55 degrees F and 90 degrees F.

- B. Store materials for not less than 48 hours prior to installation in area of installation at a temperature of 70 degrees F to achieve temperature stability. Thereafter, maintain conditions above 55 degrees F.

## **PART 2 PRODUCTS**

### **2.01 SHEET FLOORING**

- A. Vinyl Sheet Flooring - Type RS-1: Homogeneous without backing, with color and pattern throughout full thickness.
  - 1. Minimum Requirements: Comply with ASTM F1913.
  - 2. Sheet Width: 78 inch minimum.
  - 3. Static Load Resistance: 250 psi minimum, when tested as specified in ASTM F970.
  - 4. Seams: Heat welded.
  - 5. Integral coved base, with cove base support and with cap strip, as noted in Room Finish Schedule.
  - 6. Manufacturers:
    - a. Tarkett Group; iQ Optima: [www.tarkettna.com/#sle](http://www.tarkettna.com/#sle).
    - b. Substitutions: See Section 01-6000 - Product Requirements.
- B. Vinyl Welding Rod: Solid vinyl bead produced by manufacturer of vinyl flooring for heat welding seams, in color matching field color.

### **2.02 TILE FLOORING**

- A. Vinyl Composition Tile: Homogeneous, with color extending throughout thickness.
  - 1. Manufacturers:
    - a. Armstrong Flooring, Inc: [www.armstrongflooring.com/#sle](http://www.armstrongflooring.com/#sle).
    - b. Johnsonite, a Tarkett Company: [www.johnsonite.com/#sle](http://www.johnsonite.com/#sle).
    - c. Mannington Mills, Inc: [www.mannington.com](http://www.mannington.com).
    - d. Substitutions: See Section 01-6000 - Product Requirements.
  - 2. Minimum Requirements: Comply with ASTM F1066, of Class corresponding to type specified.
  - 3. Critical Radiant Flux (CRF): Minimum 0.45 watt per square centimeter, when tested in accordance with ASTM E 648, NFPA 253, ASTM E 648, or NFPA 253.
  - 4. Size: 12 by 12 inch.
  - 5. VOC Content Limits: As specified in Section 01-6116.
  - 6. Thickness: 0.125 inch.
  - 7. Color: To match existing.

### **2.03 RESILIENT BASE**

- A. Resilient Base - Type RBR: ASTM F1861, Type TS rubber, vulcanized thermoset; top set Style B, Cove.
  - 1. Manufacturers:
    - a. Burke Flooring; Commercial Wall Base - TS: [www.burkeflooring.com/#sle](http://www.burkeflooring.com/#sle).
    - b. Johnsonite, a Tarkett Company: [www.johnsonite.com/#sle](http://www.johnsonite.com/#sle).
    - c. Roppe Corp: [www.roppe.com/#sle](http://www.roppe.com/#sle).
    - d. Substitutions: See Section 01-6000 - Product Requirements.
  - 2. Height: 6 inch and match existing inch.
  - 3. Thickness: 0.125 inch.
  - 4. Color: match existing - verify with District.
  - 5. Accessories: Premolded external corners and internal corners.

## 2.04 ACCESSORIES

- A. Subfloor Filler: Self level skim coat; Portland Cement NC888
- B. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.
  - 1. Provide only products having lower volatile organic compound (VOC) content than required by the more stringent of the South Coast Air Quality Management District Rule No.1168 and the Bay Area Air Quality Management District Regulation 8, Rule 51.
  - 2. Subfloor primer for use on non-porous surfaces; P280
- C. Demo Patchback: Dry-pack mortar.
- D. Moldings, Transition and Edge Strips: manufactures recommendation.
  - 1. Manufacturers:
    - a. Burke Flooring; Mercer Vinyl Mouldings: [www.burkeflooring.com/#sle](http://www.burkeflooring.com/#sle).
    - b. Substitutions: See Section 01-6000 - Product Requirements.
- E. Filler for Coved Base: Plastic.
- F. Coved Base:
  - 1. Plastic cove stick
  - 2. **Continuous** Adhesive/Tape at wall.
  - 3. 1 inch cap adhesive at top of cove flooring section.
  - 4. Coved cap strip.

## PART 3 EXECUTION

### 3.01 EXAMINATION

- A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
- B. Verify that wall surfaces are smooth and flat within the tolerances specified for that type of work, are dust-free, and are ready to receive resilient base.
- C. Cementitious Subfloor Surfaces: Verify that substrates are ready for resilient flooring installation by testing for moisture and alkalinity (pH).
  - 1. Obtain instructions if test results are not within limits recommended by resilient flooring manufacturer and adhesive materials manufacturer.

### 3.02 PREPARATION

- A. Grind flat existing porcelain tile down to grout joints. Prepare floor substrates as recommended by flooring and adhesive manufacturers.
- B. Fill minor low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface. Prime existing tile once smooth with subfloor primer.
- C. Apply skim coat leveler, smoothing surface to receive finish floor.
- D. Prohibit traffic until filler is fully cured.
- E. Clean substrate.

### **3.03 INSTALLATION - GENERAL**

- A. Starting installation constitutes acceptance of sub-floor conditions.
- B. Install in accordance with manufacturer's written instructions.
- C. Adhesive-Applied Installation:
  - 1. Spread only enough adhesive to permit installation of materials before initial set.
  - 2. Fit joints and butt seams tightly.
  - 3. Set flooring in place, press with heavy roller to attain full adhesion.
- D. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated.
  - 1. Metal Strips: Attach to substrate before installation of flooring using stainless steel screws.
  - 2. Resilient Strips: Attach to substrate using adhesive.
- E. Spread only enough adhesive to permit installation of materials before initial set.
- F. Fit joints and butt seams tightly.
- G. Set flooring in place, press with heavy roller to attain full adhesion.
- H. Where type of floor finish, pattern, or color are different on opposite sides of door, terminate flooring under centerline of door.
- I. Install edge strips at unprotected or exposed edges, where flooring terminates, and where indicated.
- J. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

### **3.04 INSTALLATION - SHEET FLOORING**

- A. Lay flooring with joints and seams parallel to longer room dimensions, to produce minimum number of seams. Lay out seams to avoid widths less than 1/3 of roll width; match patterns at seams.
- B. Seams are prohibited in toilet rooms.
- C. Cut sheet at seams in accordance with manufacturer's instructions.
- D. Seal seams by heat welding where indicated.
- E. Double cut sheet at seams.
- F. Lay flooring with tightly butted seams, without any seam sealer unless otherwise indicated.
- G. Finish seams in sheet vinyl Type 2 by heat welding.
- H. Coved Base: Install as detailed on drawings, using coved base filler/cove stick as backing at floor to wall junction. Extend sheet flooring vertically to height indicated, and cover top edge with metal cap strip. Use cap adhesive strip at top of coved floor section at wall.

### **3.05 INSTALLATION - RESILIENT BASE**

- A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches between joints.

- B. Miter internal corners. At external corners, use premolded units. At exposed ends, use premolded units.
- C. Install base on solid backing. Bond tightly to wall and floor surfaces.

**3.06 CLEANING**

- A. Remove excess adhesive from floor, base, and wall surfaces without damage.
- B. Clean in accordance with manufacturer's written instructions.

**3.07 PROTECTION**

- A. Prohibit traffic on resilient flooring for 48 hours after installation.

**END OF SECTION**

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**SECTION 09-9000  
PAINTING AND COATING**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Surface preparation.
- B. Field application of paints, stains, varnishes, and other coatings.
- C. Anti-graffiti coatings as noted on exterior surfaces - concrete columns.
- D. Scope: Finish all interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated, including the following:
  - 1. Mechanical and Electrical:
    - a. In finished areas, paint all conduit, unless otherwise indicated.
    - b. In finished areas, paint shop-primed items.
    - c. On the roof and outdoors, paint all equipment that is exposed to weather or to view, including that which is factory-finished.
- E. Do Not Paint or Finish the Following Items:
  - 1. Items fully factory-finished unless specifically so indicated; materials and products having factory-applied primers are not considered factory finished.
  - 2. Items indicated to receive other finishes.
  - 3. Items indicated to remain unfinished.
  - 4. Fire rating labels, equipment serial number and capacity labels, and operating parts of equipment.
  - 5. Floors, unless specifically so indicated.
  - 6. Glass.
  - 7. Acoustical materials, unless specifically so indicated.
  - 8. Concealed pipes, ducts, and conduits.

**1.02 DEFINITIONS**

- A. Conform to ASTM D16 for interpretation of terms used in this section.

**1.03 REFERENCE STANDARDS**

- A. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings; U.S. Environmental Protection Agency; Current Edition.
- B. ASTM D16 - Standard Terminology for Paint, Related Coatings, Materials, and Applications; 2024.
- C. ASTM D4442 - Standard Test Methods for Direct Moisture Content Measurement of Wood and Wood-Based Materials; 2020 (Reapproved 2025).

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Provide data on all finishing products, including VOC content.

- C. Samples: Submit two paper chip samples, 8x8 inch in size illustrating range of colors and textures available for each surface finishing product scheduled.

#### **1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.
- B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.
- C. Paint Materials: Store at minimum ambient temperature of 45 degrees F and a maximum of 90 degrees F, in ventilated area, and as required by manufacturer's instructions.

#### **1.06 FIELD CONDITIONS**

- A. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the paint product manufacturer.
- B. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.
- C. Provide lighting level of 80 ft candles measured mid-height at substrate surface.

### **PART 2 PRODUCTS**

#### **2.01 MANUFACTURERS**

- A. Provide all paint and coating products used in any individual system from the same manufacturer; no exceptions.
- B. Paints:
  - 1. Benjamin Moore & Co: [www.benjaminmoore.com/#sle](http://www.benjaminmoore.com/#sle).
  - 2. PPG Paints: [www.ppgpaints.com/#sle](http://www.ppgpaints.com/#sle).
  - 3. Sherwin-Williams.
  - 4. Rodda.
  - 5. Pittsburgh.
- C. Transparent Finishes:
  - 1. Same as above.
- D. Stains:
  - 1. Same as above.
- E. Primer Sealers: Same manufacturer as top coats.
  - 1. Same as above.
- F. Substitutions: See Section 01-6000 - Product Requirements.

#### **2.02 PAINTS AND COATINGS - GENERAL**

- A. Paints and Coatings: Ready mixed, unless intended to be a field-catalyzed coating.
  - 1. Provide paints and coatings of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.

2. Supply each coating material in quantity required to complete entire project's work from a single production run.
  3. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
  4. Paint coating required on all sides of exposed surfaces and trim
- B. Primers: As follows unless other primer is required or recommended by manufacturer of top coats; where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
- C. Volatile Organic Compound (VOC) Content:
1. Provide coatings that comply with the most stringent requirements specified in the following:
    - a. 40 CFR 59, Subpart D--National Volatile Organic Compound Emission Standards for Architectural Coatings.
  2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.
- D. Colors: To be selected from manufacturer's full range of available colors..
1. Selection to be made by Architect after award of contract.

### **2.03 PAINT SYSTEMS - EXTERIOR**

- A. Primer(s): As recommended by manufacturer of top coats.
- B. Paint E-OP - All Exterior Surfaces Indicated to be Painted, Unless Otherwise Indicated: Including cement board and primed wood.
1. Preparation as specified by manufacturer.
  2. Two coats of latex enamel and one coat primer recommended by manufacturer.

### **2.04 PAINT SYSTEMS - INTERIOR**

- A. Paint WI-OP-3L - Wood, Opaque, Latex, 3 Coat:
1. One coat of latex primer sealer.
  2. Semi-gloss: Two coats of latex enamel; Benjamin Moore Paints; Moorcraft Super Spec Latex Semi-Gloss Enamel No. 276: Applied at a dry film thickness of not less than 1.2 mils per coat..
- B. Paint MI-OP-3L - Ferrous Metals, Unprimed, Latex, 3 Coat:
1. One coat of latex primer.
  2. Gloss: Two coats of latex enamel.
- C. Paint MI-OP-2L - Ferrous Metals, Primed, Latex, 2 Coat:
1. Touch-up with latex primer.
  2. Gloss: Two coats of latex enamel.
- D. Paint GI-OP-3L - Gypsum Board/Plaster, Latex, 3 Coat:
1. One coat of alkyd primer sealer.
  2. Eggshell: Two coats of latex enamel.

## **2.05 ACCESSORY MATERIALS**

- A. Accessory Materials: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve the finishes specified whether specifically indicated or not; commercial quality.
- B. Patching Material: Latex filler.
- C. Fastener Head Cover Material: Latex filler.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that surfaces are ready to receive work as instructed by the product manufacturer.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.
- C. Test shop-applied primer for compatibility with subsequent cover materials.
- D. Measure moisture content of surfaces using an electronic moisture meter. Do not apply finishes unless moisture content of surfaces are below the following maximums:
  - 1. Gypsum Wallboard: 12 percent.
  - 2. Masonry, Concrete, and Concrete Unit Masonry: 12 percent.
  - 3. Interior Wood: 15 percent, measured in accordance with ASTM D4442.

### **3.02 PREPARATION**

- A. Clean surfaces thoroughly and correct defects prior to coating application.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Remove surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
- D. Seal surfaces that might cause bleed through or staining of topcoat.
- E. Concrete and Unit Masonry Surfaces to be Painted: Remove dirt, loose mortar, scale, salt or alkali powder, and other foreign matter. Remove oil and grease with a solution of tri-sodium phosphate; rinse well and allow to dry. Remove stains caused by weathering of corroding metals with a solution of sodium metasilicate after thoroughly wetting with water. Allow to dry.
- F. Gypsum Board Surfaces to be Painted: Fill minor defects with filler compound. Spot prime defects after repair.
- G. Corroded Steel and Iron Surfaces to be Painted: Prepare using at least SSPC-SP 2 (hand tool cleaning) or SSPC-SP 3 (power tool cleaning) followed by SSPC-SP 1 (solvent cleaning).
- H. Uncorroded Uncoated Steel and Iron Surfaces to be Painted: Remove grease, mill scale, weld splatter, dirt, and rust. Where heavy coatings of scale are evident, remove by wire brushing or sandblasting; clean by washing with solvent. Apply a treatment of phosphoric acid solution, ensuring weld joints, bolts, and nuts are similarly cleaned. Prime paint entire surface; spot prime after repairs.

- I. Shop-Primed Steel Surfaces to be Finish Painted: Sand and scrape to remove loose primer and rust. Feather edges to make touch-up patches inconspicuous. Clean surfaces with solvent. Prime bare steel surfaces. Re-prime entire shop-primed item.
- J. Interior Wood Surfaces to Receive Opaque Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats. Back prime concealed surfaces before installation.
- K. Interior Wood Surfaces to Receive Transparent Finish: Wipe off dust and grit prior to sealing, seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after sealer has dried; sand lightly between coats. Prime concealed surfaces with gloss varnish reduced 25 percent with thinner.
- L. Glue-Laminated Beams: Prior to finishing, wash surfaces with solvent, remove grease and dirt.
- M. Metal Doors to be Painted: Prime metal door top and bottom edge surfaces.

### **3.03 APPLICATION**

- A. Remove unfinished louvers, grilles, covers, and access panels on mechanical and electrical components and paint separately.
- B. Apply products in accordance with manufacturer's instructions.
- C. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
- D. Apply each coat to uniform appearance.
- E. Sand wood and metal surfaces lightly between coats to achieve required finish.
- F. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
- G. Wood to Receive Transparent Finishes: Tint fillers to match wood. Work fillers into the grain before set. Wipe excess from surface.
- H. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

**END OF SECTION**

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## **SECTION 10-1400 SIGNAGE**

### **PART 1 GENERAL**

#### **1.01 SECTION INCLUDES**

- A. Bathroom signs.

#### **1.02 REFERENCE STANDARDS**

- A. 36 CFR 1191 - Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines; current edition.
- B. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

#### **1.03 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Manufacturer's printed product literature for each type of sign, indicating sign styles, font, foreground and background colors, locations, overall dimensions of each sign.
- C. Shop drawings.
- D. Signage Schedule: Provide information sufficient to completely define each sign for fabrication, including room number, room name, other text to be applied, sign and letter sizes, fonts, and colors.
  - 1. Submit for approval by Owner through Architect prior to fabrication.
- E. Samples: Submit one sample typical sign, of size similar to that required for project, illustrating sign style, font, and method of attachment.
- F. Selection Samples: Where colors are not specified, submit two sets of color selection charts or chips.
- G. Manufacturer's Installation Instructions: Include installation templates and attachment devices.

### **QUALITY ASSURANCE**

#### **2.01 DELIVERY, STORAGE, AND HANDLING**

- A. Package room and door signs in sequential order of installation, labeled by floor or building.
- B. Package signs as required to prevent damage before installation.
  - 1. Store tape adhesive at normal room temperature.

#### **2.02 PACKAGE SIGNS AS REQUIRED TO PREVENT DAMAGE BEFORE INSTALLATION.**

- A. Certificates: Manufacturer's certification that materials meet specification requirements.
- B. Package signs as required to prevent damage before installation.

### **2.03 FIELD CONDITIONS**

- A. Do not install tape adhesive when ambient temperature is lower than recommended by manufacturer.
- B. Maintain this minimum temperature during and after installation of signs.

## **PART 2 PRODUCTS**

### **3.01 MANUFACTURERS**

- A. Flat Signs:
  - 1. Best Sign Systems, Inc: [www.bestsigns.com/#sle](http://www.bestsigns.com/#sle).
  - 2. Cosco Industries (ADA signs); ADA Series 1: [www.coscoarchitecturalsigns.com/#sle](http://www.coscoarchitecturalsigns.com/#sle).
  - 3. FASTSIGNS: [www.fastsigns.com/#sle](http://www.fastsigns.com/#sle).
  - 4. Inpro: [www.inprocorp.com/#sle](http://www.inprocorp.com/#sle).
  - 5. Mohawk Sign Systems, Inc: [www.mohawksign.com/#sle](http://www.mohawksign.com/#sle).
  - 6. Seton Identification Products: [www.seton.com/aec/#sle](http://www.seton.com/aec/#sle).
  - 7. Substitutions: See Section 01-6000 - Product Requirements.

### **3.02 SIGNAGE APPLICATIONS**

- A. Accessibility Compliance: Signs are required to comply with ADA Standards and ICC A117.1, unless otherwise indicated; in the event of conflicting requirements, comply with the most comprehensive and specific requirements.
- B. Room Signs:
  - 1. Sign Type: Flat signs with injection molded panel media as specified.
  - 2. Provide "tactile" signage, with letters and braille raised minimum 1/32 inch.
  - 3. Character Height: 1-1/2 inch.
  - 4. Rest Rooms: All stall signs to have room numbers to be determined later, pictograms, and braille.

### **3.03 SIGN TYPES**

- A. Flat Signs: Signage media without frame.
  - 1. Edges: Bevelled.
  - 2. Corners: Radiused.
  - 3. Wall Mounting of One-Sided Signs: Tape adhesive.
- B. Color and Font: Unless otherwise indicated:
  - 1. Character Font: Helvetica, Arial, or other sans serif font.
  - 2. Character Case: Upper case only.
  - 3. Background Color: TBD.
  - 4. Face Color: TBD.

### **3.04 ACCESSORIES**

- A. Tape Adhesive: Double sided tape, permanent adhesive.

### **PART 3 EXECUTION**

#### **4.01 EXAMINATION**

- A. Verify that substrate surfaces are ready to receive work.

#### **4.02 INSTALLATION**

- A. Install in accordance with manufacturer's instructions.
- B. Install neatly, with horizontal edges level.
- C. Locate signs where indicated:
  - 1. If no location is indicated obtain Owner's instructions.
- D. Protect from damage until Substantial Completion; repair or replace damaged items.

**END OF SECTION**

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**SECTION 10-2600  
WALL AND DOOR PROTECTION**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Corner guards.
- B. Protective wall covering.
- C. Protective wall panels.

**1.02 RELATED REQUIREMENTS**

- A. Section 09-2116 - Gypsum Board Assemblies: Placement of supports in stud wall construction.

**1.03 REFERENCE STANDARDS**

- A. ASTM D256 - Standard Test Methods for Determining the Izod Pendulum Impact Resistance of Plastics; 2024.
- B. ASTM D543 - Standard Practices for Evaluating the Resistance of Plastics to Chemical Reagents; 2021.
- C. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials; 2021.
- D. ASTM F476 - Standard Test Methods for Security of Swinging Door Assemblies; 2023.
- E. ASTM G21 - Standard Practice for Determining Resistance of Synthetic Polymeric Materials to Fungi; 2015.

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements for submittal procedures.
- B. Samples:
  - 1. Wall protection: two samples, standard size
- C. Manufacturer's Instructions: Indicate special procedures, perimeter conditions requiring special attention.
- D. Warranty Documentation: Submit manufacturer warranty and ensure that forms have been completed in Owner's name and registered with manufacturer.
- E. Maintenance Materials: Furnish the following for Owner's use in maintenance of project:
  - 1. See Section 01-6000 - Product Requirements, for additional provisions.
  - 2. Extra Stock Materials: One package(s) of minimum 96 inches long unit of each kind of covers for corner guards, bumper rails, and protective corridor handrails.
  - 3. Extra Stock Materials: one panel of each kind of protective wall covering and door surface protection.

## **1.05 DELIVERY, STORAGE, AND HANDLING**

- A. Do not deliver products to project site until areas for storage and installation are fully enclosed, and interior temperature and humidity are in compliance with manufacturer's recommendations for each type of item.

## **PART 2 PRODUCTS**

### **2.01 MANUFACTURERS**

- A. Corner Guards:
  - 1. Construction Specialties, Inc.: [www.c-sgroup.com](http://www.c-sgroup.com).
  - 2. Inpro Corporation: [www.inprocorp.com](http://www.inprocorp.com).
  - 3. Substitutions: See Section 01-6000 - Product Requirements.
- B. Protective Wall Panels: See "Finish List" in Drawings for "Basis of Design" product(s).

### **2.02 PERFORMANCE CRITERIA**

- A. Impact Strength: Unless otherwise noted, provide protection products and assemblies that have been successfully tested for compliance with applicable provisions of ASTM D256 and/or ASTM F476.
- B. Chemical and Stain Resistance: Unless otherwise noted, provide protection products and assemblies with chemical and stain resistance complying with applicable provisions of ASTM D543.
- C. Fungal Resistance: Unless otherwise noted, provide protection products and assemblies which pass ASTM G21 testing.

### **2.03 PRODUCT TYPES**

- A. Corner Guards - Surface Mounted:
  - 1. Material: Type 304 stainless steel, No.4 finish, standard gauge.
  - 2. Width of Wings: 2 inches.
  - 3. Corner: Square.
  - 4. Color: As selected from manufacturer's standard colors.
  - 5. Length: One piece, as indicated on drawings.
  - 6. Mounting: Countersunk stainless steel screws.
- B. Protective Wall Covering:
  - 1. Material: Polyethylene terephthalate (PET or PETG); PVC and PBTs-free.
  - 2. Thickness: 0.040 inch.
  - 3. Color: As selected by Architect.
  - 4. Pattern: As selected by Architect.
  - 5. Accessories: Provide manufacturer's standard color-matched trim and moldings.
  - 6. Mounting: Adhesive.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that rough openings, concealed blocking, and anchors are correctly sized and located.

- B. Verify that substrate surfaces for adhered items are clean and smooth.

### **3.02 INSTALLATION**

- A. Install components in accordance with manufacturer's instructions, level and plumb, secured rigidly in position to supporting construction.
- B. Position corner guards above wall base.
- C. Install Wall Protection Horizontally, to avoid vertical joints.
- D. Wainscot Installation: Establish a level line at the specified height for entire length of run and room. Install by aligning factory edge of covering with this line.
- E. Apply adhesive per manufacture, with roller or 1/8 inch V-notch trowel to an area of wall surface that can be completed within cure time of the adhesive.
- F. Install trim pieces as required for a complete installation. Allow tolerance for thermal movement, per manufacture.

### **3.03 CLEANING**

- A. Clean wall and door protection items of excess adhesive, dust, dirt, and other contaminants.

**END OF SECTION**

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**SECTION 10-2800  
TOILET, BATH, AND LAUNDRY ACCESSORIES**

**PART 1 GENERAL**

**1.01 SECTION INCLUDES**

- A. Commercial toilet accessories.
- B. Commercial shower and bath accessories.
- C. Grab bars.

**1.02 RELATED REQUIREMENTS**

- A. Section 06-1000 Rough Carpentry: Concealed supports for accessories, including in wall framing and plates.
- B. Section 10-2600 Wall and Door Protection: Concealed supports for accessories, including in wall framing and plates.

**1.03 REFERENCE STANDARDS**

- A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.

**1.04 SUBMITTALS**

- A. See Section 01-3000 - Administrative Requirements, for submittal procedures.
- B. Product Data: Submit data on accessories describing size, finish, details of function, and attachment methods.
- C. Manufacturer's Installation Instructions: Indicate special procedures and conditions requiring special attention.

**PART 2 PRODUCTS**

**2.01 MANUFACTURERS**

- A. Commercial Toilet, Shower, and Bath Accessories:
  - 1. AJW Architectural Products: [www.ajw.com/#sle](http://www.ajw.com/#sle).
  - 2. American Specialties, Inc: [www.americanspecialties.com/#sle](http://www.americanspecialties.com/#sle).
  - 3. Bradley Corporation: [www.bradleycorp.com/#sle](http://www.bradleycorp.com/#sle).
  - 4. Bobrick.
  - 5. Substitutions: Section 01-6000 - Product Requirements.

**2.02 FINISHES**

- A. Stainless Steel, Satin finish, unless otherwise noted.

## **2.03 COMMERCIAL TOILET ACCESSORIES**

- A. Toilet Paper Dispenser (TPD): Double roll, surface mounted.
  - 1. Furnished by Owner, installed by Contractor (OFCl).
    - a. Provide blocking
- B. Paper Towel Dispenser (PTD): surface mounted
  - 1. Furnished by Owner, Installed by Contractor.
    - a. Provide blocking
- C. Soap Dispenser (SD): surface mounted
  - 1. Furnished by Owner, Installed by Contractor.
    - a. Provide blocking
- D. Seat Cover Dispenser (SCD): surface mounted
  - 1. Furnished by Owner, Installed by Contractor.
    - a. Provide blocking
- E. Sanitary Napkin Disposal (SND): surface mounted
  - 1. Furnished by Owner, Installed by Contractor.
    - a. Provide blocking
- F. Coat Hook: Heavy-duty stainless steel, double-prong, rectangular-shaped bracket and backplate for concealed attachment, satin finish. One per toilet stall. See elevations for locations.
  - 1. Basis of Design: Bobrick B-549.
- G. Grab Bars: Stainless steel, smooth surface.
  - 1. Standard Duty Grab Bars:
    - a. Push/Pull Point Load: 250 pound-force, minimum.
    - b. Dimensions: 1-1/4 inch outside diameter, minimum 0.05 inch wall thickness, exposed flange mounting, 1-1/2 inch clearance between wall and inside of grab bar.
    - c. Length and Configuration: As indicated on Drawings and Schedule below.
- H. Combination Sanitary Napkin/Tampon Dispenser: Stainless steel, semi-recessed.
  - 1. Products:
    - a. Basis of Design: Bobrick TrimLine, Semi-Recessed. Stainless Steel. Owner to confirm operation type. .
    - b. Substitutions: Section 01-6000 - Product Requirements.
- I. Mirrors: Stainless steel framed, 6mm thick float glass mirror.
  - 1. Sizes: 18" x 36". See elevations for locations.
  - 2. Provide required accessories for installation at ceramic tile.

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify existing conditions before starting work.
- B. Verify exact location of accessories for installation.
- C. Verify that field measurements are as indicated on drawings.
- D. See Section 06-1000 for installation of blocking in walls.

### **3.02 INSTALLATION**

- A. Install accessories in accordance with manufacturers' instructions in locations indicated on drawings.
- B. Install plumb and level, securely and rigidly anchored to substrate.
- C. Mounting Heights: As required by accessibility regulations, unless otherwise indicated.
  - 1. Grab Bars: As indicated on drawings.
- D. Mounting Heights and Locations: As required by accessibility regulations and as indicated on drawings

### **3.03 SCHEDULE**

- A. TYPICAL TOILET ROOM, NON ADA, each room to have:
  - 1. (1) Toilet Tissue Dispenser, OFCI
  - 2. (1) Seat Cover Dispenser, OFCI
  - 3. (1) Sanitary Napkin Receptical, OFCI
  - 4. (1) Robe hook.
- B. ADA TOILET ROOM, each room to have:
  - 1. (1) 36 inch grab bar
  - 2. (1) 42 inch grab bar
  - 3. (1) 18 inch grab bar
  - 4. (1) Toilet Tissue Dispenser, OFCI
  - 5. (1) Seat Cover Dispenser, OFCI
  - 6. (1) Sanitary Napkin Receptical, OFCI
  - 7. (1) Robe hook
- C. AMBULATORY TOILET ROOM, each room to have:
  - 1. (2) 42 inch grab bar
  - 2. (2) 18 inch grab bar
  - 3. (1) Toilet Tissue Dispenser, OFCI
  - 4. (1) Seat Cover Dispenser, OFCI
  - 5. (1) Sanitary Napkin Receptical, OFCI
  - 6. (1) Robe hook
- D. LAVATORY AREA(S)
  - 1. (2) Paper Towel Dispenser, OFCI
  - 2. (4) Mirrors, size as listed above
  - 3. (3) Soap Dispenser, OFCI
  - 4. (1) Combination Sanitary Napkin/Tampon Dispenser (in Hall)

**END OF SECTION**

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**SECTION 22-0500  
PLUMBING MATERIALS AND METHODS**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. The provisions of the General Requirements, Supplementary Requirements, and Division 1 apply to the plumbing work specified in this Division.
- B. The requirements of this Section apply to the plumbing systems specified in these Specifications and in other Division 22 sections.
- C. Provide all items, articles, materials, equipment, operations and/or methods listed, mentioned, shown and/or scheduled on the Drawings and/or in these Specifications, including all labor, supervision, services, permits, fees, and incidentals necessary and required to provide a complete and operable facility with complete systems as shown, specified, and required by applicable codes.
- D. The work shall include, but not be limited to, the following systems:
  - 1. Water, sanitary sewer, and storm sewer service complete per serving utility company requirements.
  - 2. Service and distribution piping including valves, supports, insulation, etc.
  - 3. Complete plumbing systems, including fixtures, trim, equipment, etc.
  - 4. Rough-in and final connection of plumbing equipment and fixtures furnished under other Divisions of this Specification.
  - 5. Piping to and connection of equipment or fixtures furnished outside of these Specifications and Contract but described on the Drawings.
  - 6. Special systems as specified herein.
- E. Advise subcontractor, suppliers, and vendors involved in the work specified in this Section of the applicable requirements.

**1.02 QUALITY ASSURANCE**

- A. All work and materials shall conform to all applicable local and state codes and all federal, state and other applicable laws and regulations. All clarifications and modifications which have been cleared with appropriate authorities are listed under the applicable sections. All electrical products shall bear the label of a recognized testing laboratory such as UL or CSA.
- B. Whenever the requirements of the Specifications or Drawings exceed those of the applicable code or standard, the requirements of the Specifications and Drawings shall govern.
- C. Codes and Standards: Comply with the provisions of the following referenced codes, standards and specifications:
  - 1. Federal Specifications (FS)
  - 2. American National Standards Institute (ANSI)
  - 3. National Electrical Manufacturer's Association (NEMA)
  - 4. National Fire Protection Association (NFPA)
  - 5. Underwriters Laboratories, Inc. (UL)
  - 6. Factory Mutual (FM)
  - 7. International Building Code (IBC) with State and Local Amendments
  - 8. International Mechanical Code (IMC) with State and Local Amendments
  - 9. Uniform Plumbing Code (UPC) with State and Local Amendments
  - 10. American Society for Testing and Materials (ASTM)
  - 11. Americans with Disabilities Act (ADA)
  - 12. International Fire Code (IFC) with State and Local Amendments
  - 13. Energy Policy Act (EPAct)
  - 14. Manufacturers Standardization Society (MSS)
  - 15. National Sanitation Foundation (NSF)

16. American Gas Association (AGA)

- D. Each piece of equipment furnished shall meet all detailed requirements of the Drawings and Specifications and shall be suitable for the installation shown. Equipment not meeting all requirements will not be acceptable, even though specified by name. Where two or more units of the same class of equipment are furnished, use product of the same manufacturer; component parts of the entire system need not be products of same manufacturer. Furnish all materials and equipment, new and free from defect and of size, make, type and quality herein specified or approved by the Architect. All materials shall be installed in a neat and professional manner.
- E. All apparatus shall be built and installed to deliver its full rated capacity at the efficiency for which it was designed.
- F. The Drawings and Specifications are complementary. What is called for by one shall be as though called for by both.
- G. Drawings: Do not scale drawings for roughing-in measurements, nor use as shop drawings. Make field measurements and prepare shop drawings. See Article 3.01 for more requirements. Coordinate work with shop drawings of other specification divisions.
- H. Field Wiring: It is the intent of these specifications that all systems shall be complete and operable. Refer to all drawings and specifications, especially the electrical drawings, to determine voltage, phase, circuit ampacity and number of connections provided. Provide all necessary field wiring and devices from the point of connection indicated on the electrical drawings. All equipment shall be installed in compliance with the Electrical Code and the equipment's UL listing. Bring to the attention of the Architect in writing, all conflicts, incompatibilities, and/or discrepancies prior to bid or as soon as discovered.

**1.03 WORK OF OTHER CONTRACTS**

- A. Work under this contract shall be conducted in a manner to allow for the future installations of such equipment or items listed in other sections of this Specification.

**1.04 WORK OF OTHER DIVISIONS**

- A. Work under this Division shall be conducted in a manner to cooperate with the installation of such equipment or items as specified in other Divisions.
- B. HVAC piping systems, fuel piping systems, fire suppression piping systems, and control devices and control wiring relating to the heating and air conditioning systems are specified under other Divisions of these Specifications except for provisions or items specifically noted on the Drawings or specified herein.
- C. Consult all Drawings and Specifications in this project and become familiar with all equipment to be installed. Coordinate all aspects of the construction with the other trades on the job to ensure that all work and materials required to provide a complete and operational facility are included in the bid.
- D. All sections of Division 22 are interrelated and shall be considered in their entirety when interpreting any material, method, or direction listed in any section of Division 22. Individual sections are not written for specific subcontractors or suppliers but for the general contractor.

**1.05 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES (SUBMITTALS)**

- A. Submit in accordance with Division 1 full technical and descriptive shop drawing data on proposed materials and equipment as detailed in each section.
- B. The Contractor shall verify that all equipment submitted can be delivered and installed within the time constraints of the construction period.

- C. Include the manufacturer, type, style, catalog number, complete specification, certified dimensions, and description of physical appearance for each item and option submitted. Reproduction of catalog data sheets shall be clean and legible to show all details, including gauge of metal used.
- D. Include only information on exact equipment to be installed, not general catalogs of the manufacturer. Where sheets show proposed equipment as well as other equipment, identify proposed equipment with rubber stamp arrow or similar concise method.
- E. Submit with each copy a transmittal letter verifying that all included equipment submittals have been carefully considered for quality, dimensions, function, and have been coordinated with the Drawings and Specifications. Guarantee that proposed materials will meet or exceed the quality and function of those specified.
- F. Include field wiring diagrams and connection diagrams for all control and/or low voltage systems, including floor plans.
- G. Submittal Review: The submittal review process is a means to provide quality control. The action noted to be taken (or where conflicts with the contract documents are not noted) shall not be interpreted by the Contractor as automatic "change orders." Approval of the data for substitution and shop drawings shall not eliminate the Contractor's responsibility for compliance with Drawings or Specifications, nor shall it eliminate the responsibility for freedom from errors of any sort in the data discovered prior to or after the review process. Deviations, discrepancies, and conflicts between the submittals and the Contract Documents shall be called to the Architect's attention in writing at the time of transmittal of the data.
- H. Submittals shall be in the form of PDF documents. Arrange submittals numerically with specification sections identified in tabs. All required sections shall be submitted at one time. **Partial submittals will be rejected without review.**

#### **1.06 PRODUCT SUBSTITUTION**

- A. Materials other than those specified may be approved for this project providing a written request is submitted to the Architect prior to bid in accordance with Instructions to Bidders. Requests shall include complete specifications, dimensions, manufacturer and catalog number for each item for which approval is desired. If, in the opinion of the Architect, the material is not complete or if it is not an acceptable substitute, he may reject it. The Architect's evaluation will be based solely on the material submitted.

#### **1.07 CHANGE ORDERS**

- A. All supplemental cost proposals by the Contractor shall be accompanied by a complete itemized breakdown of labor and materials without exception. At the Architect's request, the Contractor's estimating sheets for the supplemental cost proposals shall be made available to the Architect. Labor must be separated and allocated for each item of work.

#### **1.08 RECORD DOCUMENTS**

- A. Project Record (As-Installed) Drawings:
  1. Maintain a set of record drawings on the job site as directed in Division 1.
  2. Keep Drawings clean, undamaged, and up to date.
  3. Record and accurately indicate the following:
    - a. Depths, sizes, and locations of all buried and concealed piping and all cleanouts, whether concealed or exposed, dimensioned from permanent building features.
    - b. Locations of all valves with assigned tag numbers.
    - c. Changes, additions, and revisions due to change orders, obstructions, etc. Eradicate extraneous information.
    - d. Locations of tracer wire terminal points.
    - e. Model numbers of installed equipment.
  4. Make Drawings available when requested by Architect for review.
  5. Submit as part of the required Project Closeout documents. Final submittal will be in the form of reproducible drawings.

6. Quality of entire set of project record drawings to match the quality of the contract documents; quality to be judged by Architect. Computer-aided design drafting (CADD) shall be used to complete project record drawings. Use standards set in contract documents. Note field modifications, all addenda and change order items on project record drawings. If deficiencies are found in either the quality or the accuracy of the drawings, they will be returned unapproved. Additional review of subsequent submissions shall be at the Contractor's expense.

B. Operating and Maintenance Manuals: Submit Operating and Maintenance Instructions, including manufacturer's service data, wiring diagrams, and parts lists and vendors for all serviceable items of equipment, valve charts, balancing data, final control diagrams showing final set points, duct and piping pressure test reports, equipment startup records, and any additional equipment added by change order. Provide any performance curves, data, and model numbers from submittals. Comply with provisions of Division one where applicable to the mechanical work. Submittal shall be in the form of a PDF file per specification section. Arrange submittals numerically with equipment type or classification identified in tabs. Manufactures O&M manuals shall be provided as a single PDF file that can be hyper-linked by owner for reference. O&M manuals that are a series of PDF files will not be accepted.

## **1.09 WARRANTY**

A. Furnish, prior to application for final payment, three copies of written and signed guarantee effective a period of one year from date of completion and acceptance of entire project; agree to correct, repair and/or replace defective materials and/or equipment or the results of defective workmanship without additional expense to the Owner. Where no response satisfactory to the Owner has occurred within three working days from the written report of a warranty covered defect, the Contractor shall agree to pay for the cost of repair of the reported defect by a Contractor of the Owner's choice.

B. Where the manufacturer's guarantee exceeds one year, the longer guarantee shall govern and include the Contractor's labor.

C. Warranty period shall begin once all phases of construction are complete.

## **PART 2 PRODUCTS**

### **2.01 GENERAL**

A. General: Provide all new materials and equipment, identical to apparatus or equipment in successful operation for a minimum of two years. Provide materials of comparable quality omitted here but necessary to complete the work. Maximum allowable variation from stated capacities, minus 5% to plus 10% as approved in each case.

B. Compatibility: Provide products which are compatible with other portions of the work and provide products with the proper or correct power and fuel-burning characteristics, and similar adaptations for the project.

C. Efficiency: Service (Domestic) Water Heating Equipment shall comply with ASHRAE Standard 90.1-2016 and the State Energy code. Where equipment efficiencies are indicated, the use of alternate or substitute manufacturer's equipment with lower efficiencies is not permitted.

D. Storage and Handling:

1. Delivery: Deliver to project site with manufacturer's labels intact and legible.
2. Handling: Avoid damage.
3. Storage: Inside protected from weather, dirt and construction dust. Where necessary to store outside, elevate well above grade and enclose with durable, waterproof wrapping.

### **2.02 ACCESS PANELS**

A. Manufacturers: Inryco/Milcor, Bilco, Elmdor, Karp, Potter-Roemer or accepted substitute. Inryco/Milcor Style DW, K, or M panels as required by construction.

- B. Construction: Flush style, fire rated in fire rated partitions and ceilings. Provide flush key cylinder locks on all access panels less than 8' above the floor in public spaces. Turn keys over to owners at project completion. Screwdriver latches on all others. Stainless steel construction when installed in locker room shower ceilings or restroom walls.

### **2.03 EXPANSION JOINTS AND LOOPS**

- A. Flexible Expansion/Seismic Loop: Factory fabricated assembly consisting of two 90 degree elbows, two lengths of flexible hose, and a 180 degree return bend to allow free movement in 3 axis. Return bend shall include attachment point for support and a drain/vent fitting. Hose shall be corrugated metal style with metal overbraid. Connections to match piping system except connection 2" and larger shall be flanged style. Copper or bronze construction for potable water systems. Metraflex "Metraloop."

### **2.04 METERS AND GAUGES**

- A. General: Install meters and gauges where shown on the plans or specified elsewhere in these specifications.
- B. Pressure-Temperature Test Plugs:
  - 1. 1/4" or 1/2" NPT fitting of solid brass capable of receiving either an 1/8" OD pressure or temperature probe and rated for zero leakage from vacuum to 1000 psig. Neoprene valve core for temperatures to 200 deg. F., Nordel to 350 deg. F.
  - 2. Provide for each test plug a pressure gauge adapter with 1/16" or 1/8" OD pressure probe.
  - 3. Furnish a test kit containing one 2-1/2" dial pressure test gauge of suitable range, one gauge adapter with 1/16" or 1/8" OD probe and two 5" stem pocket test thermometers – one 0 to 220 degrees F and one 50 to 550 degrees F. Turn the kit over to the Architect.
  - 4. Cisco "P/T Plugs," Peterson "Pete's Plug" or approved substitute.
- C. Thermometers: Liquid-in-glass, adjustable stem, separable sockets, plus 40 to 240 degrees F range (unless indicated otherwise). Weiss numbers are listed. Equivalent Taylor, Trerice, Weksler or approved substitute.
  - 1. Wide case (9") in equipment rooms and all major equipment items. Weiss "9VS" Series.
  - 2. Narrow case (7") in all other locations. Weiss "7VS" Series.
- D. Pressure Gauges: Install on discharge of all pumps and where shown on Drawings 4-1/2" dial, 0-100 psig graduation pressure gauges with Ashcroft No. 1106 pulsation dampers and stop cocks. Weiss UGE-1 or equivalent Ashcroft, Marsh, Trerice, Weksler.

### **2.05 VALVES**

- A. General: Provide factory fabricated valves of the type, body material, temperature and pressure class, and service indicated. Bronze gate, globe and check valves shall comply with MSS-SP-80. Ball valves shall comply with MSS-SP-110. Iron gate and globe valves shall comply with MSS-SP-70. Iron check valves shall comply with MSS-SP-71. Butterfly valves shall comply with MSS-SP-67. Valve size same as connecting pipe size.
- B. Acceptable Manufacturers: Milwaukee, Crane, Grinnell, Nibco, Hammond, Stockham, Legend, Watts, and Walworth. Grooved end valves Victaulic, Gruvlock, or accepted substitute. NIBCO numbers are given except as noted. Where possible, provide valves from a single manufacturer.
- C. Valve styles: Domestic hot and cold water.
  - 1. Valves 2" and Smaller:
    - a. Ball: Two-piece, Lead free certified, bronze body, full port, 600 psi WOG, Fig. T/S-585-70.
    - b. Check: Lead free certified, Bronze body, swing check, 200 psi WOG, T/S-413B (bronze disc) or T/S-413Y (Teflon disc).
  - 2. Valves 2" through 12":
    - a. Ball: Three-piece, Lead free certified, bronze body, full port, 600 psi WOG, T/S-595Y.
    - b. Butterfly: Ductile iron body, aluminum bronze disc, 200 psi WOG, Lugged body – LD-2000, Wafer body – WD-2000, Grooved body – GD-4765.

- D. Butterfly Valve Operators: Locking lever for shut-off service; "Memory Stop" for lever handle with 10 position throttling plate for throttling service; gear operator with babbitt sprocket rim for chain-operated valves and gear operators on all 8" or larger valves.
- E. Butterfly Valve Style: Lug-type with cap screws for all valves utilized for equipment isolation for servicing. Lug and grooved style valves shall be capable for use as isolation valves and recommended by manufacturer for dead-end service at full system pressure.
- F. Insulated Valves: Install extended-stem valves in all piping specified as insulated, and arrange in the proper manner to receive insulation.
- G. Selection of Valve Ends (Pipe Connections): Select and install valves with ends matching the types of pipe/tube connections.

## **2.06 HANGERS AND SUPPORTS**

- A. General: Provide factory-fabricated horizontal piping hangers, clamps, hanger rod, inserts, supports, etc., of the indicated MSS type and size. The Manufacturers Standardization Society (MSS) of the Valve and Fittings Industry Practice SP-58 and SP-69 are referenced in this section.
- B. Manufacturers: B-Line, Carpenter & Paterson, Grinnell, Michigan, Superstrut, Tolco, Erico, or accepted substitute. Grinnell figure numbers in parentheses where applicable (or other manufacturers as noted).
- C. Corrosion Protection: Provide materials which are zinc plated or factory painted to prevent corrosion. Prevent electrolysis in the support of copper tubing by the use of copper hangers (copper coated is not sufficient), strut cushion, or at least 2 layers of UPC 10 mil tape.
- D. Seismic Requirements: Provide seismic restraints in accordance with OSSC Section 1613. Design restraint systems in accordance with "Seismic Restraint Manual: Guidelines for Mechanical Systems," Second Edition, 1998, SMACNA, or "A Practical Guide to Seismic Restraint" ASHRAE RP-812, 1999.
- E. Horizontal Piping Hangers and Supports:
  1. Adjustable Clevis Hanger: MSS Type 1 (Fig. 260).
  2. Adjustable Band Hanger: MSS Type 7 (Fig. 97), fabricated from steel.
  3. Adjustable Swivel-Band Hanger: MSS Type 10 (Fig. 70).
  4. Clamp: MSS Type 4 (Fig. 212, 216).
  5. Double-Bolt Clamp: MSS Type 3 (Fig. 295A, 295H), including pipe spacers.
  6. Adjustable Saddle-Support: MSS Type 36 (Fig. 258) and MSS Type 37 (Fig. 259), including saddle, pipe and reducer. Fabricate base-support from steel pipe and include cast-iron flange or welded-steel plate.
  7. Channel Support System: Galvanized, 12 gauge channel and bracket support systems, single or double channel as indicated on the Drawings or as required by piping and equipment weights. Grinnell "Power Strut" channel. Acceptable Manufacturers: Super Strut, Globestrut, Bee, Kindorf or Unistrut.
- F. Vertical Pipe Clamps:
  1. Two-Bolt Riser Clamp: MSS Type 8 (Fig. 261).
  2. Four-Bolt Riser Clamp: MSS Type 42 include pipe spacers at inner bolt-holes.
- G. Hanger Attachment:
  1. Hanger Rod: Rolled threads, zinc plated. Right hand threaded.
  2. Turnbuckles: MSS Type 13 (Fig. 230).
  3. Weldless Eye-Nut: MSS Type 17 (Fig. 290).
  4. Malleable Eye-Socket: MSS Type 16 (Fig. 110R).
  5. Clevises: MSS Type 14 (Fig. 299).
- H. Building Attachments:

1. Concrete Inserts: MSS Type 18 (Fig. 282), steel or Grinnell Power-Strut PS349 continuous channel. Acceptable Manufacturers: Michigan Hanger, Globestrut, Unistrut, Super Strut.
2. Clamps: MSS Type 19 (Fig. 285, 281), Type 20, 21 (Fig. 225, 226, 131), Type 23 (Fig. 86, 87, 88), Type 25 (Fig. 227), Type 27 through 30 where applicable.

## **2.07 IDENTIFICATION MARKERS**

- A. Pipe Markers:
  1. Adhesive pipe markers of width, letter size and background color conforming to ANSI A13.1.
  2. Acceptable Manufacturers: Brady B946 with arrow banding tape or similar Seaton, Zeston, MSI.
- B. Nameplates:
  1. Engraved nameplates, 1/16" thick, laminated 2-ply plastic, bottom ply white, outer ply black, letters formed by exposing bottom ply.
  2. Size: 2" by 4" nameplates with 1/4" high letters.
- C. Valve Tags:
  1. 2" diameter, 18-gauge polished brass tags with 3/16" chain hole and 1/4" high stamped, black-filled service designation.
  2. Acceptable Manufacturers: Seaton, Brady, MSI.

## **2.08 PENETRATION FIRE STOPPING**

- A. Through-penetration fire stopping system tested and listed by Underwriters Laboratories. 3M, Metacaulk, SpecSeal, or approved.
- B. Select system for proper application based on wall construction, type of penetrating item, wall rating, etc.

## **PART 3 EXECUTION**

### **3.01 LAYOUT AND COORDINATION**

- A. Site Examination: Before starting work, carefully examine site and all contract Drawings. Become thoroughly familiar with conditions governing work on this project. Verify all indicated elevations, building measurements, roughing-in dimensions and equipment locations before proceeding with any of the work.
- B. Utility Locations: The location of existing utilities, wires, conduits, pipes, ducts, or other service facilities are shown in a general way only on the Drawings and are taken from existing records. Ascertain whether any additional facilities other than those shown on the plans may be present and determine the exact location and elevations of all utilities prior to commencing installation.
- C. Sleeves, Inserts, Cast-in-Place Work: Provide sleeves, inserts, anchoring devices, cast-in-place work, etc. which must be set in concrete sequenced at the proper time for the project schedule.
- D. Coordination:
  1. The Drawings are based on equipment of a certain manufacturer and may be identified as such. Where alternate manufacturers or approved substitutes are incorporated into the work, any required design changes are the responsibility of the Contractor. Such changes may include changes in utility or system connection sizes, location, or orientation, service clearances, structural support or acoustic considerations.
  2. Prepare accurate AutoCAD shop drawings showing the actual physical dimensions required for the installation for piping and plumbing devices. Submit drawings prior to purchase/fabrication/installation of any of the elements involved in the coordination. Provide drawing files to other trades for coordination.

3. Cooperate with other trades in furnishing material and information for sleeves, bucks, chases, mountings, backing, foundations and wiring required for installation of mechanical items.
  4. Coordinate all work with other trades and determine in advance where interfacing of the mechanical work and other work are required to be connected together. Provide all materials and equipment to make those connections. Submit shop drawings showing required connections where special conditions exist.
- E. Discrepancies: Report immediately any error, conflict or discrepancy in Plans, Specifications and/or existing conditions. Do not proceed with any questionable items of work until clarification of same has been made. Should rearrangement or re-routing of piping be necessary, provide for approval the simplest layout possible for that particular portion of the work.

### **3.02 UTILITY COORDINATION**

- A. Utility Coordination: Coordinate all aspects of the incoming plumbing utility services indicated with the City Engineer, serving utility, and the off-street improvements Contractor. Requirements of the utility company which exceed the provisions made on the Drawings or covered by these Specifications shall take precedence. Provisions made on the Drawings or Specifications in excess of the utility company's requirements shall take precedence. No additional compensation will be allowed the Contractor for connection fees or additional work or equipment not covered in the Drawings or Specifications which are a result of policies of the serving utilities.

### **3.03 MECHANICAL EQUIPMENT WIRING**

- A. Provide all mechanical equipment motors, automatic temperature, limit, float and similar control devices required, with wiring complete from power source indicated on Electrical Drawings.
- B. Provide properly rated motor overload and undervoltage protection and all manual or automatic motor operating devices for all mechanical equipment.
- C. Equipment and systems shown on the Drawings and/or specified, are based upon requirements of specific manufacturers which are intended as somewhat typical of several makes which may be approved. Provide all field wiring and/or devices necessary for a complete and operable system including controls for the actual selected equipment/system.
- D. Provide all starters for mechanical motors. Review Electrical Specifications and Drawings to determine which mechanical motor starters will be provided under the Electrical Specification Sections and provide all others.

### **3.04 GENERAL INSTALLATION**

- A. Locating and Positioning Equipment: Observe all Codes, Regulations and good common practice in locating and installing mechanical equipment and material so that completed installation presents the least possible hazard. Maintain adequate clearances for repair and service to all equipment and comply with Code requirements.
- B. Arrangement: Arrange piping parallel with primary lines of the building construction, and with a minimum of 7' overhead clearance in all areas where possible. Unless indicated otherwise, conceal all piping. Locate operating and control equipment properly to provide easy access, and arrange entire mechanical work with adequate access for operation and maintenance. Give right-of-way to piping which must slope for drainage. Set all equipment level or as recommended by manufacturer. Under no conditions shall beams, girders, footings or columns be cut for mechanical items. Casting of pipes into concrete is prohibited unless so shown on Drawings.

- C. Drip Pans: Provide drip pans under all domestic hot water heaters and all above ceiling in-line pumps and cooling coils or as noted on drawings. Locate pan immediately below piping and equipment, and extend a minimum of 6" on each side and lengthwise 18" beyond equipment being protected. Fabricate pans 2" deep, of reinforced 20 gauge galvanized sheet metal with watertight seams and rolled or hemmed edges. Provide 3/4" drainage piping, properly discharged to over floor drain or as shown on the Drawings. Comply with Mechanical Code for overflow protection and pipe sizing.
- D. Access Panels: Provide access panels with proper backing reinforcement for all equipment, dielectric unions, valves and items requiring service and installed above ceilings, behind walls, or in furring, complete with correct frame for type of building construction involved. Exact size, number and location of access panels are not necessarily shown on Drawings. Use no panel smaller than 12" by 12" for simple manual access or smaller than 16" x 20" where personnel must pass through.
- E. Adjusting: Adjust and calibrate all automatic mechanical equipment, mixing valves, flush valves, float devices, etc. Adjust flow rates at each piece of equipment or fixture.
- F. Building Vapor Barrier: Wherever the building insulation vapor barrier is penetrated by piping, hangers, conduits, etc., provide clear self-adhesive tape recommended by the insulation manufacturer around the penetrations.

### **3.05 VALVE INSTALLATION**

- A. General: Comply with the following requirements:
  1. Install valves where required for proper operation of piping and isolation of equipment, including valves in branch lines where necessary to isolate sections of piping, and where shown on the drawings. Install valves at low points in piping systems that must be drained for service or freeze protection.
  2. Locate valves in accessible spaces (or behind access panels) and so that separate support can be provided when necessary.
  3. Install valves with stems pointed up, in the vertical position where possible, but in no case with stems pointed downward from a horizontal plane.
- B. Insulated Valves: Install extended-stem valves in all piping specified as insulated, and arrange in the proper manner to receive insulation.
- C. Valve Access: Provide access panels to all valves installed behind walls, in furring or otherwise inaccessible.

### **3.06 INSTALLATION OF HANGERS AND SUPPORTS**

- A. General: Proceed with the installation of hangers, supports and anchors only after the required building structural work has been completed in areas where the work is to be installed. Correct inadequacies including (but not limited to) the proper placement of inserts, anchors and other building structural attachments.
  1. Install hangers, supports, clamps, and attachments to support piping and equipment properly from the building structure. Use no wire or perforated metal to support piping, and no supports from other piping or equipment. For exposed continuous pipe runs, install hangers and supports of the same type and style as installed for adjacent similar piping.
  2. Prevent electrolysis in the support of copper tubing by the use of at least 2 layers of UPC listed 10 mil tape at all bearing surfaces or strut clamp cushion. Copper plated hangers alone are not sufficient.
  3. Support fire sprinkler piping independently of other piping and in accordance with NFPA Pamphlet 13.
  4. Arrange supports to prevent eccentric loading of joists and joist girders. Locate supports at panel points only.
- B. Provisions for Movement:

1. Install hangers and supports to allow controlled movement of piping systems and to permit freedom of movement between pipe anchors, and to facilitate the action of expansion joints, expansion loops, expansion bends and similar units. Install specified seismic restraints to restrict excessive movement.
2. Install hangers and supports so that equipment and piping live and dead loading and stresses from movement will not be transmitted to connected equipment.
3. Install hangers and supports to provide the indicated pipe slopes, and so that maximum pipe deflections allowed by ANSI B31 are not exceeded. Comply with the following installation requirements:
  - a. Clamps: Attach clamps, including spacers (if any), to piping outside the insulated piping support. Do not exceed pipe stresses allowed by ANSI B31.
  - b. Insulated Pipe Supports: Insulated pipe supports shall be supplied and installed on all insulated pipe and tubing.
  - c. Load Rating: All insulated pipe supports shall be load rated by the manufacturer based upon testing and analysis in conformance with ASME B31.1, MSS SP-58, MSS SP-69 and MSS SP-89.
  - d. Support Type: Manufacturer's recommendations, hanger style and load shall determine support type.
  - e. Insulated Piping Supports: Where insulated piping with continuous vapor barrier or where exposed to view in finished areas is specified, install hard maple wood insulation shields (Elcen Fig. 216) or steel pipe covering protection shields (MSS type 39) at each hanger.

C. Pipe Support:

1. Vertical Spacing: Support at base, at equivalent of every floor height (maximum 10' as required by Code) and just below roof line.
2. Screwed or Welded Steel or Copper Piping: Maximum hanger spacing shall be as follows:

	<u>Steel</u>	<u>Copper</u>
1-1/4" and smaller	7' span	6' span
1-1/2" pipe	9' span	6' span
2" pipe	10' span	10' span
2-1/2" & larger	12' span	10' span

3. Cast Iron Soil Pipe:
  - a. Hubless and Compression Joint: At every other joint except when developed length exceeds 4', then at each joint.
  - b. Additional Support: Provide at each horizontal branch and/or at concentrated loads to maintain alignment and prevent sagging.
4. Install additional hangers or supports at concentrated loads such as pumps, valves, etc. to maintain alignment and prevent sagging.
5. Support Rod: Hanger support rods sized as follows:

<u>Pipe and Tube Size</u>		<u>Rod Size</u>	
<u>Inches</u>	<u>mm</u>	<u>Inches</u>	<u>mm</u>
1/2" to 4"	12.7 to 101.6	3/8"	9.5
5" to 8"	127.0 to 203.2	1/2"	12.7
10" to 12"	254.0 to 304.8	5/8"	15.9

6. Provide manufactures approved channel continuously below all horizontal PEX or other plastic pipe where hung from structure.

- D. Adjust hangers and supports to bring piping to proper levels and elevations.
- E. Provide all necessary structural attachments such as anchors, beam clamps, hanger flanges and brackets in accordance with MSS SP-69. Attachments to beams wherever possible. Supports suspended from other piping, equipment, metal decking, etc., are not acceptable.
- F. Horizontal banks of piping may be supported on common steel channel member spaced not more than the shortest allowable span required on the individual pipe. Maintain piping at its relative lateral position using clamps or clips. Allow lines subject to thermal expansion to roll axially or slide. Size channel struts for piping weights.

- G. Installation of drilled-in concrete anchors shall comply with the manufacturer's instructions for working load, depth of embedment, and spacing between anchors and from the edge of the slab. Use only wedge style anchors.
- H. Seismic Restraints: Install restraints where recommended in SMACNA "Seismic Restraint Manual." Show analysis of supporting structure, anchorages, and restraints in accordance with OSSC Chapter 16 and reference ASCE standard. Seismic restraint system components shall be approved by the California Office of Statewide Health Planning and Development (OSHPD). Acceptable Manufacturers: Amber/Booth, Mason Industries, Tolco, or approved. Contractor shall submit calculations and shop drawings, sealed and signed by a Professional Engineer, showing seismic restraint design for all equipment, piping and ductwork required to be braced.

### **3.07 PLUMBING SYSTEM IDENTIFICATION**

- A. Piping System: Indicate each pipe system by its generic name (abbreviated) as shown/scheduled/specified; except vent and drainage piping. Comply with ANSI A13.1 for marker locations, letter sizes, and colors. Include arrows to show direction of flow and "Electric Traced" signs to identify heat cable wrapped piping. Locate pipe labels in accessible areas as follows:
  - 1. Near each valve, meter, gauge, or control device.
  - 2. Near equipment such as pumps, heat exchangers, water heaters, etc.
  - 3. At piping branch connections.
  - 4. At penetrations (each side) of walls, ceilings, and floors.
  - 5. At access panels and doors.
  - 6. At 25 foot maximum intervals. Provide a minimum of 1 label above each room where lift out ceiling is installed. Reduce intervals in congested areas such as mechanical rooms.
- B. Valve Identification: Tag all valves with brass disc and chain. Prepare valve charts indicating valve number, size, location, concealed or exposed, function, valve manufacture and model number, and normal position. Provide floor plan as part of record Drawings. Use no duplicate numbers in Plumbing and Heating systems. Mount glazed frames containing one set of valve charts in the building mechanical room.
  - 1. Include floor plan of each floor level with valve tag numbers indicated at approximate valve locations. Provide separate maps for plumbing valves and HVAC valves. Maps are to be 11"x17".
  - 2. Label all ceilings directly below or access panels directly in front of plumbing or HVAC valves using engraved, printed labels or hanging tags stating the valve ID as shown on the Valve Map and the Valve Tag Directory.
- C. Equipment: Provide engraved plastic-laminate signs at locations of major equipment such as heat exchangers, pumps, etc. Identify equipment in field same as on drawings. Permanently mount in an appropriate and effective location.
- D. Operation Tags: Where needed for proper and adequate information on operation and maintenance of mechanical systems, provide tags of plasticized card stock, either pre-printed or hand printed to convey the message; example: "DO NOT CLOSE THIS VALVE EXCEPT WHEN THE PUMP IS OFF."

### **3.08 EQUIPMENT CONNECTIONS**

- A. Provide complete plumbing connections for all items of equipment requiring such connections, including incidental piping, fittings, trim and labor necessary for a finished working installation.
- B. Verify the rough-in and finish requirements for all equipment provided under other Divisions of the work and requiring plumbing connections with equipment supplier and installer prior to rough-in. Minimum branch pipe size for fixtures shall be 1/2".

### **3.09 PROTECTION**

- A. Protect all work and materials against loss or damage. Close all pipe openings with caps or plugs. At final completion, thoroughly clean and deliver all work and equipment in an unblemished new condition. Keep all motors and bearings in watertight and dustproof covers during entire course of installation.

- B. Protect floors, walls, framing and sheathing where pipe cutting and threading operations are conducted with plastic sheeting under plywood sheets. Extend plastic sheeting beyond the plywood. Clean-up metal cuttings, oil, etc., daily or as necessary to prevent debris from being tracked beyond the protected area. Damages, as determined by the Architect, due to the pipe cutting/threading operation shall be repaired by the responsible trade.

### **3.10 CUTTING AND PATCHING**

- A. General: Comply with the requirements of Division 1 for the cutting and patching of other work to accommodate the installation of mechanical work. Do all necessary cutting and patching of existing building and yard surfaces required for completion of the mechanical work. Patch to match finish and color of adjacent surfaces. Coordinate work in remodel and new areas to avoid cutting of new finished surfaces.

### **3.11 PIPE PENETRATION FIRE STOPPING**

- A. Install as recommended by manufacturer and in accordance with the product's UL listing. Below are the minimum installation requirements.
  1. Install specified penetrating item(s) with required annular spacing in proper size wall or floor opening. Support penetrating item(s) adequately on both sides of construction.
  2. Clean all opening and penetrating item surfaces in penetration area to remove loose debris, dirt, oil, wax, grease, old caulking, etc.
  3. If needed or required for gypsum or concrete block walls, install specified galvanized steel wire mesh or sleeve recessed and centered inside wall around penetrating item(s) so that it is snug against perimeter of opening.
  4. When required, install specified type and depth of backing material in annular space, recessed to required fill depth of fire stopping caulking.
  5. Gun, trowel, and/or pump fire stopping sealant to specified depth in annular space around penetrating item(s). Trowel sealant surfaces flush with wall or floor surfaces to a smooth, defect-free finish. Where required, apply specified size caulking bead around penetrating item(s) at zero annular contact areas and tool smooth.
- B. Drawings show some, not all, of the penetration. Review architectural drawings for all fire walls.
- C. Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.

### **3.12 ACOUSTIC SEALING/CAULKING**

- A. See details on drawings. Seal all pipe penetrations of classrooms or auditorium.
- B. Sealants and Primers - General: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.
  1. Architectural Sealants: 250 g/L.
  2. Sealant Primers for Nonporous Substrates: 250 g/L.
  3. Sealant Primers for Porous Substrates: 775 g/L.
- C. 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:
    - a. Pecora Corporation; AC-20 FTR
    - b. Tremco Incorporated; Tremflex 834.
    - c. USG Corporation; SHEETROCK Acoustical Sealant.
- D. Joint Backing: Round, closed cell, non-gassing foam rod compatible with sealant; ASTM C 1330 Type B, cylindrical, bi-cellular material; oversized 30 to 50 percent larger than joint width.
  1. Products:
    - a. Sof Rod manufactured by Nomaco Inc.
    - b. Sonolastic Soft Backer-Rod manufactured by BASF.

- E. Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.

**3.13 MECHANICAL PAINTING**

- A. Minimum Requirements: All mechanical equipment, piping, insulation, etc., exposed in finished areas, storage rooms and other locations except mechanical equipment rooms will be painted per 09 9000.

**3.14 PLUMBING WORK CLOSEOUT**

- A. General: Refer to the Division 1 sections for general closeout requirements. Calibrate all equipment requiring same. Complete each system as shown or specified herein and place in operation except where only roughing-in or partial systems are called for. Each system shall be tested and left in proper operation free of leaks, obstructions, or contamination.
- B. Record Drawings: Submit record set of drawings required in Division 1 as previously specified in this Section.
- C. Closeout Equipment/Systems Operations: Sequence operations properly so that work of project will not be damaged or endangered. Coordinate with seasonal requirements. Operate each item of equipment and each system in a test run of appropriate duration with the Architect present, and with the Owner's operating personnel present, to demonstrate sustained, satisfactory performance. Adjust and correct operations as required for proper performance. Clean and lubricate each system, and replace dirty filters, excessively worn parts and similar expendable items of the work.
- D. Operating Instructions: Conduct a walk-through instruction seminar for the Owner's personnel who are to be involved in the continued operation and maintenance of plumbing equipment and systems. Provide written instructions outlining and explaining the identification system, operational diagrams, emergency and alarm provisions, sequencing requirements, seasonal provisions, security, safety, efficiency and similar features of the systems.

**END OF SECTION**

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**SECTION 22-0700  
PLUMBING INSULATION**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. The requirements of this section apply to the insulation of plumbing systems specified elsewhere in these specifications.
- B. The requirements of Section 22 0500, Common Plumbing Materials and Methods, also apply to this section.

**1.02 QUALITY ASSURANCE**

- A. Minimum Insulation Thickness and Thermal Performance: Comply with Oregon Energy Efficiency Specialty Code.
- B. Composite (Insulation, Jacket or Facing and Adhesives) Fire and Smoke Hazard Ratings: Not to exceed a flame spread of 25 or smoke development of 50 and containing less than 0.1% by weight deca-PDE fire retardant.
- C. Component Ratings of Accessories (Adhesives, Mastics, Cements, Tapes, Finishing Cloth for Fittings): Same as "B" requirements above and permanently treated. No water soluble treatments.

**1.03 SUBMITTALS**

- A. Submit catalog data and performance characteristics for each product specified.

**1.04 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. General: In addition to the requirements specified in Section 22 0500, the following apply:
  - 1. Deliver insulation, coverings, cements, adhesives and coatings to the site in factory-fabricated containers with the manufacturer's stamp or label affixed showing fire hazard ratings of the products. Store insulation in original wrappings and protect from weather and construction traffic.
  - 2. Protect insulation against dirt, water, chemical and mechanical damage. Do not install damaged insulation. Remove such insulation from project site.

**PART 2 PRODUCTS**

**2.01 ACCEPTABLE MANUFACTURERS**

- A. Insulation Manufacturers: Johns Manville, Owens-Corning, Knauf, Certain Teed, Armstrong, Pabco, Imcoa or Nomaco. Johns Manville products are listed unless indicated otherwise.
- B. Adhesive Manufacturers: Foster, 3M, Insul-Coustic, Borden, Kingco or Armstrong.

**2.02 PIPING INSULATION**

- A. Interior and Exterior Piping Systems 32 to 180 Deg. F: Glass fiber preformed pipe insulation with a minimum K-value of 0.23 at 75 deg. F, a minimum density of 3.5 pounds per cubic foot within all-service vapor barrier jacket, vinyl or pre-sized finish and pressure sensitive seal containing less than 0.1% by weight deca-PDE fire retardant.

- B. Pipe Temperatures Minus 30 to 180 Deg. F: Flexible, preformed, pre-slit, self-sealing elastomeric pipe insulation up to 2-1/8" ID, thermal conductivity of 0.27 BTU/hr. sq. ft./in. at 75 deg. F and vapor transmission rating of 0.2 perms/inch. On cold surfaces, apply in thickness necessary to prevent condensation on the surface at 85 deg. F and 70% RH. Armstrong "Armaflex 2000" or, in concealed locations, Imcoa or Nomaco also approved.

### **2.03 EQUIPMENT INSULATION**

- A. Equipment Temperatures Below 70 Deg. F: Flexible, closed cell, elastomeric sheet insulation of 5.5 #/cubic feet density and 0.27 thermal conductivity at 75 deg. F. Armstrong "Armaflex."
- B. Equipment Temperatures From 70 to 450 Deg. F: Glass fiber 3 pound density insulation with a 0.23 thermal conductivity at 75 deg. F. Johns Manville "814 Spin-Glas" with "FSK" jacket containing less than 0.1% by weight deca-PDE fire retardant or finished as recommended by manufacturer.

### **2.04 INSULATION ACCESSORIES**

- A. Insulation Compounds and Materials: Provide rivets, staples, bands, tapes, adhesives, cements, coatings, sealers, welded studs, etc., as recommended by the manufacturer for the insulation and conditions specified. No staples allowed on cold water piping systems.
- B. Interior Tanks and Equipment Insulation Covering: Finished metal jacket or as recommended by the manufacturer for insulation material specified.
- C. PVC Protective Jacketing and Valve and Pipe Fitting Covers: Johns Manville Zeston 2000, Proto LoSmoke, or Ceel-Co Ceel-Tite 100 Series with precut fitting fiberglass insulation or approved.
- D. Jacket Lap Sealing Adhesives: Foster Drion 85-75 contact cement or approved substitute.
- E. Saddles and Shields: Unless otherwise indicated and except as specified in piping system specification sections, install the following types:
  1. Steel Pipe-Covering Protection Saddles (MSS Type 39): To fill interior voids with insulation that matches adjoining insulation.
  2. Protection Shields (MSS Type 40): Of length recommended by manufacturer to prevent crushing insulation.
  3. Thermal-Hanger Shield Inserts: For supporting insulated pipe, 360-degree insert of high-density, 100-psi (690-kPa) minimum compressive strength, water-repellent-treated calcium silicate or cellular-glass pipe insulation, same thickness as adjoining insulation with vapor barrier and encased in 360-degree sheet metal shield.

## **PART 3 EXECUTION**

### **3.01 PIPING INSULATION**

- A. General: Do not insulate underground piping except at joints and fittings on preinsulated piping unless indicated otherwise. At contractor's option and in accordance with Part 2 of this section, elastomeric insulation may be installed on domestic water piping in thicknesses equivalent to the glass fiber insulation. Installation shall comply with the manufacturer's recommendation with joints and seams completely sealed.
- B. Domestic Water Piping:
  1. Insulate with glass fiber pipe covering, 1" thick for cold water piping and for 1" and smaller hot water piping; 1-1/2" for 1-1/4" and larger hot water piping.
  2. Insulate hot water return piping same as cold water piping.
  3. Insulate all water piping exposed to outside weather and freezing temperatures with 1" thickness of glass fiber pipe covering with weather-proof metal jacket. Apply insulation after heat cable is installed.
- C. Pipe Fittings:

1. Insulate and finish all fittings including valve bodies, bonnets, unions, flanges and expansion joints with precut fiberglass insulation and preformed PVC covers sealed to adjacent insulation jacket for continuous vapor barrier covering over all fittings.
  2. Provide removable/reusable insulation covers on 4" and larger valves, unions, flanges, pump casings, strainers and similar fittings or equipment requiring periodic service.
- D. Protective Covering: Install continuous protective PVC or metal covering on all piping and fittings in mechanical rooms, accessible tunnels, attic spaces, accessible ceilings, etc., where insulation may be subject to damage. Install with rivets or cement seams and joints.
- E. Insulated Piping: Comply with the following.
1. Attach clamps and spacers to piping.
    - a. Piping Operating above Ambient Air Temperature: Clamp may project through insulation.
    - b. Piping Operating below Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
    - c. Do not exceed pipe stress limits according to ASME B31.9.
  2. Install MSS SP-58, Type 39 or Type 40 protection saddles, if insulation without vapor barrier is indicated. Fill interior voids with insulation that matches adjoining insulation.
    - a. Thermal-hanger shield inserts may be used. Include steel weight-distribution plate for pipe NPS 4 (DN100) and larger if pipe is installed on rollers.
  3. Shield Dimensions for Pipe: Not less than the following.
    - a. NPS 1/4 to NPS 3-1/2 (DN8 to DN90): 12 inches (305 mm) long and 0.048 inch (1.22 mm) thick.
    - b. NPS 4 (DN100): 12 inches (305 mm) long and 0.06 inch (1.52 mm) thick.
    - c. NPS 5 and NPS 6 (DN125 and DN150): 18 inches (457 mm) long and 0.06 inch (1.52 mm) thick.
    - d. NPS 8 and NPS 14 (DN200 and DN350): 24 inches (610 mm) long and 0.075 inch (1.91 mm) thick.
    - e. NPS 16 and NPS 24 (DN400 and DN600): 24 inches (610 mm) long and 0.105 inch (2.67 mm) thick.
  4. Pipes NPS 8 (DN200) and Larger: Include wood inserts.
  5. Insert Material: Length at least as long as protective shield.
  6. Thermal-Hanger Shields: Install with insulation same thickness as piping insulation.
- F. Piping Insulation Lap Seams and Butt Joints: Install insulation jacket in accordance with manufacturer's recommendation and without staples on cold water lines. Where jacket joint and lap seams have not adhered, remove affected section of insulation and reinstall or apply lap sealing adhesive in accordance with manufacturer's instructions.

**END OF SECTION**

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**SECTION 22-1000  
PLUMBING PIPING AND PUMPS**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. Provide pipe, pipe fittings, piping specialties, pumps and related items required for complete piping system.
- B. Related Work: The requirements of Section 22 0500, Common Plumbing Materials and Methods, also apply to this section.

**1.02 QUALITY ASSURANCE**

- A. General: ASTM, and ANSI Standards are indicated. In addition, special standards are referenced where neither ASTM nor ANSI Standards are applicable.
- B. Labeling: All piping shall be continuously and legibly labeled on each length as required by codes and standards and including as a minimum, country of origin, manufacturer's identification marking, wall thickness designation, and applicable standards and approvals. Fittings shall be labeled as required by the referenced standard. Tubular fixture traps shall be stamped with manufacturer's mark and material thickness.
- C. Potable Water Valves: Potable water piping materials not limited to faucets, mixing valves, or pressure reducing valves. Valves shall meet NSF Standard 61, Section 9, for drinking water faucets and shall be brass construction. Brass components which contact water within the faucet shall be from brass which contains no more than 3 percent lead by dry weight.
- D. Concealed Plastic Piping: No concealed plastic piping inside the building unless approved by Code or Governing Authorities.
- E. Definitions: Where piping fluid is not indicated in the following paragraphs, provide similar piping materials for similar fluids (i.e., "make-up water" = "domestic water"; "wet stand pipe" = "fire sprinkler pipe"; "drainage piping" = "sanitary/storm sewer piping").
- F. Plumbing System Disinfection shall be performed by an experienced, qualified, chemical treatment agency.

**1.03 STORAGE AND HANDLING**

- A. Provide factory-applied end caps on each length of pipe and tube. Maintain end caps through shipping, storage and handling as required to prevent pipe-end damage and eliminate dirt and moisture from inside of pipe and tube. Protect flanges and fittings from moisture and dirt by inside storage and enclosure, or by packaging with durable, waterproof wrapping.

**1.04 SUBMITTALS**

- A. Submit catalog data for each product specified.

**PART 2 PRODUCTS**

**2.01 PIPING MATERIALS**

- A. Copper Pipe and Tube:
  - 1. Application:
    - a. Domestic water.
    - b. Priming lines.
  - 2. Pipe: ASTM B88. Produced by American manufacturer only. Foreign produced piping is not allowed.
    - a. Above Ground Domestic Water: Type L hard temper copper with soldered joints.

- b. Underground Domestic Water and Priming Lines: Type L soft annealed with no joints or type K hard tempered copper with silver soldered joints.
  - 3. Fittings: Wrought copper solder-joint fittings, ANSI / ASME B16.22.
- B. Cast Iron DWV Pipe:
  - 1. Application: 1-1/2" and larger.
    - a. Sanitary waste
    - b. Plumbing vent
  - 2. Pipe: Hubless cast iron soil pipe, CISPI 301-05/ASTM A 888-05. Produced by American manufacturer only. Foreign produced piping is not allowed.
  - 3. Fittings: Hubless cast iron fittings: CISPI 301-05/ASTM A 888-05.
  - 4. Couplings:
    - a. Standard Duty: No-hub couplings meeting CISPI 310 and incorporating ASTM C 564 gasket, type 301 SS corrugated shield and type 301 SS clamping bands. Two clamping bands on 1-1/2" thru 4" pipe and four bands on 6" thru 10" pipe.
    - b. Heavy Duty: No-hub couplings meeting ASTM C 1540, and FM 1680. ASTM C 564 neoprene gasket, type 304 SS corrugated shield and type 304 SS clamping bands. Four bands on 1-1/2" thru 4" pipe and 6 bands on 5" thru 10" pipe.
    - c. Couplings to Dissimilar Pipe in Concealed Locations: Fernco "ProFlex" with stainless steel collar or approved substitute.
  - 5. Manufacturers: Cast iron pipe and fittings – AB&I, Charlotte Pipe, Tyler Pipe, or approved. All pipe shall be labeled by the manufacturer.
- C. Plastic Pipe – Drain, Waste, Vent (DWV):
  - 1. Application:
    - a. Sanitary waste below slab only; unless noted otherwise.
    - b. Plumbing vent where concealed.
  - 2. Pipe:
    - a. Poly(vinyl chloride) (ASTM D1784) (PVC) solid core plastic drain, waste and vent pipe (ASTM D2665 and D1785) and fittings (ASTM D2665) (DWV).
  - 3. Fittings: Provide fittings of the type indicated, matching piping manufacture. Where not otherwise indicated, provide fittings produced and recommended for the service indicated by the piping manufacturer.
- D. Plastic Pipe:
  - 1. Application:
    - a. Below grade domestic water.
    - b. Above grade domestic water when continuously supported per specification and concealed.
    - c. Priming lines if covered and protected from damage and light.
  - 2. Pipe:
    - a. Cross-linked polyethylene (PEX) tubing manufactured by PEX-a or Engel Method for Water Service: Tested/listed to ASTM E84, ASTM F876 and F877, and CSA B137.5 listed certified to NSF standards 14 and 61. Rated for 100 PSI at 180° F. UPONOR, AQUAPEX or approved.
  - 3. Fittings: ASTM F1960 cold expansion fittings. Provide fittings of the type matching piping manufacture and recommended by the piping manufacturer for the service indicated.

## 2.02 MISCELLANEOUS PIPING MATERIALS

- A. Insulating (Dielectric) Fittings: Do not use, see Section 3.3, D.
- B. Soldering and Brazing Materials: Provide soldering materials as determined by the installer to comply with installation requirements.
  - 1. Tin-Antimony Solder: ASTM B32, Grade 95TA.
  - 2. Lead-Free Solder: ASTM B32, Grade HB. Harris "Bridgit" approved.
  - 3. Silver Solder: ASTM B32, Grade 96.5TS.
  - 4. Flux: Water soluble paste flux.
  - 5. Brazing filler rod: BCuP rod to suit conditions.
- C. Sleeve Seal: Rubber-link pipe wall and casing closure. Thunderline Link-Seal. For fire rated wall, floor or ceiling penetrations, 3-M "CP-25" caulk, "No. 303" putty and/or "PSS 7904" sealing system.

- D. Strainers: "Y-pattern," iron or bronze body rated for pressures indicated with blow-off connection and 20 mesh stainless steel screen.

## **2.03 PIPING SPECIALTIES**

- A. Cleanouts:
1. Manufacturer: Jay R. Smith, Zurn, Wade, Watts, Josam, Mifab, or approved substitute.
  2. Types:
    - a. Tile Floor Cleanouts: Smith 4053-U with square heavy-duty nickel bronze top, bronze plug, and vandalproof screws. Adjustable top where cast into floor slab.
    - b. Carpeted Floor Cleanout: Smith 4023-U-X with round heavy-duty nickel bronze top, bronze plug, carpet clamping device, and vandalproof screws. Adjustable top where cast into floor slab.
    - c. Concrete Floor Cleanout: Smith 4023 with round heavy-duty nickel bronze top. Stainless steel shallow cover and vandalproof screws. Adjustable top where cast into floor slab.
    - d. Wall Cleanouts: Smith 4472-U, bronze ferrule with raised head bronze plug, stainless steel shallow cover and vandalproof screws.
    - e. Outside Area Walks and Drives: Smith 4253-U-G with galvanized cast iron body, top secured with vandalproof screws, and bronze plug. Install in 18" x 18" x 6" deep concrete pad flush with grade.
- B. Drains:
1. Zurn, Jay R. Smith, Josam, Watts, Wade and Mifab are approved. Numbers scheduled on drawings represent minimum acceptable standard for locations involved. Where CECO is listed previously listed manufactures are approved.
  2. Cast iron construction with acid resistant coating, anchor flange, and other options as indicated by model number.
  3. Install 4 pound sheet lead flashing, extending not less than 10" from and clamped to all drains not completely cast-in-place in a homogeneous material.
- C. Flashing: Minimum 4# sheet lead; to extend horizontally 10" from edge of vent penetrations or rain drain body and vertically 12" minimum up from roof turned over and down into hub of vent or finished with bronze cap providing counterflashing for screwed pipe.
- D. Shock Arrester: Precharged bellows or sealed piston type manufactured to meet PDI WH-201 and ASSE 1010 Standards. Size in accordance with PDI procedures. Jay R. Smith, PPP, Sioux Chief, Wade, Zurn, Watts, Josam, or approved substitute.
- E. Priming Valves:
1. Pressure drop activated primer, 3-psi activation pressure. Jay R. Smith 2694 or MIFAB M-500. Locate in closets, under counters or in walls behind access panels as specified in Section 22 05 00.
  2. Use copper or PEX specified previously for all underground priming lines.
- F. Traps: Except chrome plated fixture traps. Recessed drainage pattern for threaded pipe and same grade as pipe for cast iron and plastic pipe; with cleanout plugs in trap body in all above grade locations.
- G. Domestic Water Balancing Valve: Lead free brass or bronze body or 300 Series stainless steel body with stainless steel trim. Victaulic TA Series 76X or approved substitute.

## **2.04 BACKFILL MATERIALS**

- A. Subbase Materials: A graded mixture of gravel, sand, crushed stone or crushed slag.
- B. Finely-Graded Subbase Material: Well graded sand, gravel, crushed stone or crushed slag, with 100% passing a 3/8" sieve.
- C. Backfill Material: Soil material suitable for compacting to the required densities, and complying with AASHTO designation M145, Group A-1, A-2-4, A-2-5, or A-3.
- D. Stabilization Fabric: Nonwoven stabilization and drainage fabric. Mirafi 140S or 140M.

## **PART 3 EXECUTION**

### **3.01 UTILITY SERVICE**

- A. Plumbing Utility Connections: Complete installation. Contact local serving utilities to determine conditions involved and make or arrange to have connection made at proper time and pay all costs involved.
- B. Sanitary and Storm Sewers: Connect sanitary and storm sewers as shown on the Drawings and as required by the serving utility. Verify depth, size and location prior to installation of the new sewer systems.
- C. Water Service: Connect to water system.

### **3.02 PIPE INSTALLATION**

- A. General: Install pipe, tube and fittings in accordance with recognized industry practices and plumbing code standards. Install each run accurately aligned with a minimum of joints and couplings, but with adequate and accessible unions and flanges for disassembly, maintenance and/or replacement of valves and equipment. Reduce sizes (where indicated) by use of reducing fittings.
- B. Piping Runs: Route piping close to and parallel with walls, overhead construction, columns and other structural and permanent-enclosure elements of the building. Install piping plumb and level except where pitched for drainage. If not otherwise indicated, run piping in the shortest route which does not obstruct usable space or block access for servicing the building or equipment and avoid diagonal runs. Wherever possible in finished and occupied spaces, conceal piping from view. Do not encase horizontal runs in solid (concrete or CMU) partitions.
- C. Ensure all copper piping is protected from contact with non-copper and plated supports. Provide strut cushion below clamp or 2 layers of UPC listed 10 mil tape.

### **3.03 PIPING JOINTS**

- A. General: Provide joints of the type indicated in each piping system, and where piping and joint as manufactured form a system, utilize only that manufacturer's material.
- B. Cast Iron "No-Hub": All joints in accordance with the Cast Iron Soil Pipe Institute (CISPI) Designation No. 310-97 "Installation Procedures for Hubless Cast Iron Soil Pipe and Fittings For Sanitary and Storm Drain, Waste and Vent Piping Applications." Horizontal runs of 5" and greater shall be braced as indicated in Figure 4 for "rodding" restraints. Application of couplings as follows:
  - 1. Standard Duty Couplings: All vent piping and all drainage and waste piping above grade.
  - 2. Heavy Duty Couplings: All underground waste installations and any storm drain installations 2 stories or more in height.
- C. Solder Copper Tube and Fitting Joints: In accordance ANSI B 828 with recognized industry practice. Cut tube ends squarely. Copper tubing shall be cut with a wheeled tubing cutter or approved copper tubing cutting tool. The tubing shall be cut square to permit proper joining with the fittings. Remove scale, slag, dirt and debris from inside and outside of tubing and fittings before assembly. The tubing end shall be wiped clean and dry. The burrs on the tubing shall be reamed with a deburring or reaming tool. Apply solder flux to joint areas of both tubes and fittings. Insert tube full depth into fitting, and solder in a manner which will draw solder full depth and circumference of joint. Wipe excess solder from joint before it hardens. "T-Drill" field formed tees may be utilized where the main is at least two pipe sizes larger than the branch.
- D. Insulating (Dielectric) Fittings: Where the "joining of ferrous and non-ferrous piping", use brass valve or brass nipple with length/nominal diameter ratio of 8 or greater rather than dielectric fitting.
- E. Changes in Direction: Use fittings for all changes in direction. Run lines parallel with building surfaces.

- F. Line Grades:
  1. Drainage Lines: Run at maximum possible grade and in no case less than 1/4" per foot within building.
  2. Vents: Pitch for drainage 1/4" per 10'.
  3. Water: Pitch to low points and install hose bib drains. 3' minimum depth of ground cover for all lines outside building unless otherwise noted.
- G. Unions and Flanges: At all equipment to permit dismantling and elsewhere as consistent with good installation practice.
- H. Expansion: Provide loops, swing joints, anchors, runouts and spring pieces to prevent damage to piping or equipment.

### **3.04 CLEANOUTS**

- A. Where required by code, at each change of sewer direction 45 degrees or greater and more than 10' long, at end of each branch or main and spaced not greater than 100' apart, as required by code and/or as shown on Drawings.

### **3.05 MISCELLANEOUS PIPING EQUIPMENT**

- A. Floor, Wall and Ceiling Plates: Chrome plated pressed steel or brass screw locked split plates on all pipe penetrations in finished spaces.
- B. Strainers: Install in a manner to permit access for cleaning and screen removal and with blow-off valve.
- C. Sleeves: At all penetrations of concrete or masonry construction. PVC, 24 gauge galvanized steel or Schedule 40 galvanized steel pipe. Use steel pipe sleeves through beams, footings, girders or columns and for all penetrations of walls or floors below grade. Where floor finish is ceramic tile, terrazzo, or similar material extend standard steel pipe sleeves 1-1/2" above finished floor. Fabricate sleeves 1" diameter larger than pipe or insulation. PVC and sheet metal sleeves at non-structural penetrations only.
- D. Sleeve Caulking: Caulk below grade pipe with rubber link seal. Grout above grade pipe with cement mortar or approved waterproof mastic. All caulking or grouting shall extend full depth of sleeve. Utilize rubber sealing links in lieu of caulking. Install UL sealing caulk, putty and/or system at all penetrations of fire rated walls, floors and ceiling.
- E. Shock Arrestors: Install at end of mains, in a battery of three or more flush valve-operated fixtures water header, ahead of quick closing and solenoid operated valves. Size per PDI recommendations where size is not indicated. Provide access panels.
- F. Trap Priming: Traps serving floor drains, floor sinks, catch basins, and similar fixtures shall be primed in accordance with Code requirements.
- G. See Section 23 0500 for Pump Starters.

### **3.06 EXCAVATING**

- A. General: Do not excavate for mechanical work until the work is ready to proceed without delay, to minimize the total time lapse from excavation to completion of backfilling. Comply with all applicable Federal and state safety regulations and local erosion control requirements.
- B. Width: Excavate for piping with 6" to 9" clearance on both sides of pipe, except where otherwise shown or required for proper installation of pipe joints, fittings, valves and other work. Excavate for other work to provide minimum practical but adequate working clearances.
- C. Depth for Direct Support: For work to be supported directly on undisturbed soil, do not excavate beyond indicated depths, and hand-excavate the bottom cut to accurate elevations. Support the following work on undisturbed soil at the bottom of the excavations:
  1. Piping of 5" and less pipe/tube size.
  2. Cast-in-place concrete.

### **3.07 BASE PREPARATION**

- A. Subbase Installation: Where indicated, install subbase material to receive mechanical work, and compact by tamping to form a firm base for the work. For 4" and larger piping, horizontal cylindrical tanks and similar work, shape the subbase to fit the bottom 90 degrees of the cylinder, for uniform continuous support. Provide finely-graded subbase material for wrapped, coated and plastic pipe and tank. Shape subbases and bottoms of excavation with recesses to receive pipe bells, flanged connections, valves and similar enlargements in the piping systems and set bottom of trench at proper pitch and correct elevations with subbase material.
- B. Previous Excavations: Where piping crosses over an area more than 5' wide which has been previously excavated to a greater depth than required for the piping installation, provide suitable subsidence-proof support for the piping. Comply with the details shown, or where not otherwise shown, provide the following support system:
  - 1. Excavate to undisturbed soil, in a width equal to the pipe diameter plus 2'. Install 8" courses of subbase material, each compacted to 95% of maximum density, as required to fill excavation and support piping.

### **3.08 BACKFILLING**

- A. Do not backfill until installed mechanical work has been tested and accepted wherever testing is indicated. Install drainage fill where indicated, and tamp to a uniform firm density. Backfill with finely-graded subbase material to 6" above wrapped, coated and plastic piping and tanks, and to center line of other tanks (where recommended by tank manufacturer, use "pea gravel" backfill). Condition backfill material by either drying or adding water uniformly, to whatever extent may be necessary to facilitate compaction to the required densities. Do not backfill with frozen materials.

### **3.09 CLEANING**

- A. General: Clean all dirt and construction dust and debris from all mechanical piping systems and leave in a new condition. Touch up paint where necessary.
- B. Disinfection of Domestic Water Piping System:
  - 1. Prior to starting work, verify system is complete and clean.
  - 2. Open all drains and fixtures valves in the building starting with the valve nearest the water service line and permit the water to run clear for 10 minutes to eliminate grease, cuttings, flux, and foreign matter.
  - 3. Inject disinfectant at beginning of water system to be disinfected. Introduce free chlorine in liquid form, throughout system to obtain concentration required by local Public Health Department regulations or 50 to 80 mg/L residual.
  - 4. Bleed water from all potable water outlets to ensure distribution and test for disinfectant residual at minimum 15 percent of outlets.
  - 5. Maintain disinfectant in system for 24 hours.
  - 6. If final disinfectant residual tests less than 25 mg/L, repeat treatment.
  - 7. Flush disinfectant from system until residual is equal to that of incoming water or 1.0 mg/L.
  - 8. Take samples no sooner than 24 hours after flushing, from 10 percent of outlets and from water entry, and analyze in accordance with AWWA C601. If any sample fails the analysis, repeat the procedure.
  - 9. Include a copy of the bacteriological analysis in the Operating and Maintenance manuals.
  - 10. If allowed by local jurisdiction, testing is acceptable in lieu of treatment.

### **3.10 TEST**

- A. General:
  - 1. Contractor shall test all new and modified piping systems prior to concealment.
  - 2. Provide all labor, equipment, and materials for testing.
  - 3. Notify inspector/authority having jurisdiction for required inspections.
- B. Repair:
  - 1. Repair piping system sections which fail the required piping test by disassembly and re-installation, using new materials to the extent required to overcome leakage. Do not use chemical stop-leak compounds, solder, mastics, or other temporary repair methods.

- 2. Drain test water from piping systems after testing and repair work has been completed.
- C. Sewer: Furnish all facilities and personnel for conducting the test. Test in accordance with the requirements of the State Plumbing Inspector and local authorities.
- D. Water Piping: Test in accordance with the requirements of the State Plumbing Inspector and local authorities. Repair leaks and retest until system passes.

**3.11 SUPERVISION AND START-UP**

- A. Adjust flush valves, pressure reducing valves, water heater thermostats, and similar equipment.
- B. Master mixing valve start-up procedure: Provide a factory authorized representative to review the installation of the mixing valve and verify that the adjustment has been completed by an authorized agent of the manufacture. Provide documentation in the O&M documents showing adjustment has been completed per manufacture instructions. Record supply and return temperatures. Work shall be completed prior to substantial completion.

**END OF SECTION**

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**SECTION 22-3000  
PLUMBING EQUIPMENT**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. The requirements of this section apply to the plumbing equipment.
- B. Provide plumbing equipment specified and shown on the Drawings.
- C. Related Work: The requirements of Section 22 0500, Common Plumbing Materials and Methods, also apply to this section.

**1.02 QUALITY ASSURANCE**

- A. Code: Comply with requirements of the Oregon State Plumbing Specialty Code.
- B. All equipment and component parts shall conform to governing codes. Gas-fired equipment shall be design certified by AGA.
- C. Labeling: All equipment shall have permanent labels affixed by the manufacturer listing model number, capacity, efficiency, approvals, and similar characteristics of the product.

**PART 2 PRODUCTS**

**2.01 PIPING**

- A. Piping, fittings, pumps, and related items are specified in Section 22 1000.

**2.02 STORAGE WATER HEATERS**

- A. Light Commercial Electric Storage Water Heater:
  - 1. UL approved and complying with the State Energy Code. Unit shall be tested to Department of Energy 10 CRE Part 430 and compliant with OEESC 504.2. Provide adjustable automatic thermostatically controlled electric insertion elements constructed to withstand 400 degrees F without failure. Heavy glass-lined steel tank with magnesium anode, heat traps, not less than 2" of non-organic insulation or non-CFC foam insulation and factory enameled jacket. Install with ASME Code pressure-temperature relief valve and brass hose bib drain. Capacity as shown on Drawings.
  - 2. Manufacturers: Bock, Bradford White, A.O. Smith, or approved substitute.

**2.03 WATER HEATER SYSTEM DEVICES**

- A. Water Heater and Tank Seismic Restraints: For water heaters and tanks, Spacemaker, Holdrite "Quickstrap," or approved.
- B. Domestic Hot Water Expansion Tank: Plastic lined drawn steel tank for potable water with epoxy exterior finish, air charging valve and system piping connection. Butyl rubber diaphragm with steel retaining ring. Base mounting ring on sizes over 5 gallons. ASME construction on sizes over 10 gallons. Provide with relief valve where working pressure rating is less than 150 psi.

**PART 3 EXECUTION**

**3.01 UTILITY SERVICE**

- A. Plumbing Utility Connections: Complete installation. Verify rough in dimensions of equipment prior to installing piping.

**3.02 EQUIPMENT INSTALLATION AND CONNECTION**

- A. All equipment shall be installed plumb and level unless otherwise recommended by the manufacturer.

- B. Arrange piping connections to equipment to allow removal and replacement of the equipment without disassembly of connecting piping. Provide valves, unions, flanges, etc. at connection points.
- C. Arrange equipment for adequate service access as recommended by the manufacturer and as required by code.
- D. Anchor equipment to resist displacement due to seismic events as detailed on the drawings, recommended by the manufacturer, and as required by code and as specified in other sections of these specifications. Provide seismic straps as specified above for tank type water heaters.
- E. Install drain pans under all water heaters as specified in Section 22 0500.

**3.03 EQUIPMENT CLEANING**

- A. Remove construction and shipping protection and thoroughly clean all plumbing equipment just prior to building acceptance.

**3.04 SUPERVISION AND START-UP**

- A. Do not place equipment onto operation until required work of other trades is complete, e.g. venting systems, combustion air ducts, etc.
- B. Follow manufacturer's instructions for start-up and adjustment of equipment.

**END OF SECTION**

**SECTION 22-4000  
PLUMBING FIXTURES**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. The requirements of this section apply to the plumbing fixtures and trim.
- B. Provide fixtures as shown on the Drawings and specified herein. Provide all required fixture trim and accessories for a complete, finished installation.
- C. Related Work: The requirements of Section 22 0500, Common Plumbing Materials and Methods, also apply to this section.

**1.02 QUALITY ASSURANCE**

- A. Code: Comply with requirements of the Oregon State Plumbing Specialty Code.
- B. Fixture color: White unless indicated otherwise.
- C. Potable Water Valves: Potable water valves not limited to faucets, mixing valves, or pressure reducing valves. Valves shall meet NSF Standard 61, Section 9, for drinking water faucets and shall be brass construction. Brass components which contact water within the faucet shall be from brass which contains no more than 3 percent lead by dry weight.

**PART 2 PRODUCTS**

**2.01 PIPING**

- A. Piping, fittings, and related items as specified in related Sections 22 1000.

**2.02 INTERIOR PLUMBING MATERIALS**

- A. Dishwasher and Cooking Equipment Pressure Reducing Valve: For installation with dishwasher booster heater and other kitchen equipment, all brass lead free certified, single seat type for dead end service, with renewable stainless steel seat and valve. Designed for service on hot water to reduce pressure from 50 psi to 20 psi. Watts, Cash-Acme, Zurn-Wilkins, or approved substitute.
- B. Lavatory Tempering Valve: The lavatory tempering valve shall be certified per ASSE 1070 at 0.25 GPM and CSA standards and shall have a lead free certified brass or copper alloy body with corrosion resistant internal components. It shall include integral checks with screens to prevent backflow and to filter debris from entering the valve. Temperature adjustment shall be made using an Allen wrench and a locknut or locking cap on the bonnet to prevent unauthorized or accidental temperature adjustment. Valve shall be tested to provide at least 1.5 GPM at no more than 5 PSI pressure drop. Temperature range shall be at least 85-115° F.
- C. Valve shall be Acorn model ST70, Powers LFLM495, or approved equal.
- D. Shock Arrester: Pre-charged bellows or sealed piston type manufactured to meet PDI WH-201 and ASSE 1010 Standards. Size in accordance with PDI procedures. Jay R. Smith, PPP, Sioux Chief, Wade, Zurn, Watts, Josam, or approved substitute.
- E. Provide compliant fixture piping protector kit on all exposed accessible fixture traps and water supplies. ADA compliant and UPC listed. White anti-microbial molded vinyl or PVC construction. IPS Truebro Lav Guard 2 Series, McGuire ProWrap, or approved equal.

## 2.03 PLUMBING FIXTURES AND TRIM

- A. Stops: Furnish stop valves for all fixtures. Loose key style, in wall, angle or straight through pattern to fit installation. Stops to be lead free certified all brass with full turn brass stem and replaceable washer, no plastic. Compression nuts to be high copper content brass. Finish to be copper nickel chrome plate. Product to carry manufacturer's name. Risers to be chrome plated copper. Provide chrome plated shallow escutcheons. McGuire, Chicago, Brasskraft, Keeney, Zurn, or approved substitute.
- B. Fixture Traps: Exposed fixture tailpieces, traps, and wastes shall be chrome plated 17 gauge seamless brass tube with cast brass nuts and deep or box style escutcheons as required to conceal rough piping. Products to be stamped with manufacturer's name and material gauge. McGuire, Keeney, Zurn, or approved.
- C. Provide compliant fixture piping protector kit on all exposed accessible fixture traps and water supplies. White anti-microbial molded PVC. IPS Truebro "Lav Guard 2", McGuire "ProWrap", Plumberex "Pro-extreme", or approved substitute.
- D. Water Closet, Flush Valve, Vitreous China: Elongated water closet bowl shall be designed for 1.28 gallon siphon jet flushing action.
  - 1. Install each listed water closet with the following:
    - a. Flush Valve: Quiet acting, exposed chrome plated brass with ADA metal oscillating non-hold-open handle, screwdriver check/control stop with vandal resistant cap, cast wall flange, synthetic rubber diaphragm, and vacuum breaker, as recommended by closet manufacturer. Sloan only.
    - b. Seat: Solid white heavy weight molded plastic seat, with molded in bumpers; open front less cover for elongated bowl with check and self-sustaining hinge. Hinge and hardware to be 300 Series stainless steel. Church 295-SSC, Beneke 523-SS/CH-B, or Bemis 1955 SS/C, Zurn Z5956SS-EL-STS.
  - 2. Floor Mount "WC-1": Top Spud, Juvenile ADA height compliant. American Standard 3451.001.020 or equal Kohler.
  - 3. Floor Mount "WC-2": Top Spud, ADA height. American Standard 3043.001.020 or equal Kohler.
- E. Drains: Zurn, Jay R. Smith, Wade and Mifab. Numbers scheduled on drawings represent minimum acceptable standard for locations involved.
- F. WF-1 (4 station): Wall mounted monolithic console wash basin constructed of Terreron solid surface with 300 series stainless steel strainers, tailpiece connections and individual drain rough-ins. Water supplies, valving, waste assembly shall be completely concealed within the access panel. Punch for three 4" spread faucets. Bradley TLX-4 series or approved substitute. Each of the three faucets shall be chrome plated brass body with single lever handle for the handicapped, vandal resistant 0.5 gpm aerator, temperature limit stop, with grid strainer waste. Faucet shall be ASME A112.1070 listed. Chicago 420-T45E2805ABCP Series or equal Delta Commercial or American Standard.
- G. Hose Bibs:
  - 1. Inside "HB-2": Recessed type with vacuum breaker, modular box system, and 14 gauge stainless steel door and fascia with loose key. Woodford MB224, or equal Zurn, Jay R Smith, Acorn. Set at 24" from floor where indicated.
  - 2. Outside "HB-1": Non-freeze type with vacuum breaker, bronze wall casing and wall clamp. Zurn Z-1310-6, Wade W-8620, Woodford 67 Series, Mifab MHY-10, Smith 5609-PB, or Watts HY420.

## **PART 3 EXECUTION**

### **3.01 PIPING**

- A. Install in accordance with Section 22 1000.

### **3.02 FIXTURE INSTALLATION AND CONNECTION**

- A. All exposed fixture hardware and piping shall be plated with polished chrome unless otherwise directed in these specifications. Where chair carriers or special carrier design are not indicated, provide 3/16" thick by 6" wide steel to waste or vent piping and to available building construction.
- B. All fixtures in contact with finished walls and floors shall be caulked with waterproof, white, non-hardening sealant which will not crack, shrink or change color with age.
- C. All fixtures and component parts shall conform to governing codes.
- D. All fixtures shall be securely mounted level and plumb or as recommended by the manufacturer. Mount fixtures intended to be accessible to the handicapped at the dimensions required by code.
- E. Install Tempering Valve below lavatories in the wall with an access door, or cover with PVC Mixing Valve cover.

### **3.03 STARTUP**

- A. Adjust flush valves, pressure reducing valves, mixing valves, water heater thermostats, and similar equipment.
- B. Remove construction protection, tags and labels and thoroughly clean all plumbing equipment and trim. Scour all fixtures just prior to building acceptance.

**END OF SECTION**

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**SECTION 23-0500  
HVAC MATERIALS AND METHODS**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. The provisions of the General Requirements, Supplementary Requirements, and Division 1 apply to the HVAC work specified in this Division.
- B. The requirements of this Section apply to the HVAC systems specified in these Specifications and in other Division 23 sections.
- C. Provide all items, articles, materials, equipment, operations and/or methods listed, mentioned, shown and/or scheduled on the Drawings and/or in these Specifications, including all labor, supervision, services, permits, fees, and incidentals necessary and required to provide a complete and operable facility with complete systems as shown, specified, and required by applicable codes.
- D. The work shall include, but not be limited to, the following systems:
  - 1. Fuel supply system.
  - 2. Central heating and cooling equipment.
  - 3. Complete piping systems including insulation, valves, supports, etc.
  - 4. Air handling equipment including packaged equipment and exhaust fans.
  - 5. Air distribution systems including ductwork, terminal units, dampers, insulation, and air inlets and outlets.
  - 6. HVAC control system.
  - 7. Assist Commissioning Agent as required by Commissioning specification.
- E. Advise subcontractor, suppliers, and vendors involved in the work specified in this Section of the applicable requirements.

**1.02 QUALITY ASSURANCE**

- A. All work and materials shall conform to all applicable local and state codes and all federal, state and other applicable laws and regulations. All clarifications and modifications which have been cleared with appropriate authorities are listed under the applicable sections. All electrical products shall bear the label of a recognized testing laboratory such as UL or CSA.
- B. Whenever the requirements of the Specifications or Drawings exceed those of the applicable code or standard, the requirements of the Specifications and Drawings shall govern.
- C. Codes and Standards: Comply with the provisions of the following referenced codes, standards and specifications:
  - 1. Federal Specifications (FS)
  - 2. American National Standards Institute (ANSI)
  - 3. National Electrical Manufacturer's Association (NEMA)
  - 4. National Fire Protection Association (NFPA)
  - 5. Underwriters Laboratories, Inc. (UL)
  - 6. Factory Mutual (FM)
  - 7. International Building Code (IBC) with State and Local Amendments
  - 8. International Mechanical Code (IMC) with State and Local Amendments
  - 9. Uniform Plumbing Code (UPC) with State and Local Amendments
  - 10. American Society for Testing and Materials (ASTM)
  - 11. Americans with Disabilities Act (ADA)
  - 12. International Fire Code (IFC) with State and Local Amendments
  - 13. Energy Policy Act (EPAct)
  - 14. Manufacturers Standardization Society (MSS)
  - 15. American Gas Association (AGA)

- D. Each piece of equipment furnished shall meet all detailed requirements of the Drawings and Specifications and shall be suitable for the installation shown. Equipment not meeting all requirements will not be acceptable, even though specified by name. Where two or more units of the same class of equipment are furnished, use product of the same manufacturer; component parts of the entire system need not be products of same manufacturer. Furnish all materials and equipment, new and free from defect and of size, make, type and quality herein specified or approved by the Architect. All materials shall be installed in a neat and professional manner.
- E. All apparatus shall be built and installed to deliver its full rated capacity at the efficiency for which it was designed.
- F. The Drawings and Specifications are complementary. What is called for by one shall be as though called for by both.
- G. Drawings: Do not scale drawings for roughing-in measurements, nor use as shop drawings. Make field measurements and prepare shop drawings. Coordinate work with shop drawings of other specification divisions. See Article 3.1 for more information and requirements.
- H. Field Wiring: It is the intent of these specifications that all systems shall be complete and operable. Refer to all drawings and specifications, especially the electrical drawings, to determine voltage, phase, circuit ampacity and number of connections provided. Provide all necessary field wiring and devices from the point of connection indicated on the electrical drawings. All equipment shall be installed in compliance with the Electrical Code and the equipment's UL listing. Bring to the attention of the Architect in writing, all conflicts, incompatibilities, and/or discrepancies prior to bid or as soon as discovered.

### **1.03 WORK OF OTHER CONTRACTS**

- A. Work under this contract shall be conducted in a manner to allow for the future installations of such equipment or items listed in other sections of this Specification.

### **1.04 WORK OF OTHER DIVISIONS**

- A. Work under this Division shall be conducted in a manner to cooperate with the installation of such equipment or items as specified in other Divisions.
- B. Plumbing piping systems and fixtures and fire suppression piping systems are specified under other Divisions of these Specifications except for provisions or items specifically noted on the Drawings or specified herein.
- C. Consult all Drawings and Specifications in this project and become familiar with all equipment to be installed. Coordinate all aspects of the construction with the other trades on the job to ensure that all work and materials required to provide a complete and operational facility are included in the bid.
- D. All sections of Division 23 are interrelated and shall be considered in their entirety when interpreting any material, method, or direction listed in any section of Division 23. Individual sections are not written for specific Subcontractors or suppliers but for the General Contractor.

### **1.05 SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES (SUBMITTALS)**

- A. Submit in accordance with Division 1 full technical and descriptive shop drawing data on proposed materials and equipment as detailed in each section.
- B. The Contractor shall verify that all equipment submitted can be delivered and installed within the time constraints of the construction period.

- C. Include the manufacturer, type, style, catalog number, complete specification, certified dimensions, and description of physical appearance for each item and option submitted. Reproduction of catalog data sheets shall be clean and legible to show all details, including gauge of metal used.
- D. Include only information on exact equipment to be installed, not general catalogs of the manufacturer. Where sheets show proposed equipment as well as other equipment, identify proposed equipment with rubber stamp arrow or similar concise method.
- E. Submit with each copy a transmittal letter verifying that all included equipment submittals have been carefully considered for quality, dimensions, function, and have been coordinated with the Drawings and Specifications. Guarantee that proposed materials will meet or exceed the quality and function of those specified.
- F. Include field wiring diagrams and connection diagrams for all control and/or low voltage systems, including floor plans.
- G. Submittal Review: The submittal review process is a means to provide quality control. The action noted to be taken (or where conflicts with the contract documents are not noted) shall not be interpreted by the Contractor as automatic "change orders." Approval of the data for substitution and shop drawings shall not eliminate the Contractor's responsibility for compliance with Drawings or Specifications, nor shall it eliminate the responsibility for freedom from errors of any sort in the data discovered prior to or after the review process. Deviations, discrepancies, and conflicts between the submittals and the Contract Documents shall be called to the Architect's attention in writing at the time of transmittal of the data.
- H. Submittals shall be in the form of PDF documents. Arrange submittals numerically with specification sections identified in tabs. All required sections shall be submitted at one time. **Partial submittals will be rejected without review.**
- I. For adhesives and sealants used on the interior of the building (inside the waterproofing system), include printed statement of volatile organic compound (VOC) content.

#### **1.06 PRODUCT SUBSTITUTION**

- A. Materials other than those specified may be approved for this project providing a written request is submitted to the Architect prior to bid in accordance with Instructions to Bidders. Requests shall include complete specifications, dimensions, manufacturer and catalog number for each item for which approval is desired. If, in the opinion of the Architect, the material is not complete or if it is not an acceptable substitute, he may reject it. The Architect's evaluation will be based solely on the material submitted.

#### **1.07 CHANGE ORDERS**

- A. All supplemental cost proposals by the Contractor shall be accompanied by a complete itemized breakdown of labor and materials without exception. At the Architect's request, the Contractor's estimating sheets for the supplemental cost proposals shall be made available to the Architect. Labor must be separated and allocated for each item of work.

#### **1.08 RECORD DOCUMENTS**

- A. Project Record (As-Installed) Drawings:
  1. Maintain a set of record drawings on the job site as directed in Division 1.
  2. Keep Drawings clean, undamaged, and up to date.
  3. Record and accurately indicate the following:
    - a. Depths, sizes, and locations of all buried and concealed piping dimensioned from permanent building features.
    - b. Locations of all valves with assigned tag numbers.
    - c. Locations of all fire dampers and other airflow control devices.
    - d. Changes, additions, and revisions due to change orders, obstructions, etc. Eradicate extraneous information.
    - e. Model numbers of installed equipment.

4. Make Drawings available when requested by Architect for review.
  5. Submit as part of the required Project Closeout documents. Final submittal will be in the form of reproducible drawings.
  6. Quality of entire set of project record drawings to match the quality of the contract documents; quality to be judged by Architect. Computer-aided design drafting (CADD) shall be used to complete project record drawings. Use standards set in contract documents. Note field modifications, all addenda, and change order items on project record drawings. If deficiencies are found in either the quality or the accuracy of the drawings, they will be returned unapproved. Additional review of subsequent submissions shall be at the Contractor's expense.
- B. Operating and Maintenance Manuals: Submit Operating and Maintenance Instructions, including manufacturer's service data, wiring diagrams, and parts lists and vendors for all serviceable items of equipment, valve charts, balancing data, final control diagrams showing final set points, duct and piping pressure test reports, equipment startup records, and any additional equipment added by change order. Provide any performance curves, data, and model numbers from submittals. Comply with provisions of Division one where applicable to the mechanical work. Submittal shall be in the form of a PDF file per specification section. Arrange submittals numerically with equipment type or classification identified in tabs. Manufactures O&M manuals shall be provided as a single PDF file that can be hyper-linked by Owner for reference. O&M manuals that are a series of PDF files will not be accepted.

## **1.09 WARRANTY**

- A. Furnish, prior to application for final payment, three copies of written and signed guarantee effective a period of one year from date of completion and acceptance of entire project; agree to correct, repair and/or replace defective materials and/or equipment or the results of defective workmanship without additional expense to the Owner. Where no response satisfactory to the Owner has occurred within three working days from the written report of a warranty covered defect, the contractor shall agree to pay for the cost of repair of the reported defect by a contractor of the Owner's choice.
- B. Where the manufacturer's guarantee exceeds one year, the longer guarantee shall govern and include the Contractor's labor.

## **PART 2 PRODUCTS**

### **2.01 GENERAL**

- A. General: Provide all new materials and equipment, identical to apparatus or equipment in successful operation for a minimum of two years. Provide materials of comparable quality omitted here but necessary to complete the work. Maximum allowable variation from stated capacities, minus 5% to plus 10% as approved in each case.
- B. Compatibility: Provide products which are compatible with other portions of the work and provide products with the proper or correct power and fuel-burning characteristics, and similar adaptations for the project.
- C. Efficiency: Heating and cooling equipment shall comply with ASHRAE Standard 90.1-2010 and the State Energy Code. Where equipment efficiencies are indicated, the use of alternate or substitute manufacturer's equipment with lower efficiencies is not permitted.
- D. Storage and Handling:
  1. Delivery: Deliver to project site with manufacturer's labels intact and legible.
  2. Handling: Avoid damage.
  3. Storage: Inside protected from weather, dirt and construction dust. Where necessary to store outside, elevate well above grade and enclose with durable, waterproof wrapping.

## 2.02 STARTERS AND SWITCHES

- A. Manufacturers: Cerus Industrial Model numbers are listed. General Electric, ABB, Allen Bradley, Schneider Electric, Eaton, are approved if equal. Provide starters by same manufacturer throughout project.
- B. General: Provide each motor with starter or switch as approved and recommended by manufacturer of motor or equipment of which motor is a part. All starters shall include integral disconnect.
- C. System Description
  - 1. Single Phase Starter: Starters for 115VAC single phase motors less than 1 HP shall be capable of both manual and automatic operation. Refer to Section D for single phase starter requirements.
  - 2. Magnetic Starters: Starters for 3-phase motors shall be magnetic starters. Refer to Section E for magnetic starter requirements.
- D. Enclosed Full Voltage Non-Reversing (FVNR) Single Phase Starter
  - 1. Single Phase Motor Starter Control: The single phase motor starter shall consist of a manually operated quick-make toggle mechanism lockable in the "Off" position which shall also function as the motor disconnect. Additionally, the starter shall provide thermal overload protection, run status pilot light and fault pilot light. The starter must include the capability to operate in both manual and automatic control modes. In automatic mode, the starter shall have the capability to integrate with a building automation system by providing terminals for run input, run status output and fault output. All control terminals shall be integrated in the starter. At a minimum, each single phase starter shall include an interposing run relay and current sensing status output relay. Single phase motor starter shall be in a surface mount enclosure.
  - 2. Approved manufacturer: Cerus Industrial, model BAS-1P or approved equal.
- E. Enclosed Full Voltage Non-Reversing (FVNR) Non-Combination Starter
  - 1. Magnetic Motor Starters shall be enclosed in a general purpose electrical enclosure with the appropriate environmental rating.
  - 2. Starters shall consist of a horsepower rated magnetic contactor with a minimum of 1NO and 1NC auxiliary contacts and solid state electronic overload relay. Overload relay shall protect all three phases with a wide range current setting and trip class to allow field adjustment for specific motor FLA. Overload relay shall provide phase failure, phase loss, locked rotor and stall protection.
  - 3. Provide a manual reset pushbutton on the starter cover to restore normal operation after a trip or fault condition.
  - 4. Each starter shall include an installed 50VA control power transformer (CPT) with protected secondary. The CPT must accept the available line voltage and the control voltage shall not exceed 120V.
  - 5. Installed accessories shall include Hand-Off-Auto operation switch with 22mm style operator interfaces. Include LED pilot light indicators for Hand, Off, Auto, Run and Overload conditions. All pilot devices shall be water tight and dust tight.
  - 6. When remotely controlled by an automation system, the starter shall include remote run terminals which accept both a voltage input signal and a contact closure. The voltage run input shall accept both AC and DC signals including 24VAC, 120VAC, 24VDC and 48VDC to allow direct connection of the transistorized automation signal to the starter.
  - 7. In applications where the motor is interlocked with a damper or valve, the actuator control must reside within the starter enclosure. The starter must provide a voltage output to operate the actuator to open the damper or valve without closing the motor circuit. The starter will only close the motor circuit and start the motor after it has received a contact closure from a limit or end switch confirming the damper or valve position.
  - 8. Manufacturer shall provide and install tags with engraved white lettering to designate equipment served.
- F. Enclosed Full Voltage Non-Reversing (FVNR) Combination Starter / Disconnect
  - 1. Magnetic Motor Starters shall be enclosed in a general purpose electrical enclosure with the appropriate environmental rating.

2. Starters shall consist of a horsepower rated magnetic contactor with a minimum of 1NO and 1NC auxiliary contacts and solid state electronic overload relay. Overload relay shall protect all three phases with a wide range current setting and trip class to allow field adjustment for specific motor FLA. Overload relay shall provide phase failure, phase loss, locked rotor and stall protection.
3. Provide a manual reset pushbutton on the starter cover to restore normal operation after a trip or fault condition.
4. Each starter shall include an installed 50VA control power transformer (CPT) with protected secondary. The CPT must accept the available line voltage and the control voltage shall not exceed 120V.
5. Installed accessories shall include Hand-Off-Auto operation switch with 22mm style operator interfaces. Include LED pilot light indicators for Hand, Off, Auto, Run and Overload conditions. All pilot devices shall be water tight and dust tight.
6. When remotely controlled by an automation system, the starter shall include remote run terminals which accept both a voltage input signal and a contact closure. The voltage run input shall accept both AC and DC signals including 24VAC, 120VAC, 24VDC and 48VDC to allow direct connection of the transistorized automation signal to the starter.
7. In applications where the motor is interlocked with a damper or valve, the actuator control must reside within the starter enclosure. The starter must provide a voltage output to operate the actuator to open the damper or valve without closing the motor circuit. The starter will only close the motor circuit and start the motor after it has received a contact closure from a limit or end switch confirming the damper or valve position.
8. Provide and install tags with engraved white lettering to designate equipment served.
9. Enclosed combination starters shall include all of the magnetic starter requirements in addition to a disconnecting method. Acceptable disconnects include: motor circuit protectors or UL 489 circuit breakers. All disconnects shall include a lock-out mechanism when in the off position.
10. The Motor Circuit protector shall be a UL listed 508 current limiting manual motor starter with magnetic trip elements only. The breaker shall carry a UL 508F rating (up to 100A frame size) which provides for coordinated short circuit rating for use with the motor contactor and provides a minimum interrupting rating of 30,000 AIC for the combination starter.
11. Disconnect shall be UL 98 suitable for service entrance protection.
12. UL 489 breaker shall include thermal and magnetic trip mechanisms.
13. Provide over/under voltage and phase monitoring capability. Monitor shall be field adjustable for both over and under voltage levels and a delay time before returning to normal operation after a trip.

G. Quality Assurance

1. Manufacturer shall provide a five year warranty on the complete starter assembly.
2. The starter assembly shall be UL listed under UL 508A.

**2.03 SOLID-STATE, VARIABLE-SPEED MOTOR CONTROLLERS**

- A. General: Controllers listed and labeled as a complete unit and arranged to provide variable speed of a standard NEMA Design B 3-phase induction motor by adjusting output voltage and frequency of controller. Designed and rated by the manufacturer for the type of load (e.g., fans, blowers, and pumps) used and also approved by the manufacturer for the type of connection used between the motor and load (direct connection or power transmission connection).
- B. Input Line Reactors: 5% for reduction of harmonics.
- C. Output Line Reactors: Specially designed and constructed for IGBT controllers and designed to protect motor from voltage spikes over 150% of the bus voltage. Required where controller to motor cable length exceeds 50 feet. Provide dV/dT filters for 460 volt motors with cable lengths in excess of 300'.
- D. In lieu of providing line reactors, the drive manufacturers may submit a power system analysis demonstrating compliance with IEEE 519.
- E. Ratings:

1. Output Ratings: 3-phase, 6 to 60 Hz, with voltage proportional to frequency throughout the voltage range.
  2. Starting Torque: 100 percent of rated torque, or as indicated.
  3. Speed Regulation: Plus or minus 1 percent.
  4. Ambient Temperature: 0° C to 40° C.
  5. Efficiency: 98 percent at normal power levels.
- F. Isolated Control Interface: Allow the controller to follow one of the following over an 11:1 speed range:
1. Electrical Signal: 4 to 20 milliamperes at 24 V.
- G. Internal Adjustability: Provide the following internal adjustment capabilities:
1. Minimum Speed: 5 to 25 percent of maximum RPM.
  2. Maximum Speed: 80 to 100 percent of maximum RPM.
  3. Acceleration: 2 to 22 seconds.
  4. Deceleration: 2 to 22 seconds.
  5. Current Limit: 50 to 110 percent of maximum rating.
- H. Self-Protection and Reliability Features:
1. Input transient protection by means of surge suppressors.
  2. Snubber networks to protect against malfunction due to system voltage transients.
  3. Motor Overload Relay: Adjustable and capable of NEMA class 10 performance.
  4. Notch filter to prevent operation of the controller-motor-load combination at a natural frequency of the combination.
  5. Instantaneous Overcurrent Trip.
  6. Loss of Phase Protection.
  7. Reverse Phase Protection.
  8. Under- and Over-Voltage Trips.
  9. Overtemperature Trip.
  10. Short Circuit Protection.
- I. Automatic Reset/Restart: Attempt three restarts after controller fault or on return of power to the system following an interruption and before shutting down for manual reset or fault correction. Provide for restarting during deceleration without damage to the controller, motor, or load.
- J. Serial Communications: The VFD shall have an EIA-485 port as standard. The standard protocols shall be Modbus and BACnet MS/TP. The use of third party gateways and multiplexers is not acceptable. All protocols shall be certified by the governing authority (i.e. BTL Listing for BACnet).
- K. EMI / RFI filters: All VFDs shall include onboard EMI/RFI filters. The onboard filters shall allow the entire VFD assembly to be CE Marked and the VFD shall meet product standard EN61800-3 for the First Environment restricted. No Exceptions.
- L. Operation and Maintenance Features: Include:
1. Status Lights: Door-mounted LED indicators to indicate power on, run, overvoltage, line fault, overcurrent, and external fault.
  2. Elapsed Time Meter.
  3. Panel-Mounted Operator Station: Start-stop and auto-manual selector switches with manual speed control potentiometer.
  4. Current-Voltage-Frequency Indicating Devices: Mount meters or digital readout device and selector switch flush in controller door and connect to indicate controller output.
  5. Provide with non-fused disconnect rated for drive capacity. Disconnect shall be UL 98 suitable for service entrance.
- M. For drives to be mounted outside install in a NEMA 3R enclosure with ventilation fan to control cabinet temperature below 135°F.
- N. Acceptable Manufacturers: Subject to compliance with requirements.
1. ABB Power Distribution, Inc.

## **2.04 ACCESS PANELS**

- A. Manufacturers: Inryco/Milcor, Bilco, Elmdor, Karp, Potter-Roemer or accepted substitute. Inryco/Milcor Style DW, K, or M panels as required by construction.
- B. Construction: Flush style, fire rated in fire rated partitions and ceilings. Provide flush key cylinder locks on all access panels less than 8' above the floor in public spaces. Turn keys over to Owner at project completion. Screwdriver latches on all others.
- C. Floor Access Doors:
  - 1. Provided with recessed pan to receive floor material to match adjacent.
  - 2. Frame shall be 1/4" extruded aluminum with built-in neoprene cushion and continuous anchor flange.
  - 3. Door shall be 1/4" aluminum plate reinforced with aluminum stiffeners as required.
  - 4. Stainless steel hinges shall be bolted to underside and pivot on torsion bars that counterbalance the door for easy operation.
  - 5. Door shall open 90 degrees and lock automatically in that position. A vinyl grip handle shall be provided to release the cover for closing.
  - 6. Door shall be built to withstand a live load of 150 lbs per sq. ft. and equipped with a cylinder lock and threaded cover plug.
  - 7. Aluminum shall be mill finish.
  - 8. Installation shall be in accordance with manufacturer's instructions.
  - 9. Manufacturer shall guarantee against defects in material or workmanship for a period of five years.
  - 10. Bilco Type TER or approved.

## **2.05 EXPANSION JOINTS AND LOOPS**

- A. Flexible Expansion/Seismic Loop: Factory fabricated assembly consisting of two 90 degree elbows, two lengths of flexible hose, and a 180 degree return bend to allow free movement in three axis. Return bend shall include attachment point for support and a drain/vent fitting. Hose shall be corrugated metal style with metal overbraid. Connections to match piping system except connection 2" and larger shall be flanged style. Metraflex "Metraloop."

## **2.06 METERS AND GAUGES**

- A. General: Install meters and gauges where shown on the plans or specified elsewhere in these specifications.
- B. Pressure-Temperature Test Plugs:
  - 1. 1/4" or 1/2" NPT fitting of solid brass capable of receiving either an 1/8" OD pressure or temperature probe and rated for zero leakage from vacuum to 1000 psig. Neoprene valve core for temperatures to 200 deg. F., Nordel to 350 deg. F.
  - 2. Provide for each test plug a pressure gauge adapter with 1/16" or 1/8" OD pressure probe.
  - 3. Furnish a test kit containing one 2-1/2" dial pressure test gauge of suitable range, one gauge adapter with 1/16" or 1/8" OD probe and two 5" stem pocket test thermometers – one 0 to 220 degrees F and one 50 to 550 degrees F. Turn the kit over to the Architect.
  - 4. Cisco "P/T Plugs," Peterson "Pete's Plug" or approved substitute.
- C. Thermometers: Liquid-in-glass, adjustable stem, separable sockets, plus 40 to 240 degrees F range (unless indicated otherwise). Weiss numbers are listed. Equivalent Taylor, Trerice, Weksler or approved substitute.
  - 1. Wide case (9") in equipment rooms and all major equipment items. Weiss "9VS" Series.
  - 2. Narrow case (7") in all other locations. Weiss "7VS" Series.
- D. Pressure Gauges: Install on suction and discharge of all pumps and where shown on Drawings 4-1/2" dial, 0-100 psig graduation pressure gauges with Ashcroft No. 1106 pulsation dampers and stop cocks. Weiss UGE-1 or equivalent Ashcroft, Marsh, Trerice, Weksler.

## 2.07 VALVES

- A. General: Provide factory fabricated valves of the type, body material, temperature and pressure class, and service indicated. Bronze gate, globe and check valves shall comply with MSS-SP-80. Ball valves shall comply with MSS-SP-110. Iron gate and globe valves shall comply with MSS-SP-70. Iron check valves shall comply with MSS-SP-71. Butterfly valves shall comply with MSS-SP-67. Valve size same as connecting pipe size.
- B. Acceptable Manufacturers: Milwaukee, Crane, Grinnell, Nibco, Hammond, Stockham, Legend, Watts, and Walworth. Grooved end valves Victaulic, Gruvlock, or accepted substitute. NIBCO numbers are given except as noted. Where possible, provide valves from a single manufacturer.
- C. Valve Styles: See individual Division 23 sections for valve styles.
- D. Butterfly Valve Operators: Locking lever for shut-off service; "Memory Stop" for lever handle with 10-position throttling plate for throttling service; gear operator with babbitt sprocket rim for chain-operated valves and gear operators on all 8" or larger valves.
- E. Butterfly Valve Style: Lug-type with cap screws for all valves utilized for equipment isolation for servicing. Lug and grooved style valves shall be capable for use as isolation valves and recommended by manufacturer for dead-end service at full system pressure.
- F. Insulated Valves: Install extended-stem valves in all piping specified as insulated, and arrange in the proper manner to receive insulation.
- G. Mechanical Actuators: Provide mechanical actuators with chain operators where indicated, where valves 4" and larger are mounted more than 7' above the floor, and where manual operation is difficult because of valve size, pressure differential or other operating conditions. Drop chains to 6'-6" above the floor.
- H. Selection of Valve Ends (Pipe Connections): Select and install valves with ends matching the types of pipe/tube connections.

## 2.08 HANGERS AND SUPPORTS

- A. General: Provide factory-fabricated horizontal piping hangers, clamps, hanger rod, inserts, supports, etc., of the indicated MSS type and size. The Manufacturers Standardization Society (MSS) of the Valve and Fittings Industry Practice SP-58 and SP-69 are referenced in this section.
- B. Manufacturers: B-Line, Carpenter & Paterson, Grinnell, Michigan, Superstrut, Tolco, Erico, or accepted substitute. Grinnell figure numbers in parentheses where applicable (or other manufacturers as noted).
- C. Corrosion Protection: Provide materials which are zinc plated or factory painted to prevent corrosion. Prevent electrolysis in the support of copper tubing by the use of copper hangers (copper coated alone is not sufficient), strut cushion, or at least two layers of UPC 10 mil tape.
- D. Seismic Requirements: Provide seismic restraints in accordance with OSSC Section 1613. Design restraint systems in accordance with "Seismic Restraint Manual: Guidelines for Mechanical Systems," Second Edition, 1998, SMACNA, or "A Practical Guide to Seismic Restraint" ASHRAE RP-812, 1999.
- E. Horizontal Piping Hangers and Supports:
  - 1. Adjustable Clevis Hanger: MSS Type 1 (Fig. 260).
  - 2. Adjustable Band Hanger: MSS Type 7 (Fig. 97), fabricated from steel.
  - 3. Adjustable Swivel-Band Hanger: MSS Type 10 (Fig. 70).
  - 4. Clamp: MSS Type 4 (Fig. 212, 216).
  - 5. Double-Bolt Clamp: MSS Type 3 (Fig. 295A, 295H), including pipe spacers.
  - 6. Adjustable Saddle-Support: MSS Type 36 (Fig. 258) and MSS Type 37 (Fig. 259), including saddle, pipe and reducer. Fabricate base-support from steel pipe and include cast-iron flange or welded-steel plate.

7. Channel Support System: Galvanized, 12 gauge channel and bracket support systems, single or double channel as indicated on the Drawings or as required by piping and equipment weights. Grinnell "Power Strut" channel. Acceptable Manufacturers: Super Strut, Globestrut, Bee, Kindorf or Unistrut.
- F. Vertical Pipe Clamps:
1. Two-Bolt Riser Clamp: MSS Type 8 (Fig. 261).
  2. Four-Bolt Riser Clamp: MSS Type 42 include pipe spacers at inner bolt-holes.
- G. Hanger Attachment:
1. Hanger Rod: Rolled threads, zinc plated. Right hand threaded.
  2. Turnbuckles: MSS Type 13 (Fig. 230).
  3. Weldless Eye-Nut: MSS Type 17 (Fig. 290).
  4. Malleable Eye-Socket: MSS Type 16 (Fig. 110R).
  5. Clevises: MSS Type 14 (Fig. 299).
- H. Building Attachments:
1. Concrete Inserts: MSS Type 18 (Fig. 282), steel or Grinnell Power-Strut PS349 continuous channel. Acceptable Manufacturers: Michigan Hanger, Globestrut, Unistrut, Super Strut.
  2. Clamps: MSS Type 19 (Fig. 285, 281), Type 20, 21 (Fig. 225, 226, 131), Type 23 (Fig. 86, 87, 88), Type 25 (Fig. 227), Type 27 through 30 where applicable.

## 2.09 IDENTIFICATION MARKERS

- A. Pipe Markers:
1. Adhesive pipe markers of width, letter size and background color conforming to ANSI A13.1.
  2. Acceptable Manufacturers: Brady B946 with arrow banding tape or similar Seaton, Zeston, MSI.
- B. Duct Markers:
1. Adhesive duct markers 2¼"x14" with black text indicating contents on white background with directional flow arrow.
  2. Acceptable Manufacturers: Brady B946 or similar Seaton, Zeston, MSI.
- C. Nameplates:
1. Engraved nameplates, 1/16" thick, laminated 2-ply plastic, bottom ply white, outer ply black, letters formed by exposing bottom ply.
  2. Size: 2" by 4" nameplates with ¼" high letters.
- D. Valve Tags:
1. 2" diameter, 18-gauge polished brass tags with 3/16" chain hole and 1/4" high stamped, black-filled service designation.
  2. Acceptable Manufacturers: Seaton, Brady, MSI.
- E. Valve Identification: Tag all valves with brass disc and chain. Prepare valve charts indicating valve number, size, location, concealed or exposed, function, valve manufacture and model number, and normal position. Provide floor plan as part of record Drawings. Use no duplicate numbers in Plumbing and Heating systems. Mount glazed frames containing one set of valve charts in the building mechanical room.
1. Include floor plan of each floor level with valve tag numbers indicated at approximate valve locations. Provide separate maps for plumbing valves and HVAC valves. Maps are to be 11"x17".
  2. Label all ceilings directly below or access panels directly in front of plumbing or HVAC valves using engraved, printed labels or hanging tags stating the valve ID as shown on the Valve Map and the Valve Tag Directory.

## 2.10 PENETRATION FIRE STOPPING

- A. Through-penetration fire stopping system tested and listed by Underwriters Laboratories. 3M, Metacaulk, SpecSeal, or approved.

- B. Select system for proper application based on wall construction, type of penetrating item, wall rating, etc.
- C. Sealants and Primers – General: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.

## **2.11 PENETRATION AT ACOUSTICAL PROTECTION WALLS**

- A. See details on Drawings.
- B. Materials:
  1. Sealants and Primers - General: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.
    - a. Architectural Sealants: 250 g/L.
    - b. Sealant Primers for Porous Substrates: 775 g/L.
    - c. Sealant Primers for Porous Substrates: 775 g/L.
  2. 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.
    - a. Products:
      - 1) Pecora Corporation; AC-20 FTR.
      - 2) Tremco Incorporated; Tremflex 834.
      - 3) USG Corporation; SHEETROCK Acoustical Sealant.
  3. Joint Backing: Round, closed cell, non-gassing foam rod compatible with sealant; ASTM C 1330 Type B, cylindrical, bi-cellular material; oversized 30 to 50 percent larger than joint width.
    - a. Products:
      - 1) Sof Rod manufactured by Nomaco Inc.
      - 2) Sonolastic Soft Backer-Rod manufactured by BASF.
  4. Sealants and Primers - General: Provide only products having lower volatile organic compound (VOC) content than require by South Coast Air Quality Management District Rule No. 1168.

## **PART 3 EXECUTION**

### **3.01 LAYOUT AND COORDINATION**

- A. Site Examination: Before starting work, carefully examine site and all contract Drawings. Become thoroughly familiar with conditions governing work on this project. Verify all indicated elevations, building measurements, roughing-in dimensions and equipment locations before proceeding with any of the work.
- B. Utility Locations: The location of existing utilities, wires, conduits, pipes, ducts, or other service facilities are shown in a general way only on the Drawings and are taken from existing records. Ascertain whether any additional facilities other than those shown on the plans may be present and determine the exact location and elevations of all utilities prior to commencing installation.
- C. Sleeves, Inserts, Cast-in-Place Work: Provide sleeves, inserts, anchoring devices, cast-in-place work, etc. which must be set in concrete sequenced at the proper time for the project schedule.
- D. Coordination:
  1. The Drawings are based on equipment of a certain manufacturer and may be identified as such. Where alternate manufacturers or approved substitutes are incorporated into the work, any required design changes are the responsibility of the contractor. Such changes may include changes in utility or system connection sizes, location, or orientation, service clearances, structural support or acoustic considerations.

2. Prepare accurate AutoCAD shop drawings showing the actual physical dimensions required for the installation for duct work, piping and mechanical devices. Submit drawings prior to purchase/fabrication/installation of any of the elements involved in the coordination. Provide drawing files to other trades for coordination.
  3. Cooperate with other trades in furnishing material and information for sleeves, bucks, chases, mountings, backing, foundations and wiring required for installation of mechanical items.
  4. Coordinate all work with other trades and determine in advance where interfacing of the mechanical work and other work are required to be connected together. Provide all materials and equipment to make those connections. Submit shop drawings showing required connections where special conditions exist.
- E. Discrepancies: Report immediately any error, conflict or discrepancy in Plans, Specifications and/or existing conditions. Do not proceed with any questionable items of work until clarification of same has been made. Should rearrangement or re-routing of piping be necessary, provide for approval the simplest layout possible for that particular portion of the work.

### **3.02 UTILITY COORDINATION**

- A. Utility Coordination: Coordinate all aspects of the incoming utility services indicated with the City Engineer, serving utility, and the off-street improvements Contractor. Requirements of the utility company which exceed the provisions made on the Drawings or covered by these Specifications shall take precedence. Provisions made on the Drawings or Specifications in excess of the utility company's requirements shall take precedence. No additional compensation will be allowed the Contractor for connection fees or additional work or equipment not covered in the Drawings or Specifications which are a result of policies of the serving utilities.

### **3.03 MECHANICAL EQUIPMENT WIRING**

- A. Provide all mechanical equipment motors, automatic temperature, limit, float and similar control devices required, with wiring complete from power source indicated on Electrical Drawings.
- B. Provide properly rated motor overload and undervoltage protection and all manual or automatic motor operating devices for all mechanical equipment.
- C. Equipment and systems shown on the Drawings and/or specified, are based upon requirements of specific manufacturers which are intended as somewhat typical of several makes which may be approved. Provide all field wiring and/or devices necessary for a complete and operable system including controls for the actual selected equipment/system.
- D. Provide all starters for mechanical motors. Review Electrical Specifications and Drawings to determine starter sizes. Adjust fusing/time delay on all starters once installed.

### **3.04 GENERAL INSTALLATION**

- A. Locating and Positioning Equipment: Observe all Codes, Regulations and good common practice in locating and installing mechanical equipment and material so that completed installation presents the least possible hazard. Maintain adequate clearances for repair and service to all equipment and comply with Code requirements.
- B. Arrangement: Arrange piping parallel with primary lines of the building construction, and with a minimum of 7' overhead clearance in all areas where possible. Unless indicated otherwise, conceal all piping. Locate operating and control equipment properly to provide easy access, and arrange entire mechanical work with adequate access for operation and maintenance. Give right-of-way to piping which must slope for drainage. Set all equipment level or as recommended by manufacturer. Under no conditions shall beams, girders, footings or columns be cut for mechanical items. Casting of pipes into concrete is prohibited unless so shown on Drawings.

- C. Drip Pans: Provide drip pans under all above ceiling in-line pumps and cooling coils. Locate pan immediately below piping and equipment, and extend a minimum of 6" on each side and lengthwise 18" beyond equipment being protected. Fabricate pans 2" deep, of reinforced 20 gauge galvanized sheet metal with watertight seams and rolled or hemmed edges. Provide 3/4" drainage piping, properly discharged to over floor drain or as shown on the Drawings. Comply with Mechanical Code for overflow protection and pipe sizing.
- D. Access Panels: Provide access panels with proper backing reinforcement for all equipment, dielectric unions, valves and items requiring service and installed above ceilings, behind walls, or in furring, complete with correct frame for type of building construction involved. Exact size, number and location of access panels are not necessarily shown on Drawings. Use no panel smaller than 12" by 12" for simple manual access or smaller than 16" x 20" where personnel must pass through.
- E. Adjusting: Adjust and calibrate all automatic mechanical equipment, temperature controls, float devices, etc. Adjust flow rates at each piece of equipment or fixture.
- F. Building Vapor Barrier: Wherever the building insulation vapor barrier is penetrated by piping, hangers, conduits, etc., provide clear self-adhesive tape recommended by the insulation manufacturer around the penetrations.
- G. Housekeeping Pads: Construct minimum 6" thick with chamfered edges using 3000 psi concrete. Provide #4 reinforcing bars 8" on center in each direction and within 4" of each edge, centered in pad thickness. Provide 1/2" dowel with 3" embedment into floor slab for each 2 square feet of pad area. Dowels and equipment anchor bolts shall be spaced a minimum of 6" from pad edges.

### **3.05 VALVE INSTALLATION**

- A. General: Comply with the following requirements:
  1. Install valves where required for proper operation of piping and isolation of equipment, including valves in branch lines where necessary to isolate sections of piping, and where shown on the drawings. Install valves at low points in piping systems that must be drained for service or freeze protection.
  2. Locate valves in accessible spaces (or behind access panels) and so that separate support can be provided when necessary.
  3. Install valves with stems pointed up, in the vertical position where possible, but in no case with stems pointed downward from a horizontal plane.
- B. Insulated Valves: Install extended-stem valves in all piping specified as insulated, and arrange in the proper manner to receive insulation.
- C. Valve Access: Provide access panels to all valves installed behind walls, in furring or otherwise inaccessible.

### **3.06 INSTALLATION OF HANGERS AND SUPPORTS**

- A. General: Proceed with the installation of hangers, supports and anchors only after the required building structural work has been completed in areas where the work is to be installed. Correct inadequacies including (but not limited to) the proper placement of inserts, anchors and other building structural attachments.
  1. Install hangers, supports, clamps, and attachments to support piping and equipment properly from the building structure. Use no wire or perforated metal to support piping, and no supports from other piping or equipment. For exposed continuous pipe runs, install hangers and supports of the same type and style as installed for adjacent similar piping.
  2. Prevent electrolysis in the support of copper tubing use of at least 2 layers of UPC listed 10 mil tape at all bearing surfaces or strut clamp cushion. Copper plated hangers alone are not sufficient.
  3. Arrange supports to prevent eccentric loading of joists and joist girders. Locate supports at panel points only.

- B. Provisions for Movement:
1. Install hangers and supports to allow controlled movement of piping systems and to permit freedom of movement between pipe anchors, and to facilitate the action of expansion joints, expansion loops, expansion bends and similar units. Install specified seismic restraints to restrict excessive movement.
  2. Install hangers and supports so that equipment and piping live and dead loading and stresses from movement will not be transmitted to connected equipment.
  3. Install hangers and supports to provide the indicated pipe slopes, and so that maximum pipe deflections allowed by ANSI B31 are not exceeded. Comply with the following installation requirements:
    - a. Clamps: Attach clamps, including spacers (if any), to piping outside the insulated piping support. Do not exceed pipe stresses allowed by ANSI B31.
    - b. Insulated Pipe Supports: Insulated pipe supports shall be supplied and installed on all insulated pipe and tubing.
    - c. Load Rating: All insulated pipe supports shall be load rated by the manufacturer based upon testing and analysis in conformance with ASME B31.1, MSS SP-58, MSS SP-69 and MSS SP-89.
    - d. Support Type: Manufacturer's recommendations, hanger style and load shall determine support type.
    - e. Insulated Piping Supports: Where insulated piping with continuous vapor barrier or where exposed to view in finished areas is specified, install hard maple wood insulation shields (Elcen Fig. 216) or steel pipe covering protection shields (MSS type 39) at each hanger.

- C. Pipe Support:
1. Vertical Spacing: Support at base, at equivalent of every floor height (maximum 10' as required by Code) and just below roof line.
  2. Screwed or Welded Steel or Copper Piping: Maximum hanger spacing shall be as follows:

	<u>Steel</u>	<u>Copper</u>
1-1/4" and smaller	7' span	6' span
1-1/2" pipe	9' span	6' span
2" pipe	10' span	10' span
2-1/2" & larger	12' span	10' span

3. Install additional hangers or supports at concentrated loads such as pumps, valves, etc. to maintain alignment and prevent sagging.
4. Support Rod: Hanger support rods sized as follows:

	<u>Pipe and Tube Size</u>		<u>Rod Size</u>	
	<u>Inches</u>	<u>mm</u>	<u>Inches</u>	<u>mm</u>
	1/2" to 4"	12.7 to 101.6	3/8"	9.5
	5" to 8"	127.0 to 203.2	1/2"	12.7
	10" to 12"	254.0 to 304.8	5/8"	15.9

5. Provide manufactures approved channel continuously below all horizontal PEX or other plastic pipe where hung from structure.
- D. Adjust hangers and supports to bring piping to proper levels and elevations.
- E. Provide all necessary structural attachments such as anchors, beam clamps, hanger flanges and brackets in accordance with MSS SP-69. Attachments to beams wherever possible. Supports suspended from other piping, equipment, metal decking, etc., are not acceptable.
- F. Horizontal banks of piping may be supported on common steel channel member spaced not more than the shortest allowable span required on the individual pipe. Maintain piping at its relative lateral position using clamps or clips. Allow lines subject to thermal expansion to roll axially or slide. Size channel struts for piping weights.
- G. Installation of drilled-in concrete anchors shall comply with the manufacturer's instructions for working load, depth of embedment, and spacing between anchors and from the edge of the slab. Use only wedge-style anchors.

- H. Seismic Restraints: Install restraints where recommended in SMACNA "Seismic Restraint Manual" and as required by code. Show analysis of supporting structure, anchorages, and restraints in accordance with OSSC Section 16 and reference ASCE standard. Seismic restraint system components shall be approved by the California Office of Statewide Health Planning and Development (OSHPD). Acceptable Manufacturers: Amber/Booth, Mason Industries, Tolco, or approved. Contractor shall submit calculations and shop drawings, sealed and signed by a Professional Engineer, showing seismic restraint design for all equipment, piping and ductwork required to be braced. **Seismic importance factor for new building is 1.5. For remodeled areas seismic importance factor is 1.0.**
- I. Ensure all copper piping is protected from contact with non-copper supports. Provide strut cushion below clamp or 2 layers of UPC listed 10 mil tape.

### **3.07 HVAC SYSTEM IDENTIFICATION**

- A. Piping System: Indicate each pipe system by its generic name (abbreviated) as shown/scheduled/specified. Comply with ANSI A13.1 for marker locations, letter sizes, and colors. Include arrows to show direction of flow and "Electric Traced" signs to identify heat cable wrapped piping. Locate pipe labels in accessible areas as follows:
  1. Near each valve, meter, gauge, or control device.
  2. Near equipment such as pumps, heat exchangers, water heaters, etc.
  3. At piping branch connections.
  4. At penetrations (each side) of walls, ceilings, and floors.
  5. At access panels and doors.
  6. At 25 foot maximum intervals. Provide a minimum of one label above each room where lift-out ceiling is installed. Reduce intervals in congested areas such as mechanical rooms.
- B. Equipment: Provide engraved plastic-laminate signs at locations of major equipment such as heat exchangers, pumps, etc. Identify equipment in field same as on drawings. Permanently mount in an appropriate and effective location.
- C. Operation Tags: Where needed for proper and adequate information on operation and maintenance of mechanical systems, provide tags of plasticized card stock, either pre-printed or hand printed to convey the message; example: "DO NOT CLOSE THIS VALVE EXCEPT WHEN THE PUMP IS OFF."

### **3.08 EQUIPMENT CONNECTIONS**

- A. Provide complete connections for all items of equipment requiring such connections, including incidental piping, fittings, trim and labor necessary for a finished working installation.
- B. Verify the rough-in and finish requirements for all equipment provided under other Divisions of the work and requiring HVAC piping or duct connections with equipment supplier and installer prior to rough-in.

### **3.09 PROTECTION**

- A. Protect all work and materials against loss or damage. Close all pipe openings with caps or plugs. At final completion, thoroughly clean and deliver all work and equipment in an unblemished new condition. Keep all motors and bearings in watertight and dustproof covers during entire course of installation.
- B. Protect floors, walls, framing and sheathing where pipe cutting and threading operations are conducted with plastic sheeting under plywood sheets. Extend plastic sheeting beyond the plywood. Clean-up metal cuttings, oil, etc., daily or as necessary to prevent debris from being tracked beyond the protected area. Damages, as determined by the Architect, due to the pipe cutting/threading operation shall be repaired by the responsible trade.

### **3.10 CUTTING AND PATCHING**

- A. General: Comply with the requirements of Division 1 for the cutting and patching of other work to accommodate the installation of mechanical work. Do all necessary cutting and patching of existing building and yard surfaces required for completion of the mechanical work. Patch to match finish and color of adjacent surfaces. Coordinate work in remodel and new areas to avoid cutting of new finished surfaces.

### **3.11 PIPE PENETRATION FIRE STOPPING**

- A. Install as recommended by manufacturer and in accordance with the product's UL listing. Below are the minimum installation requirements.
  1. Install specified penetrating item(s) with required annular spacing in proper size wall or floor opening. Support penetrating item(s) adequately on both sides of construction.
  2. Clean all opening and penetrating item surfaces in penetration area to remove loose debris, dirt, oil, wax, grease, old caulking, etc.
  3. If needed or required for gypsum or concrete block walls, install specified galvanized steel wire mesh or sleeve recessed and centered inside wall around penetrating item(s) so that it is snug against perimeter of opening.
  4. When required, install specified type and depth of backing material in annular space, recessed to required fill depth of fire stopping caulking.
  5. Gun, trowel, and/or pump fire stopping sealant to specified depth in annular space around penetrating item(s). Trowel sealant surfaces flush with wall or floor surfaces to a smooth, defect-free finish. Where required, apply specified size caulking bead around penetrating item(s) at zero annular contact areas and tool smooth.
- B. Drawings show some, not all, of the penetration. Review architectural drawings for all fire walls.
- C. Sealants and Primers – General: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.

### **3.12 MECHANICAL PAINTING**

- A. Minimum Requirements: Comply with minimum requirements of Division 9, Painting. All mechanical equipment, piping, insulation, etc., exposed in finished areas, storage rooms and other locations except mechanical equipment rooms will be painted under Section 09 9000.

### **3.13 HVAC WORK CLOSEOUT**

- A. General: Refer to the Division 1 sections for general closeout requirements. Calibrate all equipment requiring same. Complete each system as shown or specified herein and place in operation except where only roughing-in or partial systems are called for. Each system shall be tested and left in proper operation free of leaks, obstructions, or contamination.
- B. Record Drawings: Submit record set of Drawings required in Division 1 as previously specified in this Section.
- C. Closeout Equipment/Systems Operations: Sequence operations properly so that work of project will not be damaged or endangered. Coordinate with seasonal requirements. Operate each item of equipment and each system in a test run of appropriate duration with the Architect present, and with the Owner's operating personnel present, to demonstrate sustained, satisfactory performance. Adjust and correct operations as required for proper performance. Clean and lubricate each system and replace dirty filters, excessively worn parts and similar expendable items of the work.
- D. Operating Instructions: Conduct a walk-through instruction seminar for the Owner's personnel who are to be involved in the continued operation and maintenance of the HVAC equipment and systems. Provide written instructions outlining and explaining the identification system, operational diagrams, emergency and alarm provisions, sequencing requirements, seasonal provisions, security, safety, efficiency and similar features of the systems.

**END OF SECTION**

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**SECTION 23-0548  
MECHANICAL SOUND AND VIBRATION CONTROL**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. The requirements of this section apply to the vibration isolation for mechanical equipment specified elsewhere.

**1.02 QUALITY ASSURANCE**

- A. Isolator Engineering: Selected and furnished by the equipment manufacturer. Select isolators for 98% efficiency unless indicated otherwise on the Drawings.
- B. Manufacturer: Provide field installed isolation required from a single manufacturer where possible.

**1.03 SUBMITTALS**

- A. Provide product data sheets on all vibration isolators and seismic restraints.
- B. Provide itemized list showing the items of equipment or piping to be isolated, isolator type and model number selected, isolator loading and deflection, and reference to specified drawings showing frame and construction.
- C. Provide manufacturer's drawings showing equipment frame construction for each item including dimensions, structural member sizes and support locations.

**PART 2 PRODUCTS**

**2.01 ACCEPTABLE MANUFACTURERS**

- A. Manufacturers: Amber/Booth, Mason Industries, Vibration Mountings and Controls, Kinetics Noise Control.
- B. Manufacturer Model Numbers: Amber/Booth figure numbers are listed unless indicated otherwise.

**2.02 VIBRATION ISOLATORS**

- A. Types of Isolators:
  - 1. Hanger with Spring and Rubber Stop: Combination neoprene element and spring hangers – Hangers shall consist of a steel frame containing a neoprene isolation element at the top and a coil steel spring seated in a neoprene cup on the bottom. Both the element and the cup shall be molded with a neoprene bushing that passes through the steel frame. The neoprene element shall be capable of an average deflection of 0.35". The steel springs shall be capable of a minimum static deflection of 0.75" with a minimum additional travel to solid of 1/2". Spring diameters and hanger box lower hole size shall be large enough to permit the hanger rod to swing through a 30 degree arc before contacting the box and short circuiting the spring. Hangers shall be factory precompressed 60% of the total deflection determined by the assigned load per hanger. Hangers shall be manufactured with provision for bolting or attaching to ceiling flat iron straps, rods or steel runners. Hangers shall be of a fail-safe design. Amber / Booth BSRA.

2. Neoprene Pads: Neoprene pads shall be of waffle or ribbed design, 1/4" – 3/8" thick. They shall be installed as a single layer or in multiple layers with 16 gauge steel shims cemented between so that the combination of stiffness and total neoprene thickness achieves the static deflection listed in the vibration isolation schedule in conjunction with a distributed load area that will maintain 10-50 psi. If the equipment support location does not completely cover the pads or does not consist of flat steel footing, an additional full coverage, load distribution plate of minimum 3/8 steel shall be placed between the pad and attached to the equipment support. There shall be no rigid structure between top and bottom of mount. Amber / Booth Type NR Ampad.
- B. Neoprene Mounts: Neoprene mounts shall be one piece, neoprene molded assemblies with a minimum loaded static deflection of 0.25". The mount shall incorporate both rubber-in-shear and compression load characteristics. All metal surfaces shall be neoprene covered. The mount shall have friction pads both top and bottom. Bolt holes shall also be provided for both surfaces. The top bolt hole shall be threaded. There shall be no rigid structure between top and bottom supports. Amber / Booth Type RV.
  - C. Noise and Vibration Barrier Hanger: For ductwork and piping where indicated. Target Enterprises Inc. "ARH-1" or accepted substitute.
  - D. Seismic and Start-Up Restraints: Select all isolators to withstand seismic loads equivalent two times the isolator load rating applied from any direction. Mason Industries type Z-1011 on all isolated equipment not utilizing isolators with integral restraints.
  - E. Flexible Pipe Connectors - Type SS: All stainless steel hose and braid with carbon steel connections. Male thread ends on flexible connectors 2" and smaller, and flanged connections on 1-1/2" and larger connectors.
  - F. Ductwork Flexible Connections:
    1. Typical connections shall be made of 30 ounce woven glass fiber, coated with neoprene, sewn together at the edges and joints.
    2. The flexible connections shall be approximately 6" long and held in place with 1" wide bands of 12 gauge galvanized steel bolted to duct and to outlets and inlets of the units and fans with 1/8" stove bolts, 5" o.c.
    3. It is the intent that these flexible connections shall withstand the operating air pressure, shall not permit air leakage and shall not transmit vibration.

**PART 3 EXECUTION**

**3.01 INSTALLATION**

- A. General: Install vibration isolators and flexible connectors as specified herein, as shown on the Drawings and as recommended by manufacturer.
- B. Ductwork Flexible Connections: Install flexible duct connections on all externally spring isolated air handling units including roof mounted units down through roof curbs (and/or to unit side duct connections). Fan connections, both at inlet and discharge, shall be made with flexible materials so as to prevent the transfer of vibration from fans to ductwork connected thereto.
- C. Flexible Pipe Connections:
  1. Provide flexible connections on all piping to spring isolated equipment, where indicated on Drawings and for all coils mounted in spring isolated air handling units or plenums. Coils in rigid units and plenums do not require flexible connectors. Provide a flexible connection in both the supply and return connections to the coil as near the coil as possible.
  2. Install connectors in a straight line as recommended by the manufacturer without offsets or twists and support pipe without any load on flexible connectors. Minimum live length shall be as follows:

<u>Pipe Size</u>	<u>Minimum Live Length</u>
1" through 1-1/2"	8"
2" through 2-1/2"	10"

3" through 4"	12"
Over 4"	18"

- D. Anchorage: Anchor all isolators to the floor, wall or ceiling structure and anchor points reinforced where necessary. Anchor bolts, cap screws, etc., shall not be continuous through the isolator such that vibrations are transmitted to the structure.
- E. Adjustment: Adjustable during and after installation, to ensure sufficient clearance between vibration isolation element and rigid restraining device. Do not install isolators until they have been loaded and adjusted to achieve the specified static deflection and clearances.
- F. Housekeeping Pads: Construct minimum 3" thick with chamfered edges using 3000 psi concrete. Provide #4 reinforcing bars 8" on center in each direction and within 4" of each edge, centered in pad thickness. Provide 1/2" dowel with 3" embedment into floor slab for each 2 square feet of pad area. Dowels and equipment anchor bolts shall be spaced a minimum of 6" from pad edges.

**3.02 EQUIPMENT RESTRAINTS**

- A. All equipment shall be anchored to resist displacement including sliding, swinging, and overturning due to seismic forces. Friction due to equipment weight shall not be considered as anchorage.
- B. Contractor shall submit shop Drawings showing seismic restraint design for all equipment weighing 400 lbs. or more. Design shall show analysis of supporting structure, anchorages, and restraints in accordance with OSSC Section 16.

**END OF SECTION**

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**SECTION 23-0590**  
**TESTING, ADJUSTING AND BALANCING**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. Work Included: After completion of the work of installation, test and regulate all components of the new heating, air conditioning and ventilating systems to verify air volumes and heating-cooling flow rates indicated on the Drawings.
- B. Balancing Organization:
  - 1. Balancing of the Heating and Air Conditioning Systems: Performed by a firm providing this service established in the State of Oregon.
  - 2. Balancing Organization: Approval by Architect. Air Balancing Specialties, Neudorfer Engineers, Northwest Engineering Services, or approved.
  - 3. Provide all necessary personnel, equipment, and services.
- C. Balancer shall perform work as a Contractor to the General Contractor directly, not through the Mechanical Contractor.

**1.02 QUALITY ASSURANCE**

- A. Balancing of the Heating and Air Conditioning Systems: Agency shall be a current member of NEBB or AABC specializing in the adjusting and balancing of systems specified with a minimum of 10 years documented experience.
- B. Testing, adjusting, and balancing shall be performed under direct field supervision of a Certified NEBB Supervisor or a Certified AABC Supervisor.
- C. See Commissioning Specification for additional requirements.

**1.03 SUBMITTALS**

- A. See Section in Division 1, Administrative Requirements, for submittal procedures.
- B. Submit name of adjusting and balancing agency for approval within 30 days after award of Contract.
- C. Field Reports: Indicate deficiencies in systems that would prevent proper testing, adjusting, and balancing of systems and equipment to achieve specified performance.
  - 1. Submit under provisions of Section 23 0500.
  - 2. Prior to commencing work, submit report forms or outlines indicating adjusting, balancing, and equipment data required.
  - 3. Submit draft copies of report for review prior to final acceptance of Project. Provide final copies for Architect and for inclusion in operating and maintenance manuals.
  - 4. Provide reports in soft cover, letter size, 3-ring binder manuals, complete with index page and indexing tabs, with cover identification at front and side. Include set of reduced drawings with air outlets and equipment identified to correspond with data sheets, and indicating thermostat locations.
  - 5. Include detailed procedures, agenda, sample report forms, and copy of AABC National Project Performance Guaranty or other certifying agency prior to commencing system balance.
  - 6. Test Reports: Indicate data on AABC MN-1 forms, forms prepared following ASHRAE 111, NEBB forms, or forms containing information indicated in Schedules.
  - 7. Include the following on the title page of each report:
    - a. Name of testing, adjusting, and balancing agency.
    - b. Address of testing, adjusting, and balancing agency.
    - c. Telephone number of testing, adjusting, and balancing agency.
    - d. Project name.

- e. Project location.
  - f. Project Architect and Owner.
  - g. Project Engineer.
  - h. Project Contractor.
  - i. Project altitude.
  - j. Report date.
- D. Project Record Documents: Record actual locations of flow measuring stations and balancing valves and rough setting.
- E. Provide a list of equipment, air supply, return and exhaust, heating water, and chilled water systems not in compliance with tolerances subsequently specified.

## **PART 2 PRODUCTS**

-- NOT USED --

## **PART 3 EXECUTION**

### **3.01 EXAMINATION**

- A. Verify that systems are complete and operable before commencing work. Ensure the following conditions:
1. Systems are started and operating in a safe and normal condition.
  2. Temperature control systems are installed complete and operable.
  3. Proper thermal overload protection is in place for electrical equipment.
  4. Final filters are clean and in place. If required, install temporary media in addition to final filters.
  5. Duct systems are clean of debris.
  6. Fans are rotating correctly.
  7. Fire and volume dampers are in place and open.
  8. Air coil fins are cleaned and combed.
  9. Access doors are closed and duct end caps are in place.
  10. Air outlets are installed and connected.
  11. Duct system leakage is minimized.
  12. Hydronic systems are flushed, filled, and vented.
  13. Pumps are rotating correctly.
  14. Proper strainer baskets are clean and in place.
  15. Service and balance valves are open.
- B. Submit field reports. Report defects and deficiencies noted during performance of services which prevent system balance.
- C. Beginning of work means acceptance of existing conditions.

### **3.02 INSTALLATION TOLERANCES**

- A. Air Handling Systems: Adjust to within plus 10 percent or minus 5 percent of design for supply systems and +/- 10 percent of design for return and exhaust systems.
- B. Air Outlets and Inlets: Adjust total to within plus 10 percent or minus 5 percent of design to space. Adjust outlets and inlets in space to within +/- 10 percent of design.
- C. Hydronic Systems: Adjust to within +/- 10 percent of design.

### **3.03 ADJUSTING**

- A. Ensure recorded data represents actual measured or observed conditions.
- B. Permanently mark settings of valves, dampers, and other adjustment devices allowing settings to be restored. Set and lock memory stops.

- C. After adjustment, take measurements to verify balance has not been disrupted or that such disruption has been rectified.
- D. Leave systems in proper working order, replacing belt guards, closing access doors, closing doors to electrical switch boxes, and restoring thermostats to specified settings.
- E. At final inspection, recheck random selections of data recorded in report. Recheck points or areas as selected and witnessed by the Owner.

### **3.04 AIR SYSTEM PROCEDURE**

- A. Adjust air handling and distribution systems to provide required or design supply, return, and exhaust air quantities.
- B. Make air quantity measurements in ducts by Pitot tube traverse of entire cross sectional area of duct.
- C. Measure air quantities at air inlets and outlets.
- D. Adjust noise distribution system to obtain uniform space temperatures free from objectionable drafts and noise.
- E. Use volume control devices to regulate air quantities only to the extent that adjustments do not create objectionable air motion or sound levels. Effect volume control by duct internal devices such as dampers and splitters.
- F. Vary total system air quantities by adjustment of fan speeds. Provide drive changes required. Vary branch air quantities by damper regulation.
- G. Provide system schematic with required and actual air quantities recorded at each outlet or inlet.
- H. Measure static air pressure conditions on air supply units, including filter and coil pressure drops, and total pressure across the fan. Make allowances for 50 percent loading of filters.
- I. Adjust outside air automatic dampers, outside air, return air, and exhaust dampers for design conditions.
- J. Measure temperature conditions across outside air, return air, and exhaust dampers to check leakage.
- K. For variable air volume system powered units, set volume controller to air flow setting indicated. Confirm connections are properly made and confirm proper operating for automatic variable air volume temperature control. Adjust drives to maximum airflow for highest static condition (maximum amps of motor). Allow VFD to regulate airflow per specification.

### **3.05 SCHEDULES**

- A. Equipment Requiring Testing, Adjusting, and Balancing:
  - 1. Plumbing pumps
  - 2. Fans
  - 3. Air terminal units
  - 4. Air inlets and outlets
- B. Report:
  - 1. Summary Comments:
    - a. Design versus final performance
    - b. Notable characteristics of system
    - c. Description of systems operation sequence
    - d. Summary of outdoor and exhaust flows to indicate amount of building pressurization.

- e. Nomenclature used throughout report
- f. Test conditions
- 2. Instrument List:
  - a. Instrument
  - b. Manufacturer
  - c. Model number
  - d. Serial number
  - e. Range
  - f. Calibration date
- C. Electric Motors:
  - 1. Manufacturer
  - 2. Model/frame
  - 3. HP/BHP
  - 4. Phase, voltage, amperage; nameplate, actual, no load
  - 5. RPM
  - 6. Service factor
  - 7. Starter size, rating, heater elements
  - 8. Sheave make/size/model
- D. V-Belt Drives:
  - 1. Identification/location
  - 2. Required driven RPM
  - 3. Driven sheave, diameter, and RPM
  - 4. Belt, size, and quantity
  - 5. Motor sheave diameter and RPM
  - 6. Center to center distance, maximum, minimum, and tested
- E. Heating Coils:
  - 1. Identification/number
  - 2. Location
  - 3. Service
  - 4. Manufacturer
  - 5. Air flow, design and tested
  - 6. Entering air temperature, design and tested
  - 7. Leaving air temperature, design and tested
  - 8. Air pressure drop, design and tested
- F. Air Moving Equipment:
  - 1. Location
  - 2. Manufacturer
  - 3. Model number
  - 4. Serial number
  - 5. Arrangement/Class/Discharge
  - 6. Air flow, specified and tested
  - 7. Return air flow, specified and tested
  - 8. Outside air flow, specified and tested
  - 9. Total static pressure (total external), specified and tested
  - 10. Inlet pressure
  - 11. Discharge pressure
  - 12. Sheave make/size/bore
  - 13. Number of Belts/Make/Size
  - 14. Fan RPM
- G. Exhaust Fans:
  - 1. Location
  - 2. Manufacturer
  - 3. Model number
  - 4. Serial number
  - 5. Air flow, specified and tested
  - 6. Total static pressure (total external), specified and tested

7. Inlet pressure
  8. Discharge pressure
  9. Sheave Make/Size/Bore
  10. Number of Belts/Make/Size
  11. Fan RPM
- H. Duct Traverses:
1. System zone/branch
  2. Duct size
  3. Area
  4. Design velocity
  5. Design air flow
  6. Test velocity
  7. Test air flow
  8. Duct static pressure
  9. Air temperature
  10. Air correction factor
- I. Terminal Unit Data:
1. Manufacturer
  2. Type, constant, variable, single, dual duct
  3. Identification/number
  4. Location
  5. Model number
  6. Size
  7. Minimum static pressure
  8. Minimum air flow, design and tested
  9. Maximum air flow, design and tested
  10. Inlet static pressure, design and tested
- J. Air Distribution Tests:
1. Air terminal number
  2. Room number/location
  3. Terminal type
  4. Terminal size
  5. Area factor
  6. Design velocity
  7. Design air flow
  8. Test (final) velocity
  9. Test (final) air flow
  10. Percent of design air flow

### **3.06 DETAILED REQUIREMENTS**

- A. Adjusting and Balancing:
1. Adjust and balance all portions of the mechanical systems to produce indicated results within limits of minus 5 or plus 10 percent or as subsequently directed by the Architect.
  2. Balancing data may be spot checked with instruments similar to that used by the balancing firm.
  3. If, in the judgment of the Architect, the discrepancies warrant additional adjustment, readjust and rebalance the systems at no additional project cost.
- B. Duct Pressure Test: To be conducted and/or witnessed by balancer.

**END OF SECTION**

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**SECTION 23-0700  
HVAC INSULATION**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. The requirements of this section apply to the insulation of mechanical equipment specified elsewhere in these specifications.
- B. Related Work: The requirements of Section 23 0500, Common HVAC Materials and Methods, also apply to this section.

**1.02 QUALITY ASSURANCE**

- A. Insulation Thickness and Thermal Performance: Comply with provisions of the State of Oregon Energy Code.
- B. Composite (Insulation, Jacket or Facing and Adhesives) Fire and Smoke Hazard Ratings: Not to exceed a flame spread of 25 or smoke development of 50 and containing less than 0.1% by weight deca-PDE fire retardant.
- C. Component Ratings of Accessories (Adhesives, Mastics, Cements, Tapes, Finishing Cloth for Fittings): Same as "B" requirements above and permanently treated. No water soluble treatments.

**1.03 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. General: In addition to the requirements specified in Section 23 0500, the following apply:
  - 1. Deliver insulation, coverings, cements, adhesives and coatings to the site in factory-fabricated containers with the manufacturer's stamp or label affixed showing fire hazard ratings of the products. Store insulation in original wrappings and protect from weather and construction traffic.
  - 2. Protect insulation against dirt, water, chemical and mechanical damage. Do not install damaged insulation. Remove such insulation from project site.

**1.04 SUBMITTALS**

- A. Submit catalog data and performance characteristics for each product specified.

**PART 2 PRODUCTS**

**2.01 ACCEPTABLE MANUFACTURERS**

- A. Insulating Manufacturers: Johns Manville, Knauf, Armstrong, Owens-Corning, Pittsburgh Corning, Pabco, Imcoa or Certain Teed. Johns Manville products are listed unless indicated otherwise.
- B. Adhesive Manufacturers: Foster, 3M, Insul-Coustic, Borden, Kingco or Armstrong.

**2.02 PIPING INSULATION**

- A. Interior and Exterior Piping Systems 50 to 850 Deg. F: Glass fiber preformed pipe insulation with a minimum K-value of 0.23 at 75 Deg. F, a minimum density of 3.5 pounds per cubic foot within all-service vapor barrier jacket, vinyl or pre-sized finish and pressure sensitive seal containing less than 0.1% by weight deca-PDE fire retardant.
- B. Exterior Installations: Same as for interior installations except 0.016" aluminum finish jacket

- C. Pipe Temperatures Minus 30 to 180 Deg. F: Flexible, preformed, pre-slit, self-sealing elastomeric pipe insulation up to 2-1/8" ID, thermal conductivity of 0.27 BTU/hr. sq. ft./in. at 75 deg. F and vapor transmission rating of 0.2 perms/inch. Apply in thickness necessary to prevent condensation on the surface at 85 deg. F and 70% RH. Armstrong "Armaflex 2000" or, in concealed locations, Imcoa or Nomaco also approved.
- D. Interior Piping Systems 32 to 50 Deg. F: Glass fiber preformed pipe insulation with a minimum K-value of 0.23 at 75 deg. F, a minimum density of 3.5 pounds per cubic foot. Polymer vapor barrier jacket containing less than 0.1% by weight deca-PDE fire retardant and with pressure sensitive seal and wicking system to remove condensation from pipe surface. Owens Corning "VaporWick."

### **2.03 DUCT INSULATION**

- A. Interior Above Grade Ductwork: Glass fiber formaldehyde-free blanket with "FSK" facing, k value = 0.31 at 75 deg. F, 0.2 perms, and UL 25/50 surface burning rating. Johns Manville "Microlite."

### **2.04 EQUIPMENT INSULATION**

- A. Equipment Temperatures Below 70 Deg. F: Flexible, closed cell, elastomeric sheet insulation of 5.5 #/cubic feet density and 0.27 thermal conductivity at 75 deg. F. Armstrong "Armaflex."
- B. Equipment Temperatures From 70 to 450 Deg. F: Glass fiber 3 pound density insulation with a 0.23 thermal conductivity at 75 deg. F. Johns Manville "814 Spin-Glas" with "FSK" jacket containing less than 0.1% by weight deca-PDE fire retardant or finished as recommended by manufacturer.

### **2.05 INSULATION ACCESSORIES**

- A. Insulation Compounds and Materials: Provide rivets, staples, bands, adhesives, cements, coatings, sealers, welded studs, etc., as recommended by the manufacturers for the insulation and conditions specified except staples not permitted on chilled water lines.
- B. Interior Tanks and Equipment Insulation Covering: Finished metal jacket or as recommended by the manufacturer for insulation material specified.
- C. PVC Protective Jacketing and Valve and Pipe Fitting Covers: Johns Manville Zeston 2000, Proto LoSmoke, or Ceel-Co Ceel-Tite 100 Series with precut fitting fiberglass insulation or approved.
- D. Jacket Lap Sealing Adhesives: Foster Drion 85-75 contact cement or approved substitute.
- E. Saddles and Shields: Unless otherwise indicated and except as specified in piping system specification sections, install the following types:
  1. Steel Pipe-Covering Protection Saddles (MSS Type 39): To fill interior voids with insulation that matches adjoining insulation.
  2. Protection Shields (MSS Type 40): Of length recommended by manufacturer to prevent crushing insulation.
  3. Thermal-Hanger Shield Inserts: For supporting insulated pipe, 360-degree insert of high-density, 100-psi (690-kPa) minimum compressive strength, water-repellent-treated calcium silicate or cellular-glass pipe insulation, same thickness as adjoining insulation with vapor barrier and encased in 360-degree sheet metal shield.

## **PART 3 EXECUTION**

### **3.01 PIPING INSULATION**

- A. General: Do not insulate underground piping except at joints and fittings on preinsulated piping unless indicated otherwise.

- C. Pipe Fittings:
1. Insulate and finish all fittings including valve bodies, bonnets, unions, flanges and expansion joints with fitting of same material as pipe insulation. Seal to adjacent insulation for continuous vapor barrier covering over all fittings.
  2. Provide removable/reusable insulation covers on 4" and larger valves, unions, flanges, pump casings, strainers and similar fittings or equipment requiring periodic service.
- D. Protective Covering: Install continuous protective PVC or metal covering on all piping and fittings in mechanical rooms below 8' AFF, and where insulation may be subject to damage. Install with rivets or cement seams and joints. Piping in tunnels need not be covered with PVC jacketing.
- E. Insulated Piping: Comply with the following.
1. Attach clamps and spacers to piping.
    - a. Piping Operating above Ambient Air Temperature: Clamp may project through insulation.
    - b. Piping Operating below Ambient Air Temperature: Use thermal-hanger shield insert with clamp sized to match OD of insert.
    - c. Do not exceed pipe stress limits according to ASME B31.9.
  2. Install MSS SP-58, Type 39 or Type 40 protection saddles, if insulation without vapor barrier is indicated. Fill interior voids with insulation that matches adjoining insulation.
    - a. Thermal-hanger shield inserts may be used. Include steel weight-distribution plate for pipe NPS 4 (DN100) and larger if pipe is installed on rollers.
  3. Shield Dimensions for Pipe: Not less than the following.
    - a. NPS 1/4 to NPS 3-1/2 (DN8 to DN90): 12 inches (305 mm) long and 0.048 inch (1.22 mm) thick.
    - b. NPS 4 (DN100): 12 inches (305 mm) long and 0.06 inch (1.52 mm) thick.
    - c. NPS 5 and NPS 6 (DN125 and DN150): 18 inches (457 mm) long and 0.06 inch (1.52 mm) thick.
    - d. NPS 8 and NPS 14 (DN200 and DN350): 24 inches (610 mm) long and 0.075 inch (1.91 mm) thick.
    - e. NPS 16 and NPS 24 (DN400 and DN600): 24 inches (610 mm) long and 0.105 inch (2.67 mm) thick.
  4. Pipes NPS 8 (DN200) and Larger: Include wood inserts.
  5. Insert Material: Length at least as long as protective shield.
  6. Thermal-Hanger Shields: Install with insulation same thickness as piping insulation.
- F. Piping Insulation Lap Seams and Butt Joints: Install insulation jacket in accordance with manufacturer's recommendation. Where jacket joint and lap seams have not adhered, remove affected section of insulation and reinstall or apply lap sealing adhesive in accordance with manufacturer's instructions.

### 3.02 DUCTWORK INSULATION

- A. Ductwork: Insulate the following:
1. All supply ductwork.
  2. All supply and return ductwork in systems routed in unconditioned spaces or exposed to the outside conditions.
  3. All outside air intake ducts.
  4. All ductwork required to be insulated by code.
  5. All relief ducts.
- B. Insulation Thickness: Select board and blanket insulation of thickness required to provide the following installed R-value.
1. All heating or cooling system supply and return ducts located on the exterior of the insulated building envelope and all outside air intake ducts.
    - a. R-8
  2. All heating and cooling system supply ducts located inside of building envelope or in unconditioned spaces, R-5.
  3. All heating and cooling system return ducts located in vented spaces, R-8.

- C. Fittings: Wire and duct adhesive as required. To prevent sagging on all rectangular or square ducts over 24" wide, install Gramweld or equal welding pins on the bottom. Maximum spacing 18" on center in both directions.
- D. Installation: Applied with butt joints, all seams sealed with vapor seal mastic or taped with 2" wide vapor-proof, pressure-sensitive tape. Seal all penetrations with vapor barrier adhesive.
- E. Internally Lined Ductwork: Where internally lined ductwork is indicated on the Drawings and/or specified, no exterior insulation is required. Select duct lining to provide the required R-value. Carefully lap the ends of the exterior insulation a minimum of 6" past the interior insulation unless otherwise shown. Seal the end of vapor barrier jacket to the duct with mastic where the vapor barrier is required. Duct lining is specified in Section 23 3000.

### **3.03 EXPANSION JOINTS**

- A. Insulation: Insulate expansion joints on heating and/or cooling piping to match thickness of adjacent piping. Build up piping insulation adjacent to the expansion joints sufficiently to allow internal clearance within the insulation for the diameter of the expansion joint. Fasten one end of the expansion joint insulation securely and provide aluminum or sheet metal on the built-up insulation at the other end to permit movement of the insulation without damage.
- B. Finish: Finish as specified for adjacent piping with fireproof covering.

**END OF SECTION**

**SECTION 23-3000  
AIR DISTRIBUTION**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. Provide Air Distribution Materials as specified herein and as shown on the Drawings.
- B. Material characteristics and size shall be as indicated on the Drawings.
- C. Related Work: The requirements of Section 23 0500, Common HVAC Materials and Methods, also apply to this section.

**1.02 QUALITY ASSURANCE**

- A. Air Distribution Equipment Rating: In accordance with AMCA certified rating procedures and bearing the AMCA label.
- B. See Commissioning specification for additional requirements.

**1.03 SUBMITTALS**

- A. Submit catalog data, construction details and performance characteristics for all manufactured materials.
- B. Submit operating and maintenance data.
- C. For adhesives and sealants used on the interior of the building (inside the waterproofing system), include printed statement of volatile organic compound (VOC) content.

**PART 2 PRODUCTS**

**2.01 SHEET METAL**

- A. Quality Assurance: Galvanized steel sheet metal except where otherwise indicated. Metal gauges, joints and reinforcement in accordance with Mechanical Code, ASHRAE and SMACNA standards. Ductwork shall be fabricated to the following pressure classifications:
  - 1. Return and exhaust ducts: 2" negative.
  - 2. Supply ducts from fan discharge to VAV box inlet: 4" positive. VAV box discharge to diffuser: 1" positive.
  - 3. Underfloor ductwork shall be per 2.1K unless associated with low return ducts and plenums with less than 10' of length below grade. Short runs of RA ductwork below grade may be constructed of 300 Series stainless steel with fully welded seams. Ducts to be lined per code for below grade ducts. Metal gauge shall be at least 20 gauge.
- B. Acoustical Duct Lining: Line ducts with 1" thick lining (unless noted otherwise) for installation inside the building insulation envelope, and 1-1/2" for installation outside the building insulation envelope. Density shall be 3 lb / ft<sup>3</sup> minimum. Owens Corning, QuietR, or equal Schueller, or Certain Teed. Meeting NFPA 90A and B requirements for maximum flame spread and smoke developed. Duct liner adhesive shall conform to ASTM C916. Mechanically attach lining to sheet metal duct with fasteners conforming to SMACNA Standard MF-1-1971, Schuller Grip Nails or Gramweld welding pins. Apply fire-retardant type adhesive similar to Schuller No. 44 adhesive, Benjamin Foster 81-99, Insul-Coustic 22 or 3M equivalent on all leading edges, joints and seams.
- C. Duct Sealing Tapes: Provide one of the following UL listed ductwork sealing tape systems.

1. Two-part sealing system with woven fiber, mineral gypsum impregnated tape and non-flammable adhesive. Hardcast "DT" tape and "FTA-20" adhesive, United "Uni-Cast" system, or accepted substitute.
  2. For joints and seams exposed to the weather in lieu of soldering, United "Uni-Cast" system or approved.
  3. Sealing systems with VOC content are not allowed.
  4. Sealants and Primers – General: Provide only products having lower volatile organic compound (VOC) content than required by South Coast Air Quality Management District Rule No. 1168.
- D. Optional Duct Joints for Sheet Metal Ducts: "Ductmate System" by Ductmate Industries, Inc., Ward Duct Connectors, Inc., Mez Industries, or acceptable substitute. Spiramir self-sealing round duct connector system meeting Class 3 leakage standards with EPDM o-ring seal.
- E. Exposed to View Spiral Seam Duct and Fittings: Round and flat oval spiral seam duct shall be manufactured of galvanized steel sheet metal with spiral lock seam. Matching fittings shall be manufactured of galvanized steel with continuous welded seams. Gauge shall be per SMACNA Duct Construction Standard third addition table for appropriate pressure, and reinforcement or at least 26 gauge.
- F. Concealed Round Duct: Round and flat oval spiral seam duct shall be manufactured of galvanized sheet metal with spiral lock seam. Construction, gauges, and reinforcement in accordance with SMACNA standards. Fittings shall be manufactured of galvanized steel with spot welded or riveted and sealed seams or continuously welded seams. Snap lock longitudinal seam duct shall fully comply with SMACNA standards for duct gauge and seam type for appropriate pressure class. Adjustable elbows are prohibited.
- G. Flexible Ductwork-Low Pressure: Insulated low pressure flexible duct, factory fabricated assembly consisting of a zinc-coated spring steel helix seamless inner liner, wrapped with a nominal 1" thick insulation for installation inside the building insulation envelope, and 1-1/2" for installation outside the building insulation envelope, 1 pound/cubic foot density fiberglass insulation. The assembly shall be sheathed in a vapor barrier jacket, factory vapor resistance sealed at both ends of each section. The composite assembly, including insulation and vapor barrier, shall meet the Class 1 requirements of NFPA Bulletin No. 90-A and be labeled by Underwriters Laboratories, Inc., with a flame spread rating of 25 or less and a smoke developed rating of 50 or under. The duct shall have factory sealed double air seal (interior and exterior) to assure an airtight installation. Genflex, ATCO, Wiremold, Thermaflex, Glassflex, Clevepak, Schuller, or accepted substitute.

## 2.02 ACCESSORIES

- A. Manual Volume Dampers: Construct of material two gauges heavier than duct in which installed; single plate up to 12" wide; multiple over 12" wide. Hem both edges 1/2" and flange sides 1/2". Use Young, Duro-Dyne, MAT, or accepted substitute damper accessories. Young numbers are shown.
1. No. 605 bearing set with No. 403 regulator for dampers up to 24" long.
  2. For dampers over 24" long use No. 660 3/8" rod, No. 656 end bearing and No. 403 regulator.
  3. Where damper regulators are not readily accessible, use No. 660 or No. 661 rod extensions and No. 301 and No. 315 concealed damper regulators or MAT cable operated dampers as required.

Location of all volume dampers is not necessarily shown on Drawings; minimum required is one in each supply, return or exhaust main, and one in each branch.

- B. Locking Connection Straps: 1/2" wide positive locking steel straps or nylon self-locking straps. Panduit or accepted substitute.
- C. Connection Fittings: Connections to non-metallic ducts manufactured sheet metal "spin-in" fittings. Genflex, Wiremold, Thermaflex, Glassflex, Clevepak, Schuller, or accepted substitute.
- G. Flexible Connections: Neoprene impregnated fiberglass connection. Ventglass, Duro-Dyne, or accepted substitute.
- H. Control Dampers: Construct of aluminum frame and blades with continuous full length axle shafts and/or operating "jackshafts" as required to provide coordinate tracking of all blades. Interlocking multi-blade type, except where either dimension is less than 10", a single blade may be used. Opposed blade type on all modulating dampers and parallel blades on all two position dampers. Provide with metal jamb seal and neoprene blade seals. Damper assembly rated for maximum air leakage of 4 CFM per square foot at 1" wg pressure or less and with interconnecting blade linkages in the side channels of the frame.

### **2.03 GRILLES, REGISTERS AND DIFFUSERS**

- A. Description: Provide grilles, registers and diffusers as shown on the Drawings.
- B. Finishes:
  1. Steel: Flat white enamel prime coat, factory applied on ceiling diffusers. Others are to have a baked enamel finish, color as selected by Architect.
  2. Aluminum: Anodized clear finish unless indicated otherwise.
- C. Manufacturers: Carnes, Krueger, Titus, Price, Nailor, and Tuttle & Bailey are accepted substitutes where only Titus model numbers are listed. Where other manufacturer's products are listed and/or "accepted substitute" is indicated, only the products or an accepted substitute for that item shall be provided.
- D. Ceiling Return or Exhaust Register: Face bars parallel to long dimension on ceiling type and horizontal on wall type; bars set at 35 degrees to 45 degrees, spaced on 0.66" to 0.75" centers; key operated opposed blade volume damper. Titus 350RL Series.
- E. Plaster Frames: Provide plaster frames for all diffusers, grilles or registers installed in plaster walls or ceiling. Where register face is aluminum, the plaster frame shall be aluminum. Frame to match manufacturer of register or be of compatible size of listed manufacturer. Titus TRM/TRM-S.

## **PART 3 EXECUTION**

### **3.01 EQUIPMENT INSTALLATION**

- A. Air Handling Equipment Installation and Arrangement: Install and arrange as shown on Drawings. Comply with the manufacturer's recommendations for installation, connection, and start-up.
- B. Equipment Access Panels: Locate free of all obstructions such as ceiling bars, electrical conduit, lights, ductwork, etc.
- C. Filters: Install specified filters or accepted substitute temporary construction filters in supply units and systems prior to start-up or use for drying and/or temporary heat. Replace prior to acceptance of project.

### **3.02 INSTALLATION OF GRILLES, REGISTERS AND DIFFUSERS**

- A. Size and air handling characteristics shall be as shown on the Drawings.

- B. Locate, arrange, and install grilles, registers and diffusers as shown on the Drawings. Locate registers in tee-bar ceilings with diffusers centered on the tile unless indicated otherwise.

### **3.03 DUCTWORK INSTALLATION**

- A. Support: Install ductwork with 1" wide strap cradle hangers not more than 8' on centers or as required by code. Support terminal units independent of adjacent ductwork. Attach to available building construction according to good practices for materials involved. Manufactured hanger system acceptable in lieu of fabricated hangers at Contractor's option. Ductmate "Clutcher" system or approved. Support flexduct where shown to be used for lengths beyond 4' per above requirements. Comply with SMACNA Duct Construction Standard Figure 3-9 and 3-10.
- B. Fan and Air Handling Unit Flexible Connections: Install neoprene impregnated fiberglass connections in ductwork at all rotating equipment. Ventglass, Duro-Dyne or accepted substitute.
- C. Elbows and Fittings: Construct elbows with throat radius equal to duct width in plane of turn or make them square and provide double wall, air foil turning vanes.
- D. Fittings: Make transitions and take-offs as shown on Drawings. Provide volume dampers and splitter dampers as indicated on Drawings and as specified. Saddle tees are not allowed.
- F. Manual Volume Dampers: Location of all volume dampers are not necessarily shown on the Drawings. Provide a minimum of one volume damper in each supply, return or exhaust branch. Do not install dampers closer than 3 duct diameters to the diffuser.
- G. Duct Insulation: Specified in Section 23 0700.
- H. Sleeves: Provide galvanized sheet metal plaster ring around ductwork penetrating exposed finished walls. Sleeve and flash all duct penetrations through exterior walls in an air tight and weatherproof manner.
- I. Plenums: Construct sheet metal plenums and partitions of not lighter than 18 gauge galvanized steel and reinforce with 1-1/2" by 1/2" by 1/8" angles as required to prevent drumming or breathing.
- J. Access: Install necessary access opening and covers for cleaning, wiring or servicing motors, filters, fans, both entering and leaving air sides of coils, fire and/or smoke dampers and to other equipment located within or blocked by sheet metal work.
- K. Sealing: Caulk, seal, grout and/or tape ductwork and plenums to make airtight at seams, joints, edges, corners and at penetrations. Solder all seams, joints, etc., on all ductwork exposed to the weather. Install specified tape in accordance with manufacturer's requirements using degreaser on surfaces to be taped and wiped to eliminate moisture.

### **3.04 FIELD QUALITY CONTROL**

- A. Disassemble, reassemble, and seal segments of systems as required to accommodate leakage testing and as required for compliance with test requirements.
- B. Conduct test, in presence of Architect, at static pressures equal to maximum design pressure of system or section being tested. If pressure classifications are not indicated, test entire system at maximum system design pressure. Do not pressurize systems above maximum design operating pressure. Give seven days' advance notice for testing.
- C. Determine leakage from entire system or section of system by relating leakage to surface area of test section.
- D. Maximum Allowable Leakage: Comply with requirements for Leakage Classification 3 for round and flat-oval ducts, Leakage Classification 12 for rectangular ducts in pressure classifications less than and equal to 2-inch wg (both positive and negative pressures).

- E. Remake leaking joints and retest until leakage is less than maximum allowable.
- F. Leakage Test: Perform tests according to SMACNA's "HVAC Air Duct Leakage Test Manual."

**3.05 NEW DUCTWORK CLEANING**

- A. Store all ductwork materials on pallets or above grade, protected from weather, dirt/mud and other construction dust.
- B. Remove all accumulated dust, dirt, etc. from each duct section as it is being installed.
- C. Prior to installation of diffusers, grilles and registers, install temporary system filters and cover all diffuser, grille and register openings with temporary 25% efficiency filter materials and start the fan systems. Operate fans a minimum of 8 hours. Remove all temporary filters at the end of that period.
- D. Clean all diffusers, grilles and registers just prior to project final completion.
- E. Cover all ductwork terminations during construction to prevent accumulation of dust and debris.

**END OF SECTION**

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**SECTION 23-3400  
HVAC FANS**

**PART 1 GENERAL**

**1.01 DESCRIPTION**

- A. Provide Fans as specified herein and shown on the Drawings.
- B. Equipment capacity and size as indicated in the equipment lists on the Drawings.
- C. Related Work: The requirements of Section 23 0500, Common HVAC Materials and Methods, also apply to this section.

**1.02 QUALITY ASSURANCE**

- A. Air Handling Equipment: Rated in accordance with AMCA certified rating procedures and AMCA labeled.
- B. See Commissioning specification for additional requirements.

**1.03 SUBMITTALS**

- A. Submit catalog data, construction details and performance characteristics for each fan.
- B. Submit operating and maintenance data.

**PART 2 PRODUCTS**

**2.01 EXHAUST FANS**

- A. Roof Mounted Exhaust Fan (Direct Drive): Curb mounted on roof; vertical shaft, direct driven, open BI wheel as shown on Drawings with permanently lubricated sealed ball bearings; fan duty motor; bird screen; weatherproof aluminum housing for mounting on square base; capacity as indicated on Drawings. Motor located outside the air stream. Casing to be easily removed for service. Motor and fan assembly to be mounted on rubber vibration isolators. Where indicated on the Drawings, provide backdraft damper or motorized damper. Provide with EC motor where listed on schedule. Motor shall be provided with integral device to manually adjust speed as listed on schedule. Provide a factory-mounted disconnect and a 14-inch-high curb to match the roof slope, or provide a curb adapter as required for installation on the existing curb. **Contractor to verify the size and condition of the existing curb and replace it if it is not suitable for reuse.** Greenheck G, as Basis of Design, Carnes, Cook, Twin City, or approved.

**PART 3 EXECUTION**

**3.01 INSTALLATION**

- A. Install and arrange equipment as shown on the Drawings and as recommended by the equipment manufacturer.

**3.02 AIR HANDLING INSTALLATION**

- A. Installation and Arrangement: Air handling equipment shall be installed and arranged as shown on the Drawings. Comply with the manufacturer's recommendations for installation connection and start-up.
- B. Train Owner's maintenance personnel to adjust, operate and maintain the entire unit. Refer to Division 01 Section Closeout Procedures and Demonstration and Training.

**3.03 CONTROLS**

- A. Wiring: All wiring shall be in accordance with the National Electrical Code and local electrical codes.

**END OF SECTION**

**SECTION 26 0500**  
**BASIC ELECTRICAL MATERIALS & METHODS**

**PART 1 - GENERAL**

**1.01 Description**

- A. Furnish labor, supervision, permits, materials and equipment to complete the work required in Division 26 and by the contract documents.
- B. It is the intention of this Section of the Specifications and the accompanying drawings to describe and provide for the furnishing, installing, testing and placing in satisfactory and successful operation all equipment, materials, devices and necessary appurtenances to provide a complete electrical system, together with such other miscellaneous installations and equipment hereinafter specified and/or shown on the Plans.

**1.02 Contract Documents**

- A. The Contract Documents are complimentary, and what one affecting this Division requires shall be binding as if repeated herein.
- B. Separation of this Division from other Contract Documents shall not be construed as complete segregation of the work.
- C. Electrical work shall include both this Division as well as other Divisions as applicable.

**1.03 Codes**

- A. Meet requirements of State of Oregon Electrical Specialty Code, Oregon Administrative Rules Chapter 437, American Society of Testing and Materials (ASTM) Federal Specifications, American National Standards Institute (ANSI), National Electrical Manufacturers Association (NEMA), National Fire Protection Association (NFPA), Underwriters Laboratory (UL), National Electrical Code, National Electrical Safety Code, all rules and regulations of the local serving utility, National Board of Fire Underwriters and Oregon Structural Specialty Code. All Codes, rules, and regulations shall be the current or latest edition adopted by authorities having jurisdiction at time of permit.
- B. Code requirements shall be considered a minimum guide for the work. Where contract documents require work materials in excess of Code minimum, install work as called for in contract documents.

**1.04 Permits, Licenses And Taxes**

- A. The Contractor shall obtain and pay for all licenses, permits and inspections required by laws, ordinances and rules governing work specified herein. The Contractor shall arrange for inspection of work by the inspectors and shall give the inspectors all necessary assistance in their work of inspection. Division 26 Contractor shall make all necessary arrangements for installation of electrical services indicated on plans.

**1.05 Layout And Coordination**

- A. See General Conditions.
- B. Before starting work, carefully examine Architectural, Plumbing, Heating, Ventilating and Air Conditioning Drawings to become thoroughly familiar with conditions governing work on this project. Verify elevations, measurements, rough-in requirements of equipment

and its installation location before proceeding with the work. Install equipment with access as required by NEC.

- C. Prior Installation. Any electrical work installed prior to approval of coordination drawings shall be at the Contractor's risk. Subsequent relocations required to avoid interferences shall be made without additional expense to the Owner. In case interference develops, the Engineer will decide which work shall be relocated, regardless of which was installed first.
- D. The existence of any wires, conduits, pipes, ducts or other service facilities is shown in a general way only. The Contractor is responsible for making the exact determination of the location and condition of these facilities.
- E. The Drawings indicate outlet and equipment locations, directions and locations of branch circuit wiring and homeruns. Verify all locations with actual field conditions.
- F. The horsepower of motors and apparatus wattages indicated on the plans and in the panel schedules are estimated requirements of equipment furnished under other Divisions of this contract and bid shall be based on these sizes. Overload elements, contactors, circuit breakers, fuses, conductors, etc., shall be furnished to suit actual equipment installed. Advise Engineer of any equipment changes affecting electrical circuits.
- G. The general directions and location of homeruns are indicated on Drawings and are to be extended to panels as though routes were completely shown. No homeruns or branch circuits are to be combined. Items which are installed other than as shown on Drawings and without receiving prior written approval will be ordered removed and installed as shown without additional cost to Owner.
- H. Owner shall not be responsible for any loss of unanticipated costs that may be suffered by the successful bidder as a result of such bidder's failure to fully inform himself in advance in regard to all conditions pertaining to the work and character of the work.
- I. Coordinate work with other crafts employed on the project. Should rearrangement or relocation of equipment be necessary, provide for approval the simplest layout possible for that particular portion of the work. Under no condition are beams, girders, footing or columns to be cut for electrical items unless so shown on Plans or written approval is obtained from the Architect or Engineer.
- J. Special attention shall be given for the following items and all conflicts shall be reported to the Engineer before installation for decision and correction:
  - 1. Door swings; switches shall be located on the "strike" side of the door.
  - 2. Location of radiators, grilles, pipes, ducts and other mechanical equipment so that all electrical outlets, lighting fixtures and other electrical outlets and equipment are clear from and in proper relation to these items.
  - 3. Location of cabinets and counters so that electrical outlets and equipment are clear from and in proper relation to these items.
  - 4. Within the limits indicated on the drawings, the maximum practicable space for operation, repair, removal and testing of equipment shall be provided.
  - 5. Contractor shall coordinate with HVAC installer (if separate from the Contractor) to wire the HVAC system when the installer is ready for power.
- K. Contractor shall consult the Architectural drawings for the exact height and/or location of all outlets, switches, lights, etc. specified herein or on the drawings.

- L. Outlet locations shown on the drawings are approximate. Contractor shall study the building drawings in relation to spaces and equipment surrounding each outlet so that the lighting fixtures are symmetrically located according to ceiling tile and room layout. When necessary, with the Engineer's approval, outlet shall be relocated to avoid interference with structural features of the building.
- M. Call to the attention of the Architect any error, conflict or discrepancy in Plans and/or Specifications. Do not proceed with any questionable items of work until clarification of same has been made.
- N. Supplementary Details and Plans may be supplied as required and they will become a part of the Contract Documents. The Architect or Engineer reserves the right to make minor changes prior to installation of specific electrical systems in the location of the conduits, outlets, etc., from those shown on the plans without extra charge to the Owner.
- O. Arrange work to reduce interruption of any existing service to minimum. When interruptions are unavoidable, consult Owner or Utility involved and agree in writing, with copy to the Architect, upon a mutually satisfactory time and duration.

#### 1.06 Substitution Requests

- A. Substitution of Equipment. (Prior To Bid).
  1. Bids shall be based only upon the materials, construction and equipment specifically identified in the bidding documents, except as hereinafter provided.
  2. If Contractors wish to use items of equipment other than those named in their base bid, Contractor shall apply in writing to the Engineer for approval of substitution at least 10 days prior to opening of bids, submitting with his request for approval complete descriptive and technical data on the items he proposes to furnish.
  3. Equipment and materials proposed for substitution shall be similar in design and equal in quality and function to those specified.
  4. Submittal shall be in triplicate with identification of the item to be substituted and clearly marked with all pertinent data depicting proper characteristics of proposed item.
  5. Contractor's description of his proposed substitution shall specifically note all differences between the item specified and the proposed substitution.
  6. If the Engineer approves any proposed substitution, such approval will be set forth in an Addendum or in writing to the person submitting equipment for approval.
  7. Where a substitution alters the design or space requirements indicated, Contractor shall include all items of cost for the revised design and construction including cost of all allied trades.
  8. Unless requests for changes in base bid specifications are received and approved prior to the opening of bids, as defined above, the successful Contractor will be held to furnish specified items under his base bid. After Contract is awarded, changes in specifications will be made only as defined under Substitution of Equipment. (After bid).
- B. Substitution of Equipment or Materials. (After Bid).
  1. After execution of the Contract, substitution of equipment or makes other than those specifically named in the Contract Documents will be approved by the Engineer for the following reasons only:

2. That the equipment proposed for substitution is equal to and/or superior to equipment named, in construction, efficiency and utility, and further that the equipment named in the specifications cannot be delivered to the job in time to complete the work in proper sequence to work of other Contractors, due to conditions beyond the control of the Contractor.
3. To receive consideration, requests for substitutions must be accompanied by documentary proof of equality or difference in price and delivery, if any, in the form of certified quotations from suppliers of both specified and proposed equipment.
4. In case of a difference in price, the Owner shall receive all benefit of the difference in cost involved in any substitution and the Contract altered by Change Order to credit Owner with any savings so obtained.

1.07 Submittals: Shop Drawings And Material Lists

- A. In addition to the requirements of General Conditions of Division 01, submit manufacturers data and Shop Drawings and Material Lists as required by individual sections of Division 26 (and otherwise associated Divisions).
- B. Before commencing work and within 30 days after award of contract, furnish six (6) copies of complete Shop Drawings and Material Lists to the Architect or Engineer.
- C. Include only information on exact equipment installed; not complete "line" of manufacturer. Where sheets show proposed equipment as well as other equipment, identify proposed equipment with black arrow, underlining or circling. Contractor is not to use red. Diagrams for systems to be complete Drawings for specific system installed. "Typical" line diagrams not acceptable unless properly marked to indicate exact system for this project.
- D. Single Submission. Data and shop drawings shall be supported and included in a single submission. Multiple submissions are not acceptable except where prior approval has been obtained from the Engineer. In such cases, a list of data to be submitted later shall be included with the first submission.
- E. Shop Drawings. Shop drawings shall include complete construction details, dimensions, material descriptions, diagrams or pictures showing physical characteristics, performance and test data, description of operation, installation methods, wiring diagrams and any other data or information necessary for a complete evaluation. (Note: do not re-draw the contract drawings. The drawings to be submitted under this subsection are all the supplemental drawings and manufacturers' specification drawings which are not included in the contract drawings.) Shop drawings are in addition and supplemental to the contract drawings.
- F. Identification. In addition to the requirements of Special Provisions, submittals shall be identified by the name of the system and applicable specification paragraph number.
- G. Delivery Prior to Approval. No item of material or equipment shall be delivered to the site or installed, until approved. After the proposed materials have been approved, no substitution will be permitted except where approved by the Engineer.
- H. Compliance. Should the Contractor fail to comply with the requirements of these provisions, the Engineer reserves the right to select any or all items of materials and systems. Selection shall be final and binding upon the Contractor. Materials so selected or approved shall be used in the work at no additional cost to the Owner.

- I. Departures. If departures from the contract drawings are deemed necessary by the Contractor, details of such departures, including changes in related portions of the project and the reasons therefore, shall be submitted with the drawings. Where such departures require raceways or equipment to be supported otherwise than as shown, the details submitted shall include loadings and type and kind of frames, brackets, stanchions, or other supports necessary. Approved departures shall be made at no additional cost to the Owner.
- J. Electrical Diagrams. A complete electrical connection diagram for each item of equipment furnished under Division 26, which has electrically controlled components having more than one automatic or manual control device, shall be submitted for approval. Wiring diagrams shall identify each component, and one diagram shall show all interconnected or interlocked components. It is understood that the contract electrical drawings do not have to be submitted or copied for inclusion in this submittal.
- K. Contractor agrees that submittals processed by the Engineer are not change orders; that the purpose of submittals by the Contractor is to demonstrate to the Engineer that the Contractor understands the design concept, that he demonstrates his understanding by indicating which equipment and material he intends to furnish and install and by detailing the fabrication and installation methods he intends to use.
- L. Late submittals will not be considered an excuse for time extension for the project.
- M. Data not in conformity with these requirements will be returned for resubmittal.
- N. Organization:
  - 1. Assemble Shop Drawings and submittal data in hard cover loose-leaf ring binder. Provide cover with permanently attached typewritten or printed label with name of project, job number and heading reading "ELECTRICAL SUBMITTAL DATA".
  - 2. Organize data in each set in basic categories listed in index for Division 26 (and otherwise associated Divisions). Provide submittal data with typewritten index having same sequence, numbering and wording as index for Division 26 (and otherwise associated Divisions). In addition, provide divider sheets between each section with identifying tabs having same designations as index. Organize material in each section in same order and identify with same number and wording as paragraphs of specification section.
  - 3. Submit neat, clean copies of data, 8-1/2 inch by 11-inch size. Accordion fold required drawings to 8-1/2 inch by 11-inch size and include in submittal binder.

#### 1.08 Electrical Equipment Operation and Maintenance Manuals

- A. In addition to the requirements of the General Conditions of Division 01, submit manuals as required by individual Sections of Division 26 (and otherwise associated Divisions).
- B. Provide all electrical equipment and control information. The purpose of this manual is to provide one comprehensive document that illustrates and describes all the electrical equipment and instrumentation installed in the plant.
- C. For final acceptance of Division 26 work, provide to the Architect or Engineer six (6) copies of complete electrical operating and maintenance manuals for servicing of all equipment installed.
- D. Information included must be exact equipment installed, not complete "line" of manufacturer. Where sheets show equipment installed as well as other equipment, identify installed equipment with black arrow, underlining or circling. Contractor is not to use red. Diagrams for each system to be complete Drawings for specific system installed. "Typi-

cal" line diagrams not acceptable unless properly marked to indicate exact system for this project.

- E. Information shall include all revisions noted in shop drawings. Copies of stamped drawings are not acceptable.
- F. Provide General Contractor's name, contact person, telephone/fax numbers, include similar information for the sub-contractors.
- G. Include all electrical devices provided under all Divisions. Coordinate with other Division Contractors. The Contractor shall coordinate with the Division 17 contractor and the Software Integrator to include pertinent documentation from their responsibilities in this submittal.
- H. Manuals and documentation shall include calibration curves of every sensing device and a programming documentation sheet for every programmable device. The programming documentation sheet shall show the final operational value of every programmable parameter of every device. The purpose of this sheet is to provide maintenance personnel with a convenient source of information for programming the parameters of a replacement device should the old device fail.
- I. Organization:
  - 1. Assemble Shop Drawings and submittal data in hard cover loose-leaf ring binder. Contractor shall insert printed spine and cover title sheets to match font style and size of the rest of the plant O&M manual set. Coordinate with the General Contractor.
  - 2. Organize data in each set in basic categories listed in index for Division 26. Provide submittal data with typewritten index having same sequence, numbering and wording as index for Division 26. In addition, provide divider sheets between each section with identifying tabs having same designations as index. Organize material in each section in same order and identify with same number and wording as paragraphs of specification section.
  - 3. Submit neat, clean copies of data, 8-1/2 inch by 11-inch size. Accordion fold required drawings to 8-1/2 inch by 11-inch size and include in submittal binder.

#### 1.09 Project Record Drawings

- A. Maintain at the site one complete set of full-sized original prints for recording installed conditions (As-Builts). Keep record Drawings clean, undamaged and up to date as work progresses. Accurately indicate electrical work as actually installed with indications of all deviations, additions and omissions in red ink. Locate all buried exterior raceways or cables by actual dimensions from walls, center-lines or fixed points of reference.
- B. The purpose of these Record drawings is to provide the Engineer with an easy to read, complete record of the installation so that at the end of the project the Engineer can revise the original contract drawings to represent the actual installation. Color-coded and highlighted notes shall be used if these would make the Record Drawings easier to read.
- C. At the completion of the work, Contractor shall furnish the Engineer this original set of marked-up drawings. Final payment to the Contractor will not be authorized until these drawings have been submitted to and accepted by the Engineer.

### 1.10 Certificates

- A. For final acceptance of Division 26 work (and that of otherwise associated Divisions), provide certificate of approval from the applicable regulatory and permitting agencies certifying that the electrical work has been inspected and that the work conforms with the minimum requirements of the State Electrical Codes.

### 1.11 Warranty

- A. See Division 01.

## PART 2 - PRODUCTS

### 2.01 Materials

- A. Unless otherwise specified, all material to be new of recent manufacture, carrying full factory warranty, UL approved or approved by local inspection authority.
- B. All like materials shall be by the same manufacturer throughout the project.
- C. All material shall be new and bear manufacturer's name, model number, electrical characteristics and other identification and shall be the standard product of manufacturer regularly engaged in production of similar material.
- D. Access Panels:
  - 1. Provide access panels of adequate size for equipment requiring service and installed above plaster or gypsum board ceilings, behind walls or in furring.
  - 2. Furnish complete with correct frame for type of building construction involved. Size, number and location of access panels is not necessarily shown on Drawings.
  - 3. Use no panel smaller than 12 inches by 12 inches for simple manual access, nor smaller than 16 inches by 20 inches where personal must pass through.
  - 4. Access panels shall maintain ceiling fire rating.
  - 5. Acceptable Manufacturers: Milcor A, K, L, or M panels or equivalent Bilco or Potter - Roemer as required by construction.

## PART 3 - EXECUTION

### 3.01 Framing And Blocking

- A. Structural framing will be done by the Contractor.
- B. Blocking required for sole use of electrical work such as fastening and support of outlet boxes, fixtures, panels, conduit, etc., will be by the Electrical Contractor.

### 3.02 Protection

- A. Cap or plug all raceway openings during construction.
- B. Protect all completed work against dirt, water or chemical damage, mechanical accident or injury.
- C. Equipment found damaged or in other than new condition will be rejected as defective.

### 3.03 Sleeves

- A. Where conduit passes through masonry or concrete, install sleeves during construction of same.
- B. Where conduit must by necessity pass through beams or columns, install sleeves located as directed by Engineer.

### 3.04 Identification

- A. Label complete electrical system to indicated use of each item of equipment or load served.
- B. Identification of Disconnecting Means: Provide identification of disconnects in accordance with Section 110-22 and Section 240-83 of the National Electrical Code.
- C. Identification of Conductors and Components for Distribution Systems Operating at Two or More Different Voltages: Identify components in accordance with Section 210-4(d) of the National Electrical Code. Required labeling shall be by Micarta plate.
- D. Provide typewritten circuit schedules for panelboards, cross-connect panels and terminal cabinets. Schedules shall be covered with minimum of 0.018 inch thick clear rigid plastic installed in permanently attached metal frame holder located on inside face of door. Schedules to use final assigned room names/numbers, loads not plan designations.
- E. When making modifications to existing equipment or panelboards, provide labels as indicated in this section. Provide new typewritten circuit schedules for all modified panelboards.

### 3.05 Installation

- A. Wiring Requirements: Install wiring complete to every outlet with all devices shown and/or required. All wiring to be in raceways and concealed throughout finished areas unless specifically noted otherwise. For the purpose of electrical specifications, all areas, with the exception of boiler rooms, mechanical rooms and mechanical spaces, are to be considered as finished areas.
- B. Provide raceway connections between outlets, outlets and panels and equipment and panels as shown on Drawings. Size raceways according to governing codes unless otherwise noted.
- C. Locations:
  - 1. Verify all locations with actual field conditions, and plans to avert possible installation conflicts.
  - 2. Coordinate work with that of other trades to assure symmetrical placing of fixtures in respect to ceiling tile, grilles, etc.
  - 3. Cabinets: Where electrical outlets occur in face, decks or base of cabinets or in walls above counters, carefully coordinate with details and arrangements of same.
  - 4. Any work, which is incorrectly installed without prior verification with General Contractor, Architect, Engineer and Drawings, will be ordered removed and relocated and any damage to other work shall be repaired at no cost to the Owner.
  - 5. In general, locate outlets as indicated in symbol schedule on Drawings.

- D. All mounting heights shown on drawings are from finish floor to centerline unless otherwise shown. Mounting heights at non-typical locations shown with (+) sign and height required noted adjacent to outlet. Outlets located in concrete block, brick or tile walls are to be adjusted in height to coordinate with modular joints of the materials.

### 3.06 Painting

- A. Painting in general will be covered under another Division of this specification, except items furnished under this Division that are scratched or marred in shipment or installation and/or require custom painting.
- B. Install equipment with manufacturer's standard finish and color unless otherwise specified. Refinish any marred or oxidized items restored to manufacturer's factory finish.
- C. Required surfaces or equipment with no standard finish; clean off grease and scale. Restore to smooth finish. Give one coat of primer, two coats finish.
- D. Paint and color as selected by Architect or Engineer.
- E. All exposed conduits on painted walls shall be painted to match wall and trim colors. Conduit labels shall be neatly affixed and shall not be painted over.
- F. All electrical equipment and conduit exposed in finished areas and on exterior walls shall be painted to match surrounding surfaces.
- G. Contractor shall coordinate the timing of painting requirements.
- H. Refer to architectural specifications for methods and materials.

### 3.07 Future Provisions

- A. Provide pull line in each empty conduit provided for future installation of wiring.

### 3.08 Fire-Stopping

- A. Where raceways penetrate floors, ceilings, ducts, chases and fire walls, provide fire stopping to maintain integrity of the fire assembly. The code authority having jurisdiction shall approve fire-stopping method.
- B. Where electrical boxes exceeding 16 square inches are located in fire resistive walls, fire stopping shall be provided to maintain integrity of the fire assembly.

### 3.09 Continuity Of Service

- A. Keep outages to occupied areas to a minimum and prearrange all outages with Owner, Engineer and utilities involved. Requests for outages shall state the specific dates and hours and the maximum durations, with the outages kept to these specified times. When power interruptions will last longer than 5 minutes and cover more than 10% of the building, or affect public areas, they shall be performed on the weekend between 1 and 5 AM.
- B. Contractor shall coordinate with Owner or Engineer so that work can be scheduled not to interrupt operations, normal activities, building access, etc. Coordinate work with other crafts for proper scheduling.
- C. No circuits shall be turned off without prior approval from Owner or Engineer. Coordinate with the operations, normal activities, building access, etc. Coordinate work with other crafts for proper scheduling.

- D. This contractor shall be liable for any damages resulting from unscheduled outages or for those not confined to the preapproved times. Include all costs for overtime labor as necessary to maintain electrical services in the initial bid proposal. Temporary wiring and facilities, if used, shall be removed and the site left clean before final acceptance. Requests for outages must be submitted at least (5) days prior to intended shutdown time.
- E. When applicable, include in bid cost of minimum temporary power to Fire Alarm System, Security, Telephone/Data equipment and any other equipment designated by Owner, during time when primary building power has been interrupted.

### 3.10 Demolition And Salvage At Existing Structures

- A. Contractor shall make all necessary adjustments to the electrical system required to meet code, accommodate installation of the new work, and for demolition and removal at existing structures.
- B. Remove all existing fixtures, controls, clocks, switches, receptacles, and other electrical equipment and devices and associated wiring from walls, ceilings, floors, and other surfaces scheduled for remodeling, relocation, or demolition unless specifically shown as retained or relocated on the drawings. If existing walls, ceiling, floors, etc. are moved, extend existing devices, fixtures, and circuiting to the new location.
- C. Disconnect all existing mechanical equipment scheduled for removal or relocation as described in specifications and shown on the Plans. Remove abandoned raceways and cables. Re-label panels and motor controls centers to reflect changes.
- D. If existing junctions boxes will be made inaccessible, or if abandoned outlets serve as feed through boxes for other existing electrical equipment that is being retained, new conduit and wire shall be provided to bypass the abandoned outlets. If existing conduits pass through partitions or ceilings which are being removed or remodeled, new conduit and wire shall be provided to route around the ceiling or wall and maintain service to the existing load.
- E. Extend circuiting and devices in all existing walls to be furred out.
- F. Locations of items shown on the drawings as existing are partially based on as-built and other drawings which may contain errors. The Contractor shall verify the correctness of the information shown prior to bidding and provide such labor and material as is necessary to accomplish the intent of the contract documents. The plans may show some demolition conditions, but are not intended to show all of them.
- G. All materials accumulated during the demolition process are the Owners property and shall be removed from the job site as directed by the Owner.

### 3.11 Work At Existing Structure

- A. Connect to and extend all existing electrical systems as required. Verify location of existing raceways stubbed out. If raceways indicated are not of proper size or in proper location, provide new as required for completion of project.
- B. At areas where new ceilings are being installed, remove existing light fixtures and provide box extensions and reinstall existing fixtures. See Architectural Drawings for areas involved.

### 3.12 Safety

- A. The Drawings and the specifications do not include design or construction details or instructions relating to the Contractor's safety precautions or to means, methods, techniques, sequences or procedures required for the Contractor to perform his work.
- B. The Contractor shall provide necessary shoring, railing, barricades, protective devices, safety instructions and procedures to perform the work safely and to comply with State Safety Requirements and OSHA requirements.

### 3.13 Cleanup

- A. Contractor shall continually remove debris, cuttings, crates, cartons, etc., created by his work. Such clean up shall be done at sufficient frequency to eliminate hazard to the public, other workmen, the building or the Owner's employees. Before acceptance of the installation, Contractor shall carefully clean cabinets, panels, wiring devices, cover plates, light fixtures, etc., to remove dirt, cuttings, paint, plaster, mortar, concrete, etc. Blemishes to finished surfaces of apparatus shall be removed and new finish equal to the original applied.

### 3.14 Asbestos Bearing Materials

- A. If during the course of his work, the Contractor observes the existence of asbestos or asbestos bearing materials, the Contractor shall immediately terminate further work on the project and notify the Owner of the condition. The Owner will, after consultation with the Architect, determine a further course of action.

### 3.15 Polychlorinated Biphenyls (PCB's)

- A. If during the course of his work, the Contractor observes the existence of polychlorinated biphenyls (PCB's), the Contractor shall immediately terminate further work on the project and notify the Owner of the condition. The Owner will, after consultation with the Architect, determine a further course of action.

### 3.16 Payment for Work.

- A. Payment for work under this Division shall be covered and included as part of the Basic Bid on the project, or as outlined under any schedules.

END OF SECTION