Post Falls City Hall Remodel

408 N. Spokane Street
Post Falls, ID

Project Manual

Bernardo Wills

BWA Project Number: 23-01-017

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DOCUMENT 001113 - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

A. Notice to Bidders: Qualified bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders. Direct any questions regarding this Project to Licia LeGrant with Bernardo Wills Architects at llegrant@bernardowills.com.

B. Project Identification: **City of Post Falls – City Hall Remodel**

1. Project Location: 408 N. Spokane Street, Post Falls, ID

C. Owner: City of Post Falls

1. Owner's Representative: Andrew Arbini, Projects Division Manager
   A. Email: aarbini@postfalls.gov
   B. Phone: (208) 457-3378

D. Architect: Bernardo Wills Architects

1. Contact: Licia LeGrant, Project Architect
   A. Email: llegrant@bernardowills.com
   B. Phone: (509) 838-4511

E. Project Description: Project consists of the following:

1. Interior remodel of multiple areas within the City of Post Falls City Hall Building. Remodel to occur on the first floor and second floor.
2. Project cost range is anticipated to be: $950,00.00 - $1,165,000.00.

F. Construction Contract: Bids will be received for the following Work:

1. General Contract (all trades).

G. Construction Schedule:
1. All Building Permits have been issued.
2. Proposed Construction Start: May 13, 2024.
3. Refer to Instructions to Bidders for Time of Completion requirements.

H. One Addendum will be issued no later than April 18, 2024. All questions must be received by the Architect no later than April 15, 2024.

1.2 BID SUBMITTAL AND OPENING

A. Sealed bids will be accepted by the City Clerk until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:

1. **Bid Date: Tuesday, April 23, 2024**
2. **Bid Time: 1:00pm**

3. **Bid Opening Location: Basement Conference Room, Post Falls City Hall, 408 N Spokane Street, Post Falls, ID.**

B. Bids will be thereafter publicly opened and read aloud.

C. All bids must be signed and accompanied by evidence of authority to sign.

D. A bid shall be enclosed in an opaque sealed envelope plainly marked with the Project title, name and address of Bidder, and shall be accompanied by the Bid security and other required documents. If the Bid is sent through the mail or other delivery system, the sealed envelope containing the Bid shall be enclosed in a separate envelope plainly marked on the outside with the notification "BID ENCLOSED". Bids delivered by facsimile machine will not be accepted.

1.3 BID SECURITY

A. Bid security (Bid Bond) shall be submitted with each bid in the amount of five (5%) percent of the bid amount. No bids may be withdrawn for a period of 60 days after opening of bids. Owner reserves the right to reject any and all bids, without cause and to waive informalities and irregularities.

1.4 PREBID MEETING

A. Prebid Meeting: A non-mandatory Pre-Bid meeting will be held for this project per the date and time listed below Contractors are encouraged to attend this meeting as access to the building will not be available any other time during bid period.

1. **Pre-Bid Meeting Date: Wednesday, April 10, 2024**
2. **Location: Basement Conference Room, Post Falls City Hall, 408 N. Spokane Street, Post Falls, ID.**
3. **Time: 9:00 – 10:30 am**

1.5 DOCUMENTS

A. Contracting Documents can be obtained or viewed online at the following plan centers:

1. Idaho AGC
   1649 W. Shoreline Drive, Suite 100
   Boise, ID 83702
   Phone: (208) 344-2531

2. Associated Builders and Contractors
   1760 E. Trent Ave.
   Spokane, WA 99202
   Phone: (509) 534-0826
   Fax: (509) 535-9967

3. Spokane Regional Plan Center
   209 N. Havana Street
   Spokane, WA 99202
   Phone: (509) 328-9600
   Fax: (509) 328-7279

B. Contracting Documents can be viewed at the City of Post Falls City Hall and the City website: https://www.postfalls.gov/your-government/legal-notices/

1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

1. Substantial Completion is required on or before one hundred eighty (180) calendar days from the issuance of Notice to Proceed.

2. Final Completion is required on or before thirty (30) calendar days from determination of Substantial Completion.

3. Liquidated Damages in the amount of seven hundred fifty ($750) dollars per calendar day will deducted from the Contract amount if durations for Substantial Completion are not achieved.

4. Liquidated Damages in the amount of five hundred ($500) dollars per calendar day will deducted from the Contract amount if durations for Final Completion are not achieved.

1.7 BIDDER'S QUALIFICATIONS

A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work.

B. A Performance and Payment Bond is required. When the Successful Bidder delivers the executed Agreement to Owner, it shall be accompanied by a Performance Bond, a Labor and Material Payment Bond, and Insurance in a form acceptable to Owner.

1.8 NOTIFICATION

A. This Advertisement for Bids document is issued by Bernardo Wills Architects.

END OF DOCUMENT 001113

SECTION 002113 – INSTRUCTIONS TO BIDDERS

ARTICLE 1 – DEFINED TERMS

1.1 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions.

ARTICLE 2 – COPIES OF BIDDING DOCUMENTS

2.1 Office Issuing Documents and Administering Bidding Procedures:

Bernardo Wills Architects
153 South Jefferson Street
Spokane, WA 99201
Phone: 509-838-4511

Contact: Licia LeGrant, llegrant@bernardowills.com

2.2 Contracting Documents can be obtained or viewed online at the following plan centers:

1. Idaho AGC
   1649 W. Shoreline Drive, Suite 100
   Boise, ID 83702
   Phone: (208) 344-2531

2. Associated Builders and Contractors
   1760 E. Trent Ave.
   Spokane, WA 99202
   Phone: (509) 534-0826
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   209 N. Havana Street
   Spokane, WA 99202
   Phone: (509) 328-9600
   Fax: (509) 328-7279

2.2 Contracting Documents can be viewed at the City of Post Falls City Hall and the City website: https://www.postfalls.gov/your-government/legal-notices/

2.3 Neither Owner nor Architect assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents, including but not limited to drawings, specifications and addenda items.

ARTICLE 3 – NOT USED

ARTICLE 4 – EXAMINATION OF BIDDING DOCUMENTS, OTHER RELATED DATA AND SITE

4.2 It is the responsibility of each Bidder before submitting a Bid to:

A. Examine and carefully study the Bidding Documents, and the other related data identified in the Bidding Documents;

B. Visit the Site and become familiar with and satisfy Bidder as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work;

C. Become familiar with and satisfy Bidder as to all federal, state, and local Laws and Regulations that may affect cost, progress, and performance of the Work;

D. Carefully study all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site.

E. Consider the information known to Bidder; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Site-related reports and drawings identified in the Bidding Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods techniques, sequences, and procedures of construction to be employed by Bidder, including applying any specific means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, including applying any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents; and (3) Bidder's safety precautions and programs.

F. Agree at the time of submitting its Bid that no further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of its Bid for performance of the Work at the price(s) bid and within the times required, and in accordance with the other terms and conditions of the Bidding Documents.

G. Become aware of the general nature of the work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.

H. Promptly give Architect written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder discovers in the Bidding Documents and confirm that the written resolution thereof by Architect is acceptable to Bidder.

I. Determine that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the performance of the Work.

4.3 The submission of a Bid will constitute an incontrovertible representation by Bidder that Bidder has complied with every requirement of this project, that without exception the Bid is premised upon performing and furnishing the Work required by the Bidding Documents and applying any specific means, methods, techniques, sequences, and procedures of construction that may be shown or indicated or expressly required by the Bidding Documents, that Bidder has given Architect written notice of all conflicts, errors, ambiguities, and discrepancies that Bidder has discovered in the Bidding Documents and the written resolutions thereof by Architect are acceptable in the Bidding Documents and the written resolutions thereof by Architect are acceptable to Bidder, and that the Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work.

ARTICLE 5 – PRE-BID MEETING

5.1 A non-mandatory Pre-Bid meeting will be held for this project per the date and time listed below Contractors are encouraged to attend this meeting as access to the building will not be available any other time during bid period.

A. Pre-Bid Meeting Date: Wednesday, April 10th
B. Location: Basement Conference Room, 408 N Spokane Street, Post Falls, ID
C. Time: 9:00 am

ARTICLE 6 – NOT USED

ARTICLE 7 – INTERPRETATIONS AN ADDENDA

7.1 All questions about the meaning or intent of the Bidding Documents are to be submitted to Architect in writing. Interpretations or clarifications considered necessary by Architect in response to such questions will be issued by Addenda mailed, emailed, faxed or delivered to all parties recorded by Architect as having received the Bidding Documents. Questions received less than seven (7) days prior to the date for opening of Bids may not be answered. Only questions answered by Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.

7.2 Addenda may be issued to clarify, correct, or change the Bidding Documents as deemed advisable by Owner or Architect.

ARTICLE 8 – BID SECURITY

8.1 A Bid must be accompanied by Bid Security (Bid Bond) as indicated in the Advertisement To Bids.

8.2 The Bid security of the Successful Bidder will be retained until such Bidder has executed the Contract Documents, furnished the required contract security and met the other conditions of the Notice of Award, whereupon the Bid security will be returned. If the Successful Bidder fails to execute and deliver the Contract Documents and furnish the required contract security within ten (10) days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited. Such forfeiture shall be Owner's exclusive remedy if Bidder defaults. The Bid security of other Bidders whom Owner believes to have a reasonable chance of receiving the award may be retained by the Owner until the earlier of (7) seven days after the Effective Date of the Agreement or sixty one (61) days after the Bid opening, whereupon Bid security furnished by such Bidders will be returned.

8.3 Bid security of other Bidders who Owner believes do not have a reasonable chance of receiving the award will be returned within seven (7) days after the Bid opening.

ARTICLE 9 – CONTRACT TIMES

9.1 The times for Substantial Completion and readiness for final payment are to be set forth by Bidder in the Bid and will be entered into the Agreement (or incorporated therein by reference to the specific language of the Bid).

A. Substantial Completion is required on or before two hundred seventy (180) calendar days from the issuance of Notice to Proceed.

B. Final Completion is required on or before thirty (30) calendar days from determination of Substantial Completion.

C. Refer to Article 10 for Liquidated Damages.

ARTICLE 10 – LIQUIDATED DAMAGES

10.1 If the Contractor shall neglect, fail or refuse to complete all work within the required time or any proper extension thereof granted by the Owner, then the Contractor does hereby agree, as a part consideration for the awarding of this Contract, to pay to the Owner the amount stipulated per day, not as a penalty but as liquidated damages for each and every day between the day stipulated for Substantial and Final Completion of the said work and the day upon which the work is satisfactorily completed. The amount of liquidated damages under this Contract shall be limited to 100% of the Contract Price.

A. Liquidated Damages in the amount of seven hundred fifty ($750) dollars per calendar day will deducted from the Contract amount if durations for Substantial Completion are not achieved.

B. Liquidated Damages in the amount of five hundred ($500) dollars per calendar day will deducted from the Contract amount if durations for Final Completion are not achieved.

C. Refer to Article 9 for Contract Times.

ARTICLE 11 – SUBSTITUTE AND "OR-EQUAL" ITEMS

11.1 The Contract, if awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration of possible "substitute", "or-equal" or "prior approval' items. Whenever it is specified or described in the Bidding Documents that a "substitute", "or-equal" or "prior approval" items, material or equipment may be furnished or used by Contractor if acceptable to Architect, application for such acceptance will not be considered by Architect until after the Effective Date of the Agreement.

ARTICLE 12 – SUBCONTRACTORS, SUPPLIERS AND OTHERS

12.1 Bidders are required to submit a list of selected subcontractors as defined on the Bid Form at bid time.

12.2 "Designation of Subcontractors" requires the identity of mechanical, electrical, and plumbing Subcontractors be submitted to Owner as a part of the bid. The Bidder shall provide additional "Evidence of Competency" for each such Subcontractor, person and organization proposed for the work, upon the request of the Architect. Per Idaho Code 67-2310, each subcontractor shall include their Idaho Public Works License number. Failure to comply with this section shall render Bidder's Bid unresponsive and void. Prime contractor is responsible for the distribution of approved construction drawings and specifications to all subcontractors during bidding.

ARTICLE 13 – PREPARATION OF BID

13.1 The Bid Form is included with the Bidding Documents.

13.2 All blanks on the Bid Form shall be completed in ink and the Bid Form signed in ink. Erasures or alterations shall be initialed in ink by the person signing the Bid Form. A Bid price shall be indicated for each Alternate item listed therein. In the case of optional alternatives the words "No Bid", "No Change", or "Not Applicable" may be entered.

SECTION 004113 - BID FORM - STIPULATED SUM

1.1 BID INFORMATION

A. Bidder: _____

B. Project Name: City of Post Falls – City Hall Remodel

C. Project Location: 408 N. Spokane Street, Post Falls, ID

D. Owner: City of Post Falls

E. Architect: Bernardo Wills Architects

1.2 CERTIFICATIONS AND BASE BID

A. Base Bid, Single-Prime (All Trades) Contract: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Bernardo Wills and Architect's consultants, having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of the above-named project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

Base Bid Written Amount

Base Bid Amount in Dollars $

1.3 ALTERNATE BID ITEMS

A. Add Alternate #1: Replace existing carpet in rooms 235, 245, 246A and 246B with CPT-2. Maintain and protect existing rubber base in these rooms.

Dollars (written amount) _____

Dollars (numerical amount) $_____

1.4 BID GUARANTEE

A. The undersigned Bidder agrees to execute a contract for this Work in the above amount and to furnish surety as specified within ten (10) days after a written Notice of Award, if offered within sixty (60) days after receipt of bids, and on failure to do so agrees to forfeit to Owner the attached cash, cashier's check, certified check, U.S. money order, or Bid Bond, as liquidated damages for such failure, in the following amount constituting five percent (5%) of the Base Bid amount above:

Bid Guarantee Written Amount

Bid Guarantee Amount in Dollars $

B. In the event Owner does not offer Notice of Award within the time limits stated above, Owner will return to the undersigned the cash, cashier's check, certified check, U.S. money order, or bid bond.

1.5 SUBCONTRACTORS AND SUPPLIERS

A. Per Idaho code, 67-2310, Bidder shall include in his or her Bid the Names and Address, and Idaho Public Works Contractor License Number of the Subcontractors who shall, in the event the Bidder Secures the contract, subcontract the plumbing work, heating and air-conditioning work, and electrical work under the General Contract. Failure to name Subcontractors or self-name, as required shall render any Bid submitted by the Bidder unresponsive.

1. HVAC: _____

_____

2. Plumbing: _____

_____

3. Electrical: _____

_____

1.6 TIME OF COMPLETION AND LIQUIDATED DAMAGES

A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall reach Substantial Completion within one hundred eighty (180) calendar days and Final Completion no later than thirty (30) calendar days thereafter.

B. The Undersigned further agrees that the Owner may retain from the compensation otherwise due, liquidated damages costs incurred by the Owner, for each calendar day expiring beyond a time fixed for completion that the work remains not Substantially Complete. This sum is not to be construed in any sense as penalty, but as agreed liquidated damages which the Owner shall sustain in the case of failure of the Undersigned to complete the work at the time stipulated.

C. Liquidated Damages Sum: five hundred dollars ($500.00) for each calendar day after the Contract Time that Substantial Completion is not attained and seven hundred dollars ($700.00) for each calendar day after the Contract Time that Final Completion is not attained.

1.7 ACKNOWLEDGMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated _____.
2. Addendum No. 2, dated _____.
3. Addendum No. 3, dated _____.
4. Addendum No. 4, dated _____.

1.8 BID SUPPLEMENTS

A. The following supplements are a part of this Bid Form and are attached hereto.

1. Bid Form Supplement - Bid Bond Form. Use this bid bond form or a reasonable equivalent that is acceptable to the City of Post Falls.

1.9 CONTRACTOR'S LICENSE

A. The undersigned further states that it is a duly licensed contractor, for the type of work proposed, and that all fees, permits, etc., pursuant to submitting this proposal have been paid in full.

B. SUBMISSION OF BID Respectfully submitted this _____ day_____, 2022

C. Submitted By: _____
(Name of bidding firm or corporation).

D. Authorized Signature: _____
(Handwritten signature).

E. Signed By: _____
(Type or print name).

F. Title: _____
(Owner/Partner/President/Vice President).

G. Street Address: _____

H. City, State, Zip: _____

I. Phone: _____

J. Email: _____

K. License No.: _____

L. Federal ID No.: _____
(Affix Corporate Seal Here).

END OF DOCUMENT 004113

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

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

1.2 PROJECT INFORMATION

A. Project Identification: City of Post Falls – City Hall Remodel

1. Project Location:

B. Owner: City of Post Falls

1. Contact: Andrew Arbini, aarbini@postfalls.gov (208) 457-3378

C. Architect: Bernardo Wills Architects

1. Contact: Licia LeGrant, llegrant@bwarch.com (509) 838-4511

1.3 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and consists of the following:

1.4 WORK UNDER SEPARATE CONTRACTS

A. General: Cooperate fully with separate contractors so work on those contracts may be carried out smoothly, without interfering with or delaying work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under separate contracts.

1. Audio Visual System
2. Security and Access Control System
3. Telecommunication Design & Equipment
4. Interior Building Signage
5. Furniture and Equipment

1.5 ACCESS TO SITE

A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

1.6 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

B. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet of entrances, operable windows, or outdoor-air intakes.

C. Controlled Substances: Use of tobacco products and other controlled substances on Project site is not permitted.

1.7 SPECIFICATION AND DRAWING CONVENTIONS

A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:

1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

C. Drawing Coordination: Requirements for materials and products identified on Drawings are described in detail in the Specifications. One or more of the following are used on Drawings to identify materials and products:

1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
2. Abbreviations: Materials and products are identified by abbreviations scheduled on Drawings.

END OF SECTION 011000

SECTION 012500 - SUBSTITUTION PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for substitutions as follows:

1. Substitutions- During the Bid period.
2. Substitution - After Contract Award.

1.2 DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

1.3 SUBMITTALS GENERAL

A. Substitution Requests: Submit one electronic copy of each request for consideration. Identify product or fabrication or installation method to be replaced. Include Technical Specification Section number and title and Contract Drawing numbers and titles.

1. Documentation: Show compliance with requirements for substitutions and the following, as applicable:

a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
b. Coordination information, including a list of changes or modifications needed to other parts of the work and to construction performed by Owner and separate Contractors that will be necessary to accommodate proposed substitution.
c. Detailed comparison of significant qualities of proposed substitution with those of the work specified. Include annotated copy of applicable specification section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the work specified.
d. Product data, including drawings and descriptions of products and fabrication and installation procedures.
e. Samples, where applicable or requested.
f. Certificates and qualification data, where applicable or requested.
g. List of similar installations for completed projects with project names and addresses and names and addresses of Architects and Owners.
h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
i. Research reports evidencing compliance with building code in effect for project, from Code Authority having jurisdiction.
j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's

letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.

k. Cost information, including a proposal of change, if any, in the Contract Price.

l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.

2. Owner Representative's Action: If necessary, Owner Representative will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Owner Representative will notify Contractor of acceptance or rejection of proposed substitution within seven days of receipt of request, or seven days of receipt of additional information or documentation, whichever is later.

a. Forms of Acceptance: Change Order or Owner Instructions as detailed in the Specific Requirements of the Contract Documents.

b. Use product specified if Owner Representative does not issue a decision on use of a proposed substitution within time allocated.

PART 2 - PRODUCTS

2.1 SUBSTITUTIONS - DURING THE BID PERIOD

A. Owner Representative will consider request for substitutions if received no later than seven days prior to scheduled time for receipt of Bids. Addenda will identify product substitutions allowed for use on the project, under the “Prior Approval” heading. Substitution requests received after timeframe noted, will not be reviewed or considered.

B. Product substitutions identified in the Addenda as “Prior Approvals” are subject to compliance with requirements of the Contract Documents. After Contract Award, the Contractor is required to submit all products \ materials, including prior approvals, for review by the Owner. Review will occur in accordance with submittal procedure criteria.

2.2 SUBSTITUTIONS - AFTER CONTRACT AWARD

A. Owner Representative will consider requests for substitution if received within thirty days after Contract Award. Substitutions submitted after that period will not be considered.

1. Conditions: Owner Representative will consider Contractor's request for substitution when the following conditions are satisfied:

a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Owner for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.

b. Requested substitution does not require significant revisions to the Contract Documents.

c. Requested substitution is consistent with the Contract Documents and will produce indicated results.

d. Requested substitution will not adversely affect Contractor's construction schedule.

e. Requested substitution has received necessary approvals of authorities having jurisdiction.

f. Requested substitution is compatible with other portions of the work.
g. Requested substitution has been coordinated with other portions of the work.
h. Requested substitution provides specified warranty.
i. If requested substitution involves more than one Contractor, requested substitution has been coordinated with other portions of the work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

PART 3 - EXECUTION (Not Used)

END OF SECTION 012500

SECTION 012300 – ALTERNATE BID ITEMS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for Alternate Bid Items.

1.2 DEFINITIONS

A. Alternate Bid Items: Work proposed by Bidders and stated on the Bid Form for certain work defined in the Contract Documents that may be added to or deducted from the project; if the District decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.

1. Alternate Bid Items described in this Section are part of the work only if enumerated in the Contract Award.

B. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into project.

1. Include as part of each Alternate Bid Item, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.

C. Execute awarded Alternate Bid Items under the same terms and conditions as other work of the Contract.

D. Schedule: A schedule of Alternate Bid Items is included in this Section. Technical Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each Alternate Bid Item.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATE BID ITEMS

A. **Alternate Bid Item #1:** Replace existing carpet in rooms 235, 245, 246A and 246B with CPT-2. Maintain and protect existing rubber base in these rooms.

END OF SECTION 012300

SECTION 012900 - PAYMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section specifies administrative and procedural requirements necessary to prepare and process Applications for Payment.

1.2 PERMIT COSTS

A. Whitworth Water District\Owner has obtained and paid for the “General Building Permit”. Costs for all other permits, connection fees are inspection fees are the Contractors responsibility and shall be included in the Contractors bid and shall be paid for by the Contractor. These items will not be reimbursed by the owner.

1.3 SCHEDULE OF VALUES

A. Coordination: Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.

1. Correlate line items in the Schedule of Values with other required administrative forms and schedules, including Application for Payment forms with Continuation Sheets Submittals Schedule and Contractor's Construction Schedule.
2. Submit the Schedule of Values to Architect at earliest possible date but no later than ten (10) days before the date scheduled for submittal of initial Applications for Payment.
3. Subschedules: Where the Work is separated into phases requiring separately phased payments, provide subschedules showing values correlated with each phase of payment.

B. Format and Content: Use the Project Manual table of contents as a guide to establish line items for the Schedule of Values. Provide at least one line item for each Specification Section.

1. Identification: Include the following Project identification on the Schedule of Values:

    a. Project name and location.
    b. Name of Architect.
    c. Architect's project number.
    d. Contractor's name and address.
    e. Date of submittal.

2. Submit draft of AIA Document G703 Continuation Sheets.
3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with the Project Manual table of contents. Provide several line items for principal subcontract amounts, where appropriate.
4. Retainage: Include a separate line item listed as “Retainage” for punchlist activities, which shall equal or exceed five (5%) percent of the Contract Sum.
5. Project Closeout: Include an additional \ separate line item listed as “Project Closeout” which includes work for Operation and Maintenance manuals, closeout activities, Project

Record Documents, demonstration and training. Project Closeout work shall equal or exceed five (5%) percent of the Contract Sum.

6. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
7. Provide a separate line item in the Schedule of Values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
8. Provide separate line items in the Schedule of Values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
9. Allowances (if applicable): Provide a separate line item in the Schedule of Values for each allowance. Show line-item value of unit-cost allowances, as a product of the unit cost, multiplied by measured quantity. Use information indicated in the Contract Documents to determine quantities.
10. Each item in the Schedule of Values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.

    a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the Schedule of Values or distributed as general overhead expense, at Contractor's option.

11. Schedule Updating: Update and resubmit the Schedule of Values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

1.4 TIME-PHASED MONTHLY INVOICING

A. With each Application for Payment, submit a Time-Phased budget estimate of anticipated monthly invoices for the projects duration, through Final Completion. The first submittal shall be the projects “baseline budget estimate”. Update each Time-Phased budget estimate monthly.

1.5 APPLICATIONS FOR PAYMENT

A. Each Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.

1. Initial Application for Payment, Application for Payment at time of Substantial Completion, and final Application for Payment involve additional requirements.

2. Prevailing Wages and Benefits for Spokane County, shall be paid to all trades in accordance with Washington State Department of Labor and Industries. Rates established at the time of Bidding shall be used in preparation of the Contractor’s Bid.

B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction Work covered by each Application for Payment is the period indicated in the Agreement.

C. Payment Application Times: Progress payments shall be submitted to Architect as per the time designation determined by the Owner. The period covered by each Application for Payment is one month.

D. Payment Application Forms: Use AIA Document G702 and AIA Document G703 Continuation Sheets as form for Applications for Payment.

E. Draft Payment Application for review: submit electronic PDF copy to the Architect and Owner. Allow seven (7) days for review. Proceed with submittal of printed signed and notarized copies of the application upon approval of the draft.

F. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.

1. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.
2. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.

G. Transmittal: Submit 2 signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.

1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.

H. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's lien from every entity who is lawfully entitled to file a mechanic's lien arising out of the Contract and related to the Work covered by the payment.

1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
2. When an application shows completion of an item, submit final or full waivers.
3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
4. Waiver Forms: Submit waivers of lien on forms, executed in a manner acceptable to Owner.

I. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

1. List of subcontractors.
2. Schedule of Values.
3. Contractor's Construction Schedule (preliminary if not final).
4. Schedule of unit prices.
5. Submittals Schedule (preliminary if not final).
6. List of Contractor's staff assignments.
7. List of Contractor's principal consultants.
8. Copies of building permits.
9. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
10. Initial progress report.
11. Report of preconstruction conference.
12. Certificates of insurance and insurance policies.

J. Application for Payment at Substantial Completion: After issuing the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.

2. This application shall reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

K. Final Payment Application: Submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
6. AIA Document G707, "Consent of Surety to Final Payment."
7. Evidence that claims have been settled.
8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
9. Final, liquidated damages settlement statement.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION

SECTION 013100 - PROJECT MANAGEMENT

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative provisions for coordinating construction operations on project including, but not limited to, the following:

1. Coordination drawings.
2. Requests for Information (RFIs).
3. Project meetings.

1.2 DEFINITIONS

A. RFI: Request For Information from Contractor or Owner, seeking information from each other during construction.

1.3 COORDINATION

A. Coordination: Coordinate construction operations included in different Sections of the Technical Specifications to ensure efficient and orderly installation of each part of the work. Coordinate construction operations, included in different Sections that depend on each other for proper installation, connection, and operation.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

1. Prepare similar memoranda for Owner Representative and Subcontractors if coordination of their work is required.

C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities and activities of Owner Representative, assistants, inspectors or other Contractors to avoid conflicts and to ensure orderly progress of the work. Such administrative activities include, but are not limited to, the following:

1. Preparation of Contractor's construction schedule.
2. Preparation of the Schedule of Values.
3. Installation and removal of temporary facilities and controls.
4. Delivery and processing of submittals.
5. Progress meetings.
6. Pre-installation conferences.

7. Special inspection and testing.
8. Project closeout activities.
9. Startup and adjustment of systems.
10. Commissioning.
11. Project closeout activities.

1.4 COORDINATION DRAWINGS

A. Coordination Drawings, General: Prepare coordination drawings in accordance with requirements in individual Sections, where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.

1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:

   a. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, electrical and similar systems.
   b. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Owner Representative indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.

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

1. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire protection, fire alarm, electrical and similar work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid.
2. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical, electrical and similar equipment \ related work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings.
3. Mechanical Rooms: Provide coordination drawings for mechanical rooms showing plans and elevations of mechanical, plumbing, fire protection, fire alarm, electrical and similar equipment.
4. Structural Penetrations: Indicate penetrations and openings required for all disciplines.
5. Slab Edge and Embedded Items: Indicate slab edge locations and sizes and locations of embedded items for metal fabrications, sleeves, anchor bolts, bearing plates, angles, door floor closers, slab depressions for floor finishes, curbs and housekeeping pads, and similar items.
6. Review: Owner will review coordination drawings to confirm that the work is being coordinated, but not for the details of the coordination, which are the Contractor's responsibility.

1.5 REQUESTS FOR INFORMATION (RFIs)

A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI with content shown below.

1. Owner will return RFIs submitted to Owner by other entities controlled by Contractor with no response.

2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of Subcontractors.

B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:

1. Project name.
2. Project number.
3. Date.
4. Name of Contractor.
5. Name of Architect.
6. RFI number, numbered sequentially.
7. RFI subject.
8. Technical Specification Section number and title and related paragraphs, as appropriate.
9. Contract Drawing number and detail references, as appropriate.
10. Field dimensions and conditions, as appropriate.
11. Contractor's suggested resolution.
12. If Contractor's solution(s) impacts the Contract Time or the Contract Price, Contractor shall state impact in the RFI.
13. Contractor's signature.
14. Attachments: Include sketches, descriptions, measurements, photos, product data, shop drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.

C. RFI Forms: Software-generated form with substantially the same content as indicated above, acceptable to Owner.

D. Owner's Action: Owner will review each RFI, determine action required, and respond.

E. Allow ten Working Days (Monday through Friday) for Owner's response for each RFI. RFIs received by Owner after 1:00 p.m. will be considered as received the following Working Day. Weekends and Owner holidays are not considered working days.

1. The following RFIs will be returned without action:

a. Requests for approval of submittals.
b. Requests for approval of substitutions.
c. Requests for coordination information already indicated in the Contract Documents.
d. Requests for adjustments in the Contract Time or the Contract Price.
e. Requests for interpretation of Owner's actions on submittals.
f. Incomplete RFIs or inaccurately prepared RFIs.

2. Owner's action may include a request for additional information, in which case Owner's time for response will date from time of receipt of additional information.

3. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Price, notify Owner in writing within (3) three days of receipt of the RFI response.

F. On receipt of Owner's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Owner within ten days if Contractor disagrees with response.

G. Content of RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log monthly.

1. Project name.
2. Name and address of Contractor.
3. Name and address of Architect.
4. RFI number including RFIs that were dropped and not submitted.
5. RFI description.
6. Date the RFI was submitted.
7. Date Owner's response was received.
8. Identification of related change of work.

1.6 PROJECT MEETINGS

A. Preconstruction Conference: Owner will schedule and conduct a preconstruction conference before starting construction, at a time convenient to Owner, but no later than ten days after execution of the Contract.

1. Attendees: Authorized representatives of the Owner, Architect, Contractor and its superintendent; major Subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the work.
2. Agenda: Discuss items of significance that could affect progress, including the following:

a. Tentative construction schedule.
b. Phasing.
c. Critical work sequencing and long-lead items.
d. Designation of key personnel and their duties.
e. Procedures for processing field decisions and Change Orders.
f. Procedures for RFIs.
g. Procedures for testing and inspecting.
h. Procedures for processing Applications for Payment.
i. Distribution of the Contract Documents.
j. Submittal procedures.
k. Sustainable design requirements.
l. Preparation of record documents.
m. Use of the premises.
n. Work restrictions.
o. Working hours.
p. Commissioning.
q. Owner's occupancy requirements.
r. Responsibility for temporary facilities and controls.
s. Procedures for moisture and mold control.
t. Procedures for disruptions and shutdowns.
u. Construction waste management and recycling.
v. Parking availability.
w. Office, work, and storage areas.
x. Equipment deliveries and priorities.
y. First aid.
z. Security.
aa. Progress cleaning.

3. Minutes: Entity responsible for conducting meeting will record and distribute meeting minutes.

B. Preinstallation Conferences: Contractor will schedule and conduct preinstallation conferences at project site before each construction activity that requires coordination with other construction.

1. Attendees: Installer and representatives of the Owner, manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Owner of scheduled meeting dates two weeks in advance.
2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:

    a. Contract Documents.
    b. Options.
    c. Related RFIs.
    d. Related Change Orders.
    e. Purchases.
    f. Deliveries.
    g. Submittals.
    h. Review of mockups.
    i. Possible conflicts.
    j. Compatibility problems.
    k. Time schedules.
    l. Weather limitations.
    m. Manufacturer's written recommendations.
    n. Warranty requirements.
    o. Compatibility of materials.
    p. Acceptability of substrates.
    q. Temporary facilities and controls.
    r. Space and access limitations.
    s. Regulations of authorities having jurisdiction.
    t. Testing and inspecting requirements.
    u. Installation procedures.
    v. Commissioning.
    w. Coordination with other work.
    x. Required performance results.
    y. Protection of adjacent work.
    z. Protection of construction and personnel.

3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
4. Reporting: Contractor will distribute minutes of the meeting to each party present to other parties requiring information and the Owner.
5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the work and reconvene the conference at earliest feasible date.

C. Progress Meetings: Owner will conduct progress meetings at bimonthly intervals or as deemed necessary.

1. Attendees: In addition to representatives of the Owner, each Contractor, Subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with the project and authorized to conclude matters relating to the work.

2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.

    a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the completion date.

        1) Review schedule for next period.

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

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

3. Minutes: Owner is responsible for conducting meetings and will record and distribute the meeting minutes to the Contractor and to parties requiring information. Contractor is responsible for distribution to their Subcontractors, suppliers and other parties contracting with them for work.

    a. Schedule Updating: Contractor shall revise construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 013100

SECTION 013200 - CONSTRUCTION DOCUMENTATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for documenting the progress of construction during performance of the work, including the following:

1. Contractor's construction schedule.

1.2 INFORMATIONAL SUBMITTALS

1. Contractor's construction schedule: Submit PDF electronic files.

1.3 COORDINATION

A. Coordinate preparation and processing of schedules with performance of construction activities and with scheduling and reporting of separate Contractors.

B. Coordinate Contractor's construction schedule with the Schedule of Values, list of subcontracts, submittal schedule, progress reports, payment requests, and other required schedules and reports.

1. Secure time commitments for performing critical elements of the work from entities involved.
2. Coordinate each construction activity in the network with other activities and schedule them in proper sequence.

PART 2 - PRODUCTS

2.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

A. Time Frame: Extend schedule from date established for Contract Award to date of Contract completion.

B. Contractor is required to submit updated Schedules as follows:

1. Construction Schedule: submit monthly, one week prior to receipt of pay request.
2. Three Week Look-ahead: submit at each project meeting.

C. Contract completion date shall not be changed by submission of a schedule that shows an early completion date, unless specifically authorized by Change Order in accordance with Special Requirements.

D. Activities: Treat each story or separate area as a separate numbered activity for each principal element of the work. Comply with the following:

1. Activity Duration: Define activities so no activity is longer than twenty days, unless specifically allowed by Owner.

2. Procurement Activities: Include procurement process activities for the long lead items and major items, requiring a cycle of more than sixty days, as separate activities in schedule. Procurement cycle activities include, but are not limited to, submittals, approvals, purchasing, fabrication, and delivery.
3. Submittal Review Time: Include review and resubmittal times indicated in Division 01 Section "Submittal Procedures" in schedule. Coordinate submittal review times in Contractor's construction schedule with submittal schedule.
4. Commissioning, Startup and Testing Time: Include not less than five days for startup and testing.
5. Completion: Indicate completion in advance of date established for completion, and allow time for Owner administrative procedures necessary for certification of completion.
6. Punch List and Contract completion: Include not more than thirty days for punch list and Contract completion.

E. Constraints: Include constraints and work restrictions indicated in the Contract Documents and as follows in schedule, and show how the sequence of the work is affected.

1. Phasing: Arrange list of activities on schedule by phase.
2. Work Restrictions: Show the effect of the following items on the schedule:

a. Coordination with existing construction.
b. Uninterruptible services.
c. Use of premises restrictions.

F. Indicate dates on the schedule, including, but not limited to; Contract Award\NTP, Substantial Completion and Final Completion.

G. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal Gantt type chart, and Contractor's construction schedule, per Owner Specific Requirements.

H. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line.

1. For construction activities that require three months or longer to complete, indicate an estimated completion percentage in ten percent increments within time bar.

I. Contract Modifications: For each proposed Contract modification and concurrent with its submission, prepare a time-impact analysis using a network fragment to demonstrate the effect of the proposed change on the overall project schedule.

PART 3 - EXECUTION

3.1 CONTRACTOR'S CONSTRUCTION SCHEDULE

A. Contractor's Construction Schedule Updating: At monthly intervals, update schedule to reflect actual construction progress and activities.

1. Revise schedule immediately after each meeting or other activity where revisions have been recognized or made. Issue updated schedule concurrently with the report of each such meeting.
2. Include a report with updated schedule that indicates every change, including, but not limited to, changes in logic, durations, actual starts and finishes, and activity durations.
3. As the work progresses, indicate Final Completion percentage for each activity.

B. Distribution: Distribute copies of approved schedule to Owner, testing and inspecting agencies, and other parties identified by Contractor with a need-to-know schedule responsibility.

1. Post copies in project meeting rooms and temporary field offices.
2. When revisions are made, distribute updated schedules to the same parties and post in the same locations. Delete parties from distribution when they have completed their assigned portion of the work and are no longer involved in performance of construction activities.

END OF SECTION 013200

SECTION 013300 - SUBMITTAL PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting shop drawings, product data, samples, and other submittals.

1.2 DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Owner's responsive action.

1.3 ACTION SUBMITTALS

A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or modifications to submittals noted by the Owner and additional time for handling and reviewing submittals required by those corrections.

1.4 SUBMITTAL ADMINISTRATIVE REQUIREMENTS

A. Architect's Digital Data Files: Electronic copies of CAD drawings of the Contract Drawings will not be provided by the Owner for Contractor's use in preparing submittals.

B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities.

1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
2. Coordinate transmittal of different types of submittals for related parts of the work so processing will not be delayed because of need to review submittals concurrently for coordination.

    a. Owner reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.

C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on Owner Representative's receipt of submittal. No extension of the Contract completion will be authorized because of failure to transmit submittals enough in advance of the work to permit processing, including resubmittals.

1. Initial Review: Allow ten working days for initial review of each submittal. Allow additional time if coordination with subsequent submittals is required. Owner will advise Contractor when a submittal being processed must be delayed for coordination.
2. Resubmittal Review: Allow ten working days for review of each resubmittal.

D. Identification and Information: Include permanent identification on each submittal item for identification.

1. Indicate name of firm or entity that prepared each submittal or title block.
2. Provide a space approximately 6 inches by 8 inches on label or beside title block to record Contractor's review and approval markings and action taken by Owner.
3. Include the following information for processing and recording action taken:

a. Project name.
b. Date.
c. Name and address of Architect.
d. Name and address of Contractor.
e. Name and address of Subcontractor.
f. Name and address of supplier.
g. Name of manufacturer.
h. Submittal number or other unique identifier, including revision identifier.

1) Submittal number shall use a sequential number followed by the Technical Specification Section number (e.g., **1-061000**).

2) Resubmittals shall include a sequential number followed by an alphabetic letter and then the Technical Specification section number (e.g., **1A-061000, 1B-061000**).

i. Number and title of appropriate Technical Specification Section.
j. Contract Drawing number and detail references, as appropriate.
k. Location(s) where product is to be installed, as appropriate.
l. Other necessary identification.

E. Deviations: Identify deviations from the Contract Documents on submittals.

F. Electronic Copies: Unless additional copies are required and unless Owner observes noncompliance with provisions in the Contract Documents, initial submittal may serve as final submittal. Provide submittal in PDF format.

G. Transmittal: Assemble each submittal individually and appropriately for transmittal and handling. Transmit each submittal using a transmittal in electronic format. Owner will discard submittals received from sources other than Contractor.

H. Resubmittals: Make resubmittals in same format as initial submittal.

1. Note date and content of previous submittal.
2. Note date and content of revision in label or title block and clearly indicate extent of revision.
3. Resubmit submittals until they are marked with approval notation from Owner.

I. Distribution: Furnish final submittals to manufacturers, Subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.

J. Use for Construction: Use only final submittals that are marked with approval notation from Owner.

PART 2 - PRODUCTS

2.1 SUBMITTAL PROCEDURES

A. General Submittal Procedure Requirements:

1. Action and Informational Submittals: Submit electronic PDF copies of each submittal, unless otherwise indicated. Owner Representative will return Submittal in similar format. Contractor shall print and retain two copies as a Project Record Document.
2. Contractor is responsible for making additional copies as required for distribution \ use.
3. Closeout Submittals and Maintenance Material Submittals: Comply with requirements specified in Division 01 Section "Closeout Procedures."
4. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.
5. Test and Inspection Reports Submittals: Comply with requirements specified in Division 01 Section "Quality Requirements."

B. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.

1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as shop drawings, not as product data.
2. Mark each copy of each submittal to show which products and options are applicable.
3. Include the following information, as applicable:

    a. Manufacturer’s written recommendations.
    b. Manufacturer's catalog cuts.
    c. Manufacturer's product specifications.
    d. Manufacturer’s installation instructions
    e. Compliance with specified referenced standards.
    f. Testing by recognized testing agency.
    g. Wiring diagrams showing factory-installed wiring.
    h. Printed performance curves.
    i. Operational range diagrams.

4. Submit product data before or concurrent with samples.

5. Submit electronic copies of product data, unless otherwise indicated. Owner Representative will return submittal with comments. Print and retain two paper copies as a Project Record Document.

C. Shop Drawings: Prepare project specific information, drawn accurately to scale. Do not base shop drawings on reproductions of the Contract Documents or standard printed data.

1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:

    a. Dimensions
    b. Identification of products.
    c. Fabrications and installation drawings.
    d. Roughing-in and setting diagrams.

e. Wiring diagrams showing field-installed wiring, including power, signal, and control wiring
f. Shopwork manufacturing instructions.
g. Templates and patterns
h. Schedules.
i. Notation of coordination requirements.
j. Notation of dimensions established by field measurement.
k. Relationship and attachment to adjoining construction clearly indicated.
l. Seal and signature of Professional Engineer if specified.

2. Submit copies of each shop drawing in electronic PDF format.

D. Samples: Submit samples for review of kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between submittal and actual component as delivered and installed.

1. Transmit samples that contain multiple, related components such as accessories together in one submittal package.
2. Identification: Attach label on unexposed side of samples that includes the following:

a. Product name and name of manufacturer.
b. Sample source.
c. Number and title of applicable Technical Specification Section.

3. Disposition: Print and maintain sets of approved samples at project site, available for quality-control comparisons throughout the course of construction activity.

4. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.

a. Number of Samples: Submit three full set(s) of available choices where color, pattern, texture, or similar characteristics are required to be selected from manufacturer's product line. Owner Representative will retain two sample sets; remainder will be returned.

5. Samples for Verification: Submit full-size units or samples of size indicated, prepared from same material to be used for the work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.

a. Number of Samples: Submit three sets of samples. Owner will retain two Sample sets; remainder will be returned.

1) If variation in color, pattern, texture, or other characteristic is inherent in material or product represented by a sample, submit at least three sets of paired units that show approximate limits of variations.

E. Coordination Drawings: Comply with requirements of this specification section.

F. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of Architects and Owners, and other information specified.

G. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure Specification and Procedure Qualification Record on American Welding Society (AWS) forms. Include names of firms and personnel certified.

H. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific project.

I. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.

J. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.

K. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.

L. Product Test Reports: Submit written reports indicating current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.

M. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for project.

N. Schedule of Tests and Inspections: Comply with requirements specified in Section 014000 "Quality Requirements."

O. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product.

P. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.

Q. Field Test Reports: Submit reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.

R. Maintenance Data: Comply with requirements specified in Section 017823 "Operation and Maintenance Data."

S. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations.

Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations.

2.2 DELEGATED-DESIGN SERVICES

A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to the Owner Representative.

B. Delegated-Design Services Certification: In addition to shop drawings, product data, and other required submittals, submit electronic PDF copy of certificate, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.

1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

PART 3 - EXECUTION

3.1 CONTRACTOR'S REVIEW

A. Action and Informational Submittals: Review each submittal and check for coordination with other work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Owner Representative.

B. Approval Stamp: Prior to distribution of submittal to Owner, the Contractor is required to stamp each submittal with a uniform, approval stamp. Include project name and location, submittal number, Technical Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.

3.2 OWNER REPRESENTATIVE’S ACTION

A. Owner Representative will not review submittals that do not bear Contractor's approval stamp and will return them without action.

B. Action Submittals: Owner Representative will review each submittal, make marks to indicate corrections or modifications required, and return it. Owner Representative will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action taken.

C. Informational Submittals: Owner Representative will review each submittal and will not return it, or will return it if it does not comply with requirements. Owner Representative will forward each submittal to appropriate party.

D. Incomplete submittals are not acceptable, will be considered nonresponsive, and will be returned without review.

E. Submittals not required by the Contract Documents may not be reviewed and may be discarded.

END OF SECTION 013300

SECTION 014000 - QUALITY REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for quality assurance and quality control.

B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.

1. Specified tests, inspections, and related actions do not limit Contractor's other quality-assurance and control procedures that facilitate compliance with the Contract Document requirements.
2. Requirements for Contractor to provide quality-assurance and control services required by Owner or authorities having jurisdiction are not limited by provisions of this Section.

C. Related Sections:

1. Refer to Divisions 1 through 33 Sections for specific test and inspection requirements.

1.2 DEFINITIONS

A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.

B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the work to evaluate that actual products incorporated into the work and completed construction comply with requirements. Services do not include Contract enforcement activities performed by Owner.

C. Mockups: Full size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under sample submittals; to demonstrate aesthetic effects and, where indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified installation tolerances. Mockups are not samples. Unless otherwise indicated, approved mockups establish the standard by which the work will be judged.

D. Preconstruction Testing: Tests and inspections performed specifically for the project before products and materials are incorporated into the work to verify performance or compliance with specified criteria.

E. Product Testing: Tests and inspections that are performed by an NRTL, an NVLAP, or a testing agency qualified to conduct product testing and acceptable to authorities having jurisdiction, to establish product performance and compliance with specified requirements.

F. Source Quality-Control Testing: Tests and inspections that are performed at the source, i.e., plant, mill, factory, or shop.

G. Field Quality-Control Testing: Tests and inspections that are performed on-site for installation of the work and for completed work.

H. Testing Agency: An entity engaged to perform specific tests, inspections, or both. Testing laboratory shall mean the same as testing agency.

I. Installer/Applicator/Erector: Contractor or another entity engaged by Contractor as an employee, Subcontractor, or Sub-subcontractor, to perform a particular construction operation, including installation, erection, application, and similar operations.

1. Use of trade-specific terminology in referring to a trade or entity does not require that certain construction activities be performed by accredited or unionized individuals, or that requirements specified apply exclusively to specific trade or trades.

J. Experienced: An entity or individual “experienced” in accordance with Owner requirements, or when used with an entity or individual, "experienced" means having successfully completed a minimum of five previous projects similar in nature, size, and extent to this project; being familiar with special requirements indicated; and having complied with requirements of authorities having jurisdiction.

1.3 CONFLICTING REQUIREMENTS

A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Owner for a decision before proceeding.

B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Owner for a decision before proceeding.

1.4 INFORMATIONAL SUBMITTALS

A. Testing Agency Qualifications: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.

1.5 REPORTS AND DOCUMENTS

A. Test and Inspection Reports: Prepare and submit certified written reports specified in other Sections. Include the following:

1. Date of issue.
2. Project title and number.
3. Name, address, and telephone number of testing agency.
4. Dates and locations of samples and tests or inspections.

5. Names of individuals making tests and inspections.
6. Description of the work and test and inspection method.
7. Identification of product and Technical Specification Section.
8. Complete test or inspection data.
9. Test and inspection results and an interpretation of test results.
10. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
11. Comments or professional opinion on whether tested or inspected work complies with the Contract Document requirements.
12. Name and signature of laboratory inspector.
13. Recommendations on retesting and reinspecting.

B. Manufacturer's Field Reports: Prepare written information documenting tests and inspections specified in other Sections. Include the following:

1. Name, address, and telephone number of representative making report.
2. Statement on condition of substrates and their acceptability for installation of product.
3. Summary of installation procedures being followed, whether they comply with requirements and, if not, what corrective action was taken.
4. Results of operational and other tests and a statement of whether observed performance complies with requirements.
5. Other required items indicated in individual Technical Specification Sections.

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

1.6 QUALITY ASSURANCE

A. General: Qualifications paragraphs in this article establish the minimum qualification levels required; individual Technical Specification Sections specify additional requirements.

B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this project and with a record of successful in service performance, as well as sufficient production capacity to produce required units.

C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this project and with a record of successful in service performance, as well as sufficient production capacity to produce required units.

D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this project, whose work has resulted in construction with a record of successful in service performance.

E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or products that are similar to those indicated for this project in material, design, and extent.

F. Specialists: Certain Technical Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.

1. Requirements of authorities having jurisdiction shall supersede requirements for specialists.

G. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329; and with additional qualifications specified in individual Sections; and where required by authorities having jurisdiction, that is acceptable to authorities.

1. NRTL: A nationally recognized testing laboratory according to 29 CFR 1910.7.
2. NVLAP: A testing agency accredited according to NIST's National Voluntary Laboratory Accreditation Program.

H. Manufacturer's Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this project.

I. Preconstruction Testing: Where testing agency is indicated to perform preconstruction testing for compliance with specified requirements for performance and test methods, comply with the following:

1. Contractor responsibilities include the following:

a. Provide test specimens representative of proposed products and construction.
b. Submit specimens in a timely manner with sufficient time for testing and analyzing results to prevent delaying the work.
c. Build laboratory mockups at testing facility using personnel, products, and methods of construction indicated for the completed work.
d. When testing is complete, remove test specimens, assemblies, mockups; do not reuse products on project.

2. Testing Agency Responsibilities: Submit a certified written report of each test, inspection, and similar quality-assurance service to Owner with copy to Contractor. Interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from the Contract Documents.

J. Mockups: Before installing portions of the work requiring mockups, build mockups for each form of construction and finish required to comply with the following requirements, using materials indicated for the completed work:

1. Build mockups in location and of size indicated or, if not indicated, as directed by Owner.
2. Notify Owner seven days in advance of dates and times when mockups will be constructed.
3. Demonstrate the proposed range of aesthetic effects and workmanship.
4. Obtain Owners approval of mockups before starting work, fabrication, or construction.

a. Allow seven days for initial review and each re-review of each mockup.

5. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed work.
6. Demolish and remove mockups when directed, unless otherwise indicated.

1.7 QUALITY CONTROL

A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.

1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
2. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor.

B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality control activities required to verify that the work complies with requirements, whether specified or not.

1. Where services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these quality control services.

a. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.

2. Notify testing agencies in advance of time when work that requires testing or inspecting will be performed.
3. Where quality-control services are indicated as Contractor's responsibility, submit a certified written report, in duplicate, of each quality control service.
4. Testing and inspecting requested by Contractor and not required by the Contract Documents are Contractor's responsibility.
5. Submit additional copies of each written report directly to authorities having jurisdiction, when they so direct.

C. Manufacturer's Field Services: Where indicated, engage a manufacturer's representative to observe and inspect the work. Manufacturer's representative's services include examination of substrates and conditions, verification of materials, inspection of completed portions of the work, and submittal of written reports.

D. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality control services, including retesting and reinspecting, for construction that replaced work that failed to comply with the Contract Documents.

E. Testing Agency Responsibilities: Cooperate with Owner and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.

1. Notify Owner and Contractor promptly of irregularities or deficiencies observed in the work during performance of its services.
2. Determine the location from which test samples will be taken and in which in-situ tests are conducted.
3. Conduct and interpret tests and inspections and state in each report whether tested and inspected work complies with or deviates from requirements.
4. Submit a certified written report, in duplicate, of each test, inspection, and similar quality control service through Contractor.
5. Do not release, revoke, alter, or increase the Contract Document requirements or approve or accept any portion of the work.
6. Do not perform any duties of Contractor.

F. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel. Provide the following:

1. Access to the work.
2. Incidental labor and facilities necessary to facilitate tests and inspections.
3. Adequate quantities of representative samples of materials that require testing and inspecting. Assist agency in obtaining samples.
4. Facilities for storage and field curing of test samples.
5. Preliminary design mix proposed for use for material mixes that require control by testing agency.
6. Security and protection for samples and for testing and inspecting equipment at project site.

G. Coordination: Coordinate sequence of activities to accommodate required quality assurance and control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.

1. Schedule times for tests, inspections, obtaining samples, and similar activities.

H. Special Tests and Inspections: Owner will engage a qualified testing agency to conduct special tests and inspections required by authorities having jurisdiction as the responsibility of Owner and as follows:

1. Verifying that manufacturer maintains detailed fabrication and quality control procedures and reviewing the completeness and adequacy of those procedures to perform the work.
2. Notifying Owner and Contractor promptly of irregularities and deficiencies observed in the work during performance of its services.
3. Submitting a certified written report of each test, inspection, and similar quality control service to Owner with copy to Contractor and to authorities having jurisdiction.
4. Submitting a final report of special tests and inspections at completion, which includes a list of unresolved deficiencies.
5. Interpreting tests and inspections and stating in each report whether tested and inspected work complies with or deviates from the Contract Documents.
6. Retesting and reinspecting corrected work.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 REPAIR AND PROTECTION

A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes to original condition or condition required for project completion.

1. Provide materials and comply with installation requirements specified in other Technical Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Protect construction exposed by or for quality control service activities.

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

END OF SECTION 014000

SECTION 014200 - REFERENCES

PART 1 - GENERAL

1.1 DEFINITIONS

General: Refer to Owners “General Conditions” specifications for additional definitions.

A. "Approved": When used to convey Owner's action on Contractor's submittals, applications, and requests, "approved" is limited to Owner's duties and responsibilities as stated in the Contract.

B. “Architect” An employee or consultant designated by the Owner as a representative during the progress of work.

C. "Directed": A command or instruction by the Owner. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."

D. “Owner”: Avista Utilities or a designated representative thereof.

E. “Days”: Calendar days in sequential order.

F. “Engineer”: An employee or consultant designated by the Owner as a representative during the progress of work.

G. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Technical Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."

H. “Drawings”: Construction Documents generated to communicate in detail the requirements of the design, sufficient to allow the Contractor to construct the project.

I. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the work.

J. "Furnish": Supply and deliver to project site, ready for unloading, unpacking, assembly, installation, and similar operations.

K. "Install": Operations at project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.

L. "Provide": Furnish and install, complete and ready for the intended use.

M. "Project Site": Space available for performing construction activities. The extent of project site is shown on Drawings and may or may not be identical with the description of the land on which project is to be built.

N. “Project or project”: Means the total construction of which the work performed in accordance with the Contract Documents may be the whole or a part and which may include construction by Owner.

O. “Work”: Labor, materials, duties, assignments and activities associated with completion of obligations between the Contractor and the Owner.

P. “Working Days”: Days excluding weekends and Owner holidays.

1.2 INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Documents to the extent referenced. Such standards are made a part of the Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.

C. Copies of Standards: Each entity engaged in construction on project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Documents.

1. Where copies of standards are needed to perform a required construction activity, obtain copies directly from publication source.

1.3 ABBREVIATIONS AND ACRONYMS

A. Industry Organizations: Where abbreviations and acronyms are used in Technical Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Thomson Gale's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S."

B. Industry Organizations: Where abbreviations and acronyms are used in Technical Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list.

AA	Aluminum Association, Inc. (The)
AAADM	American Association of Automatic Door Manufacturers
AABC	Associated Air Balance Council
AAMA	American Districtural Manufacturers Association
AASHTO	American Association of State Highway and Transportation Officials
AATCC	American Association of Textile Chemists and Colorists
ABAA	Air Barrier Association of America
ABMA	American Bearing Manufacturers Association
ACI	American Concrete Institute
ACPA	American Concrete Pipe Association

AEIC	Association of Edison Illuminating Companies, Inc. (The)
AF&PA	American Forest & Paper Association
AGA	American Gas Association
AGC	Associated General Contractors of America (The)
AHA	American Hardboard Association (Now part of CPA)
AHAM	Association of Home Appliance Manufacturers
AI	Asphalt Institute
AIA	American Institute of Districts (The)
AISC	American Institute of Steel Construction
AISI	American Iron and Steel Institute
AITC	American Institute of Timber Construction
ALCA	Associated Landscape Contractors of America (Now PLANET - Professional Landcare Network)
ALSC	American Lumber Standard Committee, Incorporated
AMCA	Air Movement and Control Association International, Inc.
ANSI	American National Standards Institute
AOSA	Association of Official Seed Analysts, Inc.
APA	Districtural Precast Association
APA	APA - The Engineered Wood Association
APA EWS	APA - The Engineered Wood Association; Engineered Wood Systems (See APA - The Engineered Wood Association)
API	American Petroleum Institute
ARI	Air-Conditioning & Refrigeration Institute
ARMA	Asphalt Roofing Manufacturers Association
ASCE	American Society of Civil Engineers
ASCE/SEI	American Society of Civil Engineers/Structural Engineering Institute (See ASCE)
ASHRAE	American Society of Heating, Refrigerating and Air-Conditioning Engineers
ASME	ASME International (American Society of Mechanical Engineers International)

ASSE	American Society of Sanitary Engineering
ASTM	ASTM International (American Society for Testing and Materials International)
AWCI	Association of the Wall and Ceiling Industry
AWCMA	American Window Covering Manufacturers Association (Now WCMA)
AWI	Districtural Woodwork Institute
AWPA	American Wood Protection Association (Formerly: American Wood Preservers' Association)
AWS	American Welding Society
AWWA	American Water Works Association
BHMA	Builders Hardware Manufacturers Association
BIA	Brick Industry Association (The)
BICSI	BICSI, Inc.
BIFMA	BIFMA International (Business and Institutional Furniture Manufacturer's Association International)
BISSC	Baking Industry Sanitation Standards Committee
BWF	Badminton World Federation (Formerly: IBF - International Badminton Federation)
CCC	Carpet Cushion Council
CDA	Copper Development Association
CEA	Canadian Electricity Association
CEA	Consumer Electronics Association
CFFA	Chemical Fabrics & Film Association, Inc.
CGA	Compressed Gas Association
CIMA	Cellulose Insulation Manufacturers Association
CISCA	Ceilings & Interior Systems Construction Association
CISPI	Cast Iron Soil Pipe Institute
CLFMI	Chain Link Fence Manufacturers Institute
CRRC	Cool Roof Rating Council

CPA	Composite Panel Association
CPPA	Corrugated Polyethylene Pipe Association
CRI	Carpet and Rug Institute (The)
CRSI	Concrete Reinforcing Steel Institute
CSA	Canadian Standards Association
CSA	CSA International (Formerly: IAS - International Approval Services)
CSI	Cast Stone Institute
CSI	Construction Specifications Institute (The)
CSSB	Cedar Shake & Shingle Bureau
CTI	Cooling Technology Institute (Formerly: Cooling Tower Institute)
DHI	Door and Hardware Institute
EIA	Electronic Industries Alliance
EIMA	EIFS Industry Members Association
EJCDC	Engineers Joint Contract Documents Committee
EJMA	Expansion Joint Manufacturers Association, Inc.
ESD	ESD Association (Electrostatic Discharge Association)
ETL SEMCO	Intertek ETL SEMCO (Formerly: ITS - Intertek Testing Service NA)
FIBA	Federation Internationale de Basketball (The International Basketball Federation)
FIVB	Federation Internationale de Volleyball (The International Volleyball Federation)
FM Approvals	FM Approvals LLC
FM Global	FM Global (Formerly: FMG - FM Global)
FMRC	Factory Mutual Research (Now FM Global)
FRSA	Florida Roofing, Sheet Metal & Air Conditioning Contractors Association, Inc.
FSA	Fluid Sealing Association

FSC	Forest Stewardship Council
GA	Gypsum Association
GANA	Glass Association of North America
GC PUD	Grant County Public Utility District #2
GRI	(Part of GSI)
GS	Green Seal
GSI	Geosynthetic Institute
HI	Hydraulic Institute
HI	Hydronics Institute
HMMA	Hollow Metal Manufacturers Association (Part of NAAMM)
HPVA	Hardwood Plywood & Veneer Association
HPW	H. P. White Laboratory, Inc.
IAS	International Approval Services (Now CSA International)
IBF	International Badminton Federation (Now BWF)
ICEA	Insulated Cable Engineers Association, Inc.
ICRI	International Concrete Repair Institute, Inc.
IEC	International Electrotechnical Commission
IEEE	Institute of Electrical and Electronics Engineers, Inc. (The)
IESNA	Illuminating Engineering Society of North America
IEST	Institute of Environmental Sciences and Technology
IGCC	Insulating Glass Certification Council
IGMA	Insulating Glass Manufacturers Alliance
ILI	Indiana Limestone Institute of America, Inc.
ISO	International Organization for Standardization Available from ANSI
ISSFA	International Solid Surface Fabricators Association
ITS	Intertek Testing Service NA (Now ETL SEMCO)

ITU	International Telecommunication Union
KCMA	Kitchen Cabinet Manufacturers Association
LMA	Laminating Materials Association (Now part of CPA)
LPI	Lightning Protection Institute
MBMA	Metal Building Manufacturers Association
MFMA	Maple Flooring Manufacturers Association, Inc.
MFMA	Metal Framing Manufacturers Association, Inc.
MH	Material Handling (Now MHIA)
MHIA	Material Handling Industry of America
MIA	Marble Institute of America
MPI	Master Painters Institute
MSS	Manufacturers Standardization Society of The Valve and Fittings Industry Inc.
NAAMM	National Association of Districtural Metal Manufacturers
NACE	NACE International (National Association of Corrosion Engineers International)
NADCA	National Air Duct Cleaners Association
NAGWS	National Association for Girls and Women in Sport
NAIMA	North American Insulation Manufacturers Association
NBGQA	National Building Granite Quarries Association, Inc.
NCAA	National Collegiate Athletic Association (The)
NCMA	National Concrete Masonry Association
NCPI	National Clay Pipe Institute
NCTA	National Cable & Telecommunications Association
NEBB	National Environmental Balancing Bureau
NECA	National Electrical Contractors Association
NeLMA	Northeastern Lumber Manufacturers' Association
NEMA	National Electrical Manufacturers Association

NETA	InterNational Electrical Testing Association
NFHS	National Federation of State High School Associations
NFPA	NFPA (National Fire Protection Association)
NFRC	National Fenestration Rating Council
NGA	National Glass Association
NHLA	National Hardwood Lumber Association
NLGA	National Lumber Grades Authority
NOFMA	NOFMA: The Wood Flooring Manufacturers Association (Formerly: National Oak Flooring Manufacturers Association)
NOMMA	National Ornamental & Miscellaneous Metals Association
NRCA	National Roofing Contractors Association
NRMCA	National Ready Mixed Concrete Association
NRTL	National Recognized Testing Laboratories
NSF	NSF International (National Sanitation Foundation International)
NSSGA	National Stone, Sand & Gravel Association
NTMA	National Terrazzo & Mosaic Association, Inc. (The)
NTRMA	National Tile Roofing Manufacturers Association
NVLAP	National Voluntary Laboratory Accreditation Program
NWWDA	National Wood Window and Door Association (Now WDMA)
OPL	Omega Point Laboratories, Inc. (Now ITS)
PCI	Precast/Prestressed Concrete Institute
PDCA	Painting & Decorating Contractors of America
PDI	Plumbing & Drainage Institute
PGI	PVC Geomembrane Institute
PLANET	Professional Landcare Network (Formerly: ACLA - Associated Landscape Contractors of America)

PTI	Post-Tensioning Institute
RCSC	Research Council on Structural Connections
RFCI	Resilient Floor Covering Institute
RIS	Redwood Inspection Service
SAE	SAE International
SDI	Steel Deck Institute
SDI	Steel Door Institute
SEFA	Scientific Equipment and Furniture Association
SEI/ASCE	Structural Engineering Institute/American Society of Civil Engineers (See ASCE)
SGCC	Safety Glazing Certification Council
SIA	Security Industry Association
SIGMA	Sealed Insulating Glass Manufacturers Association (Now IGMA)
SJI	Steel Joist Institute
SMA	Screen Manufacturers Association
SMACNA	Sheet Metal and Air Conditioning Contractors' National Association
SMPTE	Society of Motion Picture and Television Engineers
SPFA	Spray Polyurethane Foam Alliance (Formerly: SPI/SPFD - The Society of the Plastics Industry, Inc.; Spray Polyurethane Foam Division)
SPIB	Southern Pine Inspection Bureau (The)
SPRI	Single Ply Roofing Industry
SSINA	Specialty Steel Industry of North America
SSPC	SSPC: The Society for Protective Coatings
STI	Steel Tank Institute
SWI	Steel Window Institute
SWRI	Sealant, Waterproofing, & Restoration Institute
TCA	Tile Council of America, Inc. (Now TCNA)

TCNA	Tile Council of North America, Inc.
TIA/EIA	Telecommunications Industry Association/Electronic Industries Alliance
TMS	The Masonry Society
TPI	Truss Plate Institute, Inc.
TPI	Turfgrass Producers International
TRI	Tile Roofing Institute
UL	Underwriters Laboratories Inc.
UNI	Uni-Bell PVC Pipe Association
USAV	USA Volleyball
USGBC	U.S. Green Building Council
USITT	United States Institute for Theatre Technology, Inc.
WASTEC	Waste Equipment Technology Association
WCLIB	West Coast Lumber Inspection Bureau
WCMA	Window Covering Manufacturers Association
WCSC	Window Covering Safety Council (Formerly: WCMA - Window Covering Manufacturers Association)
WDMA	Window & Door Manufacturers Association (Formerly: NWWDA - National Wood Window and Door Association)
WI	Woodwork Institute (Formerly: WIC - Woodwork Institute of California)
WIC	Woodwork Institute of California (Now WI)
WMMPA	Wood Moulding & Millwork Producers Association
WSRCA	Western States Roofing Contractors Association
WWPA	Western Wood Products Association

C. Code Agencies: Where abbreviations and acronyms are used in Technical Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list.

IAPMO	International Association of Plumbing and Mechanical Officials
ICC	International Code Council
ICC-ES	ICC Evaluation Service, Inc.
UBC	Uniform Building Code

(See ICC)

D. Federal Government Agencies: Where abbreviations and acronyms are used in Technical Specifications or other Contract Documents, they shall mean the recognized name of the entities in the following list. Names, telephone numbers, and websites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

CE	Army Corps of Engineers
CPSC	Consumer Product Safety Commission
DOC	Department of Commerce
DOD	Department of Defense
DOE	Department of Energy
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FCC	Federal Communications Commission
FDA	Food and Drug Administration
GSA	General Services Administration
HUD	Department of Housing and Urban Development
LBL	Lawrence Berkeley National Laboratory
NCHRP	National Cooperative Highway Research Program (See TRB)
NIST	National Institute of Standards and Technology
OSHA	Occupational Safety & Health Administration
PBS	Public Buildings Service (See GSA)
PHS	Office of Public Health and Science
RUS	Rural Utilities Service (See USDA)
SD	State Department
TRB	Transportation Research Board
USDA	Department of Agriculture
USPS	Postal Service

E. Standards and Regulations: Where abbreviations and acronyms are used in Technical Specifications or other Contract Documents, they shall mean the recognized name of the

standards and regulations in the following list. Names, telephone numbers, and websites are subject to change and are believed to be accurate and up-to-date as of the date of the Contract Documents.

ADAAG	Americans with Disabilities Act (ADA) Architectural Barriers Act (ABA) Accessibility Guidelines for Buildings and Facilities Available from U.S. Access Board
CFR	Code of Federal Regulations Available from Government Printing Office
DOD	Department of Defense Military Specifications and Standards Available from Department of Defense Single Stock Point
DSCC	Defense Supply Center Columbus (See FS)
FED-STD	Federal Standard (See FS)
FS	Federal Specification Available from Department of Defense Single Stock Point Available from Defense Standardization Program Available from General Services Administration Available from National Institute of Building Sciences
FTMS	Federal Test Method Standard (See FS)
MIL	(See MILSPEC)
MIL-STD	(See MILSPEC)
MILSPEC	Military Specification and Standards Available from Department of Defense Single Stock Point
UFAS	Uniform Federal Accessibility Standards Available from Access Board

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 014200

SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes requirements for temporary utilities and support facilities.

1.2 USE CHARGES

A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Price unless otherwise indicated. Allow other entities to use temporary services and facilities without cost, including, but not limited to, Owner, testing agencies, and authorities having jurisdiction.

B. Water from Existing System: Water from Owners existing hydrant fill station system is available for use without metering and without payment of use charges. Contractor shall provide provisions for connections to existing system.

C. Electric Power Service: Contractor is responsible to coordinate and provide connections\extensions to existing utility power, as required for construction operations. Contractor is responsible to pay use-charges, directly to utility purveyor. Transfer of power becomes the Owners responsibility at time of Substantial Completion.

D. Natural Gas Service: Contractor is responsible to coordinate and provide connections\extensions to existing gas service, as required for construction operations. Contractor is responsible to pay use-charges, directly to utility purveyor. Transfer of gas service becomes the Owners responsibility at time of Substantial Completion.

1.3 QUALITY ASSURANCE

A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.

B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

C. Accessible Temporary Egress: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

PART 2 - PRODUCTS

2.1 TEMPORARY FACILITIES

A. Field Offices: Contractor to provide a temporary field office trailer with ADA ramp access, for conducting business. Computers, printers, phones, similar equipment and internet connection will need to be provided by the Contractor. Office shall be sized to accommodate a conference table for ten or more people. Trailer shall be climate controlled with adequate heat and AC.

B. Storage and Fabrication Sheds: Provide suitable sheds as deemed necessary to accommodate materials and equipment for construction operations.

C. Fencing: Provide suitable fencing as deemed necessary to secure the project site, accommodate materials and equipment for construction operations.

D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

2.2 EQUIPMENT

A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, electric, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.

1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
2. Heating Units: Listed and labeled for type of fuel being consumed, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return air grille in system and remove at end of construction and clean HVAC system as required.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Locate facilities where they will serve project adequately and result in minimum interference with performance of the work. Relocate and modify facilities as required by progress of the work.

B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

3.2 TEMPORARY UTILITY INSTALLATION

A. General: use of the existing system is acceptable. Contractor option to install temporary services if needed for construction.

B. Heating: Provide temporary heating or cooling if required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.

C. Ventilation and Humidity Control: Provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed. Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.

D. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

1. Install and operate temporary lighting that fulfills security and protection requirements without operating entire system.

E. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations. Comply with requirements of the Owner and authorities having jurisdiction. As a minimum, the Contractor is responsible to clean the project area daily.

F. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.

1. Truck cranes and similar devices used for hoisting materials are considered "tools and equipment" and not temporary facilities.

3.3 SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

B. Contractor is advised to lock its gang boxes. Owner will not reimburse Contractor for any lost or stolen tools, materials or equipment. Maintain the security of Owner’s property, where appropriate and secure areas when not actively working.

C. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.

D. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.

E. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.

1. Where heating or cooling is needed and permanent enclosure is not complete, insulate temporary enclosures.

F. Control of Solvents: The use of solvents and materials producing noxious fumes shall be subject to the approval of Owner. Submit a written procedure for the control of emissions prior to any use. Isolate and vent to the outside away from air intakes or pedestrian traffic areas where solvents are to be used.

G. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241.

1. Prohibit smoking in construction areas.
2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
3. Develop and supervise an overall fire-prevention and protection program for personnel at project site. Instruct personnel in methods and procedures. Post warnings and information.

3.4 MOISTURE CONTROL

A. Contractor's Moisture Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.

3.5 OPERATION, TERMINATION, AND REMOVAL

A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.

B. Maintenance: Maintain facilities in good operating condition until removal.

1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.

C. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. Materials and facilities that constitute temporary facilities are property of Contractor.
2. At project completion, repair, renovate, and clean permanent facilities used during construction period.

END OF SECTION 015000

SECTION 016000 - PRODUCT REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for selection of products for use in project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.

1.2 DEFINITIONS

A. Products: Items obtained for incorporating into the work, whether purchased for project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.

1. Named Products: Items identified by manufacturer's product name, including make or model number or other designation shown or listed in manufacturer's published product literature that is current as of date of the Contract Documents.
2. New Products: Items that have not previously been incorporated into another project or facility. Products salvaged or recycled from other projects are not considered new products.
3. Comparable Product: Product that is demonstrated and approved through submittal process to have the indicated qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics that equal or exceed those of specified product.

B. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.

1.3 ACTION SUBMITTALS

A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Technical Specification Section number and title and drawing numbers and titles.

1. Owner Representative's Action: If necessary, Owner Representative will request additional information or documentation for evaluation within one week of receipt of a comparable product request. Owner Representative will notify Contractor of approval or rejection of proposed comparable product request within ten working days of receipt of initial request. Form of Approval: As specified in Division 01 Section "Submittal Procedures."

a. Use product specified if Owner does not issue a decision on use of a comparable product request within time allocated.

1.4 QUALITY ASSURANCE

A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on project, select product compatible with products previously selected, even if previously selected products were also options.

1.5 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.

B. Delivery and Handling:

1. Schedule delivery to minimize long-term storage at project site and to prevent overcrowding of construction spaces.
2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
3. Deliver products to project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.

C. Storage:

1. Store products to allow for inspection and measurement of quantity or counting of units.
2. Store materials in a manner that will not endanger project structure.
3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
4. Store cementitious products and materials on elevated platforms.
5. Store foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
6. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
7. Protect stored products from damage and liquids from freezing.

1.6 PRODUCT WARRANTIES

A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.

B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.

1. Manufacturer's Standard Form: Modified to include project-specific information and properly executed.
2. Specified Form: When specified forms are included with the Technical Specifications, prepare a written document using indicated form properly executed.
3. Refer to Divisions 02 through 49. Sections for specific content requirements and particular requirements for submitting special warranties.

PART 2 - PRODUCTS

2.1 PRODUCT SELECTION PROCEDURES

A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.

1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
4. Where products are accompanied by the term "as selected," Owner Representative will make selection.
5. Descriptive, performance, and reference standard requirements in the Technical Specifications establish salient characteristics of products.

B. Product Selection Procedures:

1. Product: Where Technical Specifications name a single manufacturer and product, provide the named product that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.
2. Manufacturer/Source: Where Technical Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements. Comparable products or substitutions for Contractor's convenience will not be considered.

2.2 COMPARABLE PRODUCTS

A. Conditions for Consideration: Owner will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Owner may return requests without action, except to record noncompliance with these requirements:

1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the work.
2. Detailed comparison of significant qualities of proposed product with those named in the Technical Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
3. Evidence that proposed product provides specified warranty.
4. List of similar installations for completed projects with project names and addresses and names and addresses of Architects and Owners, if requested.
5. Samples, if requested.

PART 3 - EXECUTION (Not Used)

END OF SECTION 016000

SECTION 017300 – EXECUTION REQUIREMENTS

PART 1 - GENERAL

1.1 SUMMARY

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

1. Construction layout.
2. Installation of the work.
3. Cutting and patching.
4. Progress cleaning.
5. Starting and adjusting.
6. Protection of installed construction.
7. Correction of the work.

1.2 WARRANTY

A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 EXAMINATION

A. Existing Conditions: The existence and location of utilities and construction indicated as existing are not guaranteed. Before beginning work, investigate and verify the existence and location of utilities, mechanical and electrical systems, and other construction affecting the work.

1. Before construction, verify the location and connection points of water-service piping; electrical services, and other utilities.

B. Examination and Acceptance of Conditions: Before proceeding with each component of the work, examine substrates, areas, and conditions, with Installer or applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
2. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
3. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.

4. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the work indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. Field Measurements: Take field measurements as required to fit the work properly. Recheck measurements before installing each product. Where portions of the work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the work.

B. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of the Contractor, submit a request for information to Owner Representative.

3.3 CONSTRUCTION LAYOUT

A. Verification: Before proceeding to lay out the work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Owner Representative promptly.

3.4 INSTALLATION

A. General: Locate the work and components of the work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas, unless otherwise indicated.

B. Comply with manufacturer's written instructions and recommendations for installing products in applications indicated.

C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until completion.

D. Conduct construction operations so no part of the work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.

E. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.

F. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.

G. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the work. Where size and type of attachments are not indicated, verify size and type required for load conditions.

1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Owner Representative.
2. Allow for building movement, including thermal expansion and contraction.
3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to project site in time for installation.

H. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.

I. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

3.5 CUTTING AND PATCHING

A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

B. Temporary Support: Provide temporary support of work to be cut.

C. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of project that might be exposed during cutting and patching operations.

D. Adjacent Occupied Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

E. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

F. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.

1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Excavating and Backfilling: Comply with requirements in applicable Division 31 Sections where required by cutting and patching operations.
5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
6. Proceed with patching after construction operations requiring cutting are complete.

G. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition.

H. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

3.6 PROGRESS CLEANING

A. General: Clean project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.

1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F (27 deg C).
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.

B. Site: Maintain project site free of waste materials and debris.

C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the work.

1. Remove liquid spills promptly.
2. Where dust would impair proper execution of the work, broom-clean or vacuum the entire work area, as appropriate.

D. Installed work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.

F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of completion.

G. Waste Disposal: Do not bury or burn waste materials on site. Do not wash waste materials down sewers or into waterways.

H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at completion.

I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

3.7 STARTING AND ADJUSTING

A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.

B. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.

C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

D. Manufacturer's Field Service: Comply with qualification requirements in Division 01 Section "Quality Requirements."

3.8 PROTECTION OF INSTALLED CONSTRUCTION

A. Provide final protection and maintain conditions that ensure installed work is without damage or deterioration at time of completion.

B. Comply with manufacturer's written instructions for temperature and relative humidity.

3.9 CORRECTION OF THE WORK

A. Repair or remove and replace defective construction. Restore damaged substrates and finishes.

1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.

B. Restore permanent facilities used during construction to their specified condition.

C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.

D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.

E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

END OF SECTION 017300

SECTION 017700 - CLOSEOUT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for Contract closeout, including, but not limited to, the following:

1. Substantial Completion procedures.
2. Warranties.
3. Final cleaning.

1.2 SUBSTANTIAL COMPLETION

A. Preliminary Procedures: Before requesting inspection for determining date of Substantial Completion, complete the following. List items below that are incomplete with request.

1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the work is not complete.
2. Advise Owner of pending insurance changeover requirements, if applicable.
3. Advise Owner of utility change over. Contractor is responsible for utility use charges up to establishment of Substantial Completion.
4. Submit specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
5. Obtain and submit releases permitting Owner unrestricted use of the work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
6. Prepare and submit Project Record Documents, operation and maintenance manuals, construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
7. Deliver tools, spare parts, extra materials, and similar items to location designated by Owner. Label with manufacturer's name and model number where applicable.
8. Complete startup testing \ commissioning of systems.
9. Submit test\adjust\balance records.
10. Terminate and remove temporary facilities from project site, along with mockups, construction tools, and similar elements.
11. Submit changeover information related to Owner’s occupancy, use, operation, and maintenance.
12. Complete final cleaning requirements, including touchup painting.
13. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
14. Submit “Certificate of Occupancy” from permitting jurisdictions having authority, stating that all essential systems are operational and that the facility is suitable for occupancy.

B. Inspection: Submit a written request for inspection for Substantial Completion. On receipt of request, Owner will either proceed with inspection or notify Contractor of unfulfilled requirements. Owner will inspect and notify Contractor of items, either on Contractor's list or additional items identified by Owner, that must be completed or corrected to satisfy the requirements of Substantial Completion.

1. Reinspection: Request reinspection when the work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for Substantial Completion.
3. Submit a final application for payment.
4. Submit certified copy of Owners Substantial Completion inspection list of items to be completed or corrected (punch list), endorsed and dated by Owner. The certified copy of the list shall state that each item has been completed or otherwise resolved for acceptance.
5. Instruct Owners personnel in operation, adjustment, and maintenance of products, equipment, and systems.

C. Owner will either proceed with inspection or notify Contractor of unfulfilled requirements. Owner will prepare a final payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.

1. Reinspection: Request reinspection when the work identified in previous inspections as incomplete is completed or corrected.

1.3 LIST OF INCOMPLETE ITEMS (PUNCH LIST)

A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.

1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Submit list of incomplete items in the following format:

    a. PDF electronic file or three printed copies.

1.4 WARRANTIES

A. Submittal Time: Submit written warranties on request of Owner for designated portions of the work where commencement of warranties other than date of Substantial Completion is indicated.

B. Organize warranty documents into an orderly sequence based on the table of contents of the Project Manuals.

1. Bind warranties and bonds in heavy-duty, 3-ring, vinyl-covered, loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2-by-11-inch paper.
2. Provide heavy paper dividers with plastic-covered tabs for each separate warranty. Mark tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product and the name, address, and telephone number of Installer.
3. Identify each binder on the front and spine with the typed or printed title "WARRANTIES," project name, and name of Contractor.

4. Scan warranties and bonds and assemble complete warranty and bond submittal package into a single indexed electronic PDF file with links enabling navigation to each item. Provide table of contents at beginning of document.

C. Provide additional copies of each warranty to include in operation and maintenance manuals.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Cleaning Agents: Use cleaning materials and agents recommended by manufacturer or fabricator of the surface to be cleaned. Do not use cleaning agents that are potentially hazardous to health or property or that might damage finished surfaces.

1. Use cleaning products that meet Green Seal GS-37, or if GS-37 is not applicable, use products that comply with the California Code of Regulations maximum allowable volatile organic compound levels.

PART 3 - EXECUTION

3.1 FINAL CLEANING

A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.

B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.

1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire project.

a. Clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
c. Rake grounds that are neither planted nor paved to a smooth, even-textured surface.
d. Remove tools, construction equipment, machinery, and surplus material from project site.
e. Remove snow and ice to provide safe access to building.
f. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
g. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
h. Sweep concrete floors broom clean in unoccupied spaces.

i. Vacuum flooring and soft surfaces, removing debris and excess nap; shampoo if visible soil or stains remain.

j. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision obscuring materials. Replace chipped or broken glass and other damaged transparent materials. Polish mirrors and glass, taking care not to scratch surfaces.

k. Remove labels that are not permanent.

l. Touch up and otherwise repair and restore marred, exposed finishes and surfaces. Replace finishes and surfaces that cannot be satisfactorily repaired or restored or that already show evidence of repair or restoration.

    1) Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates.

m. Wipe surfaces of mechanical and electrical equipment and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.

n. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.

o. Clean plumbing fixtures to a sanitary condition, free of stains, including stains resulting from water exposure.

p. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.

q. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency. Replace burned out bulbs, and those noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

r. Leave project clean and ready for occupancy.

END OF SECTION 017700

SECTION 017823 - OPERATION & MAINTENANCE DATA

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals, including the following:

1. Operation and maintenance documentation directory.
2. Operation manuals for systems, subsystems, and equipment.

1.2 CLOSEOUT SUBMITTALS

A. Format: Operations & Maintenance manuals in the following format:

1. Two paper copies (final submittal). Include complete manuals with corresponding drawings and related information. Enclose title pages and directories in clear plastic sleeves.

2. Two electronic copies (final submittal). Include pdf copies of complete manuals with corresponding drawings and related information. Format Compact Disk (CD).

3. Manual Submittal (submittal for initial review): Submit one manual (Operations & Maintenance manual) for each area, in final form prior to requesting inspection for completion and at least 30 days before commencing demonstration and training. Owner will return copy with comments.

4. Correct or modify manual to comply with Owners comments. Submit corrected manuals within 15 days of receipt of Owners comments and prior to commencing demonstration and training. Proceed with providing final paper and electronic manuals upon review\authorization by the Owner.

PART 2 - PRODUCTS

2.1 REQUIREMENTS FOR OPERATION AND MAINTENANCE MANUAL

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

1. Title page.
2. Table of contents.
3. Manual contents.

B. Title Page: Include the following information:

1. Subject matter included in manual.
2. Name and address of project.

3. Name and address of Owner.
4. Date of submittal.
5. Name and contact information for Contractor.
6. Name and contact information for Architect.
7. Name and contact information for Commissioning Agent.
8. Names and contact information for major consultants to the Architect that designed the systems contained in the manuals.
9. Cross-reference to related systems in other operation and maintenance manuals.

C. Emergency Instructions: Describe and explain warnings, trouble indications, error messages, and similar codes and signals. Include responsibilities of Owner's operating personnel for notification of installer, supplier, and manufacturer to maintain warranties.

D. Emergency Procedures: Include the following, as applicable:

1. Instructions on stopping.
2. Shutdown instructions for each type of emergency.
3. Operating instructions for conditions outside normal operating limits.
4. Required sequences for electric or electronic systems.
5. Special operating instructions and procedures.

E. Operation Content: In addition to requirements in this Section, include operation data required in individual Technical Specification Sections and the following information:

1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
2. Performance and design criteria if Contractor is delegated design responsibility.
3. Operating standards.
4. Operating procedures.
5. Operating logs.
6. Wiring diagrams.
7. Control diagrams.
8. Piped system diagrams.
9. Precautions against improper use.
10. License requirements including inspection and renewal dates.

F. Descriptions: Include the following:

1. Product name and model number. Use designations for products indicated on Contract Documents.
2. Manufacturer's name.
3. Color, pattern, and texture.
4. Material and chemical composition.
5. Reordering information for specially manufactured products.
6. Equipment identification with serial number of each component.
7. Equipment function.
8. Operating characteristics.
9. Limiting conditions.
10. Performance curves.
11. Engineering data and tests.
12. Complete nomenclature and number of replacement parts.

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

1. Startup procedures.

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

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

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

J. Source Information: List each system, subsystem, and piece of equipment included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of installer or supplier and maintenance service agent, and cross reference Technical Specification Section number and title.

K. Maintenance Procedures: Include manufacturer's written recommendations and the following:
1. Inspection procedures.
2. Types of cleaning agents to be used and methods of cleaning.
3. List of cleaning agents and methods of cleaning detrimental to product.
4. Schedule for routine cleaning and maintenance.
5. Repair instructions.
6. Test and inspection instructions.
7. Troubleshooting guide.
8. Precautions against improper maintenance.
9. Disassembly; component removal, repair, replacement, and reassembly instructions.
10. Aligning, adjusting, and checking instructions.
11. Demonstration and training video recording, if available.

L. Manufacturers' Maintenance Documentation: Manufacturers' maintenance documentation including the following information for each component part or piece of equipment:

1. Standard maintenance instructions and bulletins.
2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.
3. Identification and nomenclature of parts and components.
4. List of items recommended to be stocked as spare parts.

M. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.

N. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.

O. Maintenance Service Contracts: Include copies of maintenance agreements with name and telephone number of service agent.

P. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.

Q. Permit Documentation: Include copies of Building Permit acceptance forms, Certificate of Substantial Completion and related permitting approval\acceptance documentation.

PART 3 - EXECUTION

3.1 MANUAL PREPARATION

A. Operation and Maintenance Manuals: Assemble two complete sets of operation and maintenance data indicating operation and maintenance of each system, subsystem, and piece of equipment not part of a system.

B. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.

1. Do not use original project record documents as part of operation and maintenance manuals.

END OF SECTION 017823

SECTION 017839 - PROJECT RECORD DOCUMENTS

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for project record documents, including the following:

1. Record Drawings field print markups and final PDF scanned documentation.

1.2 CLOSEOUT SUBMITTALS

A. Record Drawings:

a. Initial Submittal for review: Submit one paper copy set of marked-up record prints. Owner will indicate whether general scope of changes, additional information recorded, and quality of drafting are acceptable.
b. Final Submittal: Submit one paper copy set and two electronic CD copies in PDF format, of marked-up\Owner approved record prints. Print each drawing sheet, whether or not changes and additional information were recorded.

PART 2 - PRODUCTS

2.1 RECORD DRAWINGS

A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings.

1. Preparation: Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is installer, Subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.

a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
b. Record data as soon as possible after obtaining it.
c. Record and check the markup before enclosing concealed installations.

2. Mark the Contract Drawings and Shop Drawings completely and accurately. Utilize personnel proficient at recording graphic information in production of marked-up record prints.
3. Mark record sets with erasable, red colored pencil. Use other colors to distinguish between changes for different categories of the work at same location.
4. Note: Owner Instruction numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.

B. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.

1. Record Prints: Organize record prints and newly prepared record drawings into manageable sets. Bind each set with durable paper cover sheets. Include identification on cover sheets.
2. Identification: As follows:

    a. Project name.
    b. Date.
    c. Designation "PROJECT RECORD DRAWINGS."
    d. Name of Owner and Architect.
    e. Name of Contractor.

2.2 MISCELLANEOUS RECORD SUBMITTALS

A. Assemble miscellaneous records required by other Technical Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the work. Bind or file miscellaneous records and identify each, ready for continued use and reference.

PART 3 - EXECUTION

3.1 RECORDING AND MAINTENANCE

A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and modifications to Project Record Documents as they occur; do not wait until the end of project.

B. Include line item on Schedule of Values for Record Document recording. Owner will review status of document recording on a monthly basis.

C. Maintenance of Record Documents and Samples: Store Record Documents and Samples in the field office apart from the Contract Documents used for construction. Do not use Project Record Documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to Project Record Documents for Owners reference during normal working hours.

END OF SECTION 017839

SECTION 017900 - DEMONSTRATION AND TRAINING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes administrative and procedural requirements for instructing Owner's personnel, including the following:

1. Demonstration of operation of systems, subsystems, and equipment.
2. Training in operation and maintenance of systems, subsystems, and equipment.

1.2 QUALITY ASSURANCE

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

B. Pre-instruction Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to demonstration and training.

1.3 COORDINATION

A. Coordinate instruction schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations and to ensure availability of Owner's personnel.

B. Coordinate content of training modules with content of approved emergency, operation, and maintenance manuals. Do not submit instruction program until operation and maintenance data has been reviewed and approved by Architect.

PART 2 - PRODUCTS

2.1 INSTRUCTION PROGRAM

A. Program Structure: Develop an instruction program that includes individual training modules for each system and for equipment not part of a system, as required by individual Specification Sections.

B. Training Modules: Develop a learning objective and teaching outline for each module. Include a description of specific skills and knowledge that participant is expected to master. For each module, include instruction for the following as applicable to the system, equipment, or component:

1. Basis of System Design, Operational Requirements, and Criteria: Include the following:

a. System, subsystem, and equipment descriptions.
b. Performance and design criteria if Contractor is delegated design responsibility.

c. Operating standards.
d. Regulatory requirements.
e. Equipment function.
f. Operating characteristics.
g. Limiting conditions.
h. Performance curves.

2. Documentation: Review the following items in detail:

a. Operations manuals.
b. Maintenance manuals.
c. Project record documents.
d. Identification systems.
e. Warranties and bonds.
f. Maintenance service agreements and similar continuing commitments.

3. Emergencies: Include the following, as applicable:

a. Instructions on meaning of warnings, trouble indications, and error messages.
b. Instructions on stopping.
c. Shutdown instructions for each type of emergency.
d. Operating instructions for conditions outside of normal operating limits.
e. Sequences for electric or electronic systems.
f. Special operating instructions and procedures.

4. Operations: Include the following, as applicable:

a. Startup procedures.
b. Equipment or system break-in procedures.
c. Routine and normal operating instructions.
d. Regulation and control procedures.
e. Control sequences.
f. Safety procedures.
g. Instructions on stopping.
h. Normal shutdown instructions.
i. Operating procedures for emergencies.
j. Operating procedures for system, subsystem, or equipment failure.
k. Seasonal and weekend operating instructions.
l. Required sequences for electric or electronic systems.
m. Special operating instructions and procedures.

5. Adjustments: Include the following:

a. Alignments.
b. Checking adjustments.
c. Noise and vibration adjustments.
d. Economy and efficiency adjustments.

6. Troubleshooting: Include the following:

a. Diagnostic instructions.
b. Test and inspection procedures.

7. Maintenance: Include the following:

a. Inspection procedures.
b. Types of cleaning agents to be used and methods of cleaning.
c. List of cleaning agents and methods of cleaning detrimental to product.
d. Procedures for routine cleaning
e. Procedures for preventive maintenance.
f. Procedures for routine maintenance.
g. Instruction on use of special tools.

8. Repairs: Include the following:

a. Diagnosis instructions.
b. Repair instructions.
c. Disassembly; component removal, repair, and replacement; and reassembly instructions.
d. Instructions for identifying parts and components.
e. Review of spare parts needed for operation and maintenance.

PART 3 - EXECUTION

3.1 PREPARATION

A. Assemble educational materials necessary for instruction, including documentation and training module. Assemble training modules into a training manual organized in coordination with requirements in Division 01 Section "Operations and Maintenance Data."

3.2 INSTRUCTION

A. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.

B. Scheduling: Provide instruction at mutually agreed on times. For equipment that requires seasonal operation, provide similar instruction at start of each season.

C. Training Location and Reference Material: Conduct training on-site in the completed and fully operational facility using the actual equipment in-place. Conduct training using final operation and maintenance data submittals.

END OF SECTION 017900

SECTION 064023 - INTERIOR ARCHITECTURAL WOODWORK

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes interior woodwork including for the following applications:
   1. Plastic-laminate covered cabinets.
   2. Plastic-laminate countertops.

B. Related Sections:
   1. Section 062000 – Rough Carpentry: Wood furring, blocking, and shims concealed within other construction before woodwork installation.

1.2 SUBMITTALS

A. Product Data: For the following:

   1. Cabinet hardware and accessories.
   2. Finishing materials and processes.

B. Shop Drawings: Include location of each item, plans and elevations, large-scale details, attachment devices, and other components.

C. Samples:
   1. Plastic-laminate-clad panel products, for each type, color, pattern, and surface finish and PVC edge banding for each surface.
   2. Thermoset decorative-overlay surfaced panel products, for each type, color, pattern, and surface finish.

1.3 QUALITY ASSURANCE

A. Quality Standard: Unless otherwise indicated, comply with AWI's "Architectural Woodwork Quality Standards" for grades of interior architectural woodwork, construction, finishes, and other requirements.

   1. Provide AWI certification labels or compliance certificate indicating that woodwork complies with requirements of grades specified.

1.4 PROJECT CONDITIONS

A. Environmental Limitations: Do not deliver or install woodwork until building is enclosed, wet work is complete, and HVAC system is operating and maintaining temperature and relative humidity at levels planned for building occupants during the remainder of the construction period.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Wood Products:

1. Hardboard: AHA A135.4.
2. Particleboard: ANSI A208.1, Grade M-2 or M-2-Exterior Glue.

B. Thermoset Decorative Overlay: Particleboard or medium-density fiberboard with surface of thermally fused, melamine-impregnated decorative paper complying with LMA SAT-1.

C. High-Pressure Decorative Laminate: NEMA LD 3.

D. Tempered Float Glass for cabinets: ASTM C1048, Kind FT, Condition A, Type I, Class 1 (clear), Quality Q3 with exposed edges seamed before tempering, 6 mm thick unless otherwise indicated.

2.2 CABINET HARDWARE AND ACCESSORIES

A. General: Provide cabinet hardware and accessory materials for a complete installation of architectural woodwork, except for items specified in Division 8 Section "Door Hardware."

B. Hardware Standard: Comply with BHMA A156.9 for items indicated by referencing BHMA numbers or items referenced to this standard.

C. Frameless Concealed Hinges (European Type): BHMA A156.9, B01602, self-closing.

D. Back-Mounted Pulls: BHMA A156.9, B02011.

E. Wire Pulls: Back mounted, solid metal, BHMA 626-652 (US26D) 4” long x 2 ½” deep x 5/16” inch in diameter.

F. Catches: Magnetic, BHMA A156.9, B03141.

G. Adjustable Shelf Standards and Supports: BHMA A156.9, B04071; with shelf rests, B04081.

H. Drawer Slides: BHMA A156.9, B05091. Side-mounted, full-extension, zinc-plated steel drawer slides with steel ball bearings, BHMA A156.9, B05091, and rated for the following loads:

1. Box Drawer Slides: 75 lbf.
2. File Drawer Slides: 150 lbf.

I. File Rails: Metal.

J. Door and Drawer Locks: BHMA A156.11, E07121. National Locks or equal. Key locks alike unless noted otherwise on Drawings or herein, stamped with consecutive numbers beginning with 1. Provide master keys stamped “M”.

K. Exposed Hardware Finishes: Complying with BHMA A156.18 for BHMA finish number indicated.
1. Bright Chromium Plated: BHMA 625 for brass or bronze base; BHMA 651 for steel base.
2. Satin Stainless Steel: BHMA 630 (US32D)

2.3 INSTALLATION MATERIALS

A. Furring, Blocking, Shims, and Hanging Strips: Softwood or hardwood lumber, kiln-dried to less than 15 percent moisture content.

2.4 FABRICATION

A. General: Complete fabrication to maximum extent possible before shipment to Project site. Where necessary for fitting at site, provide allowance for scribing, trimming, and fitting.

1. Interior Woodwork Grade: Custom.
2. Shop cut openings to maximum extent possible. Sand edges of cutouts to remove splinters and burrs. Seal edges of openings in countertops with a coat of varnish.
3. Do not locate joints within 2 feet of sink cut-out.
4. Cap exposed edges with laminate, except where indicated otherwise.
5. Deliver to site in units sized for ease for handling and to permit passage through building openings.
6. Prime with sealer concealed and semi-concealed surfaces. Brush apply only.
7. Provide cutouts for plumbing fixtures, hardware, inserts, appliances, electrical work, and other fixtures. Verify locations of cutouts from site dimensions. Seal or prime paint contact surfaces of cutouts.
8. Route or groove back of flat trim members, kerf backs of other wide flat members except plywood members.
9. Apply laminate finish in full, uninterrupted sheets of maximum practical lengths. Form corners and butt joints with hairline joints.

B. Plastic-Laminate Cabinets:

1. AWS Type of Cabinet Construction: Flush Overlay or as indicated.
2. Laminate Cladding for Exposed Surfaces: High-pressure decorative of grade indicated.

    a. Horizontal Surfaces Other Than Tops: HGL.
    b. Post formed Surfaces: HGP.
    c. Vertical Surfaces: HGS
    d. Edges: HGS

3. Materials for Semi-exposed Surfaces Other Than Drawer Bodies: Thermoset decorative overlay.

4. Drawer Sides and Backs: Thermoset decorative overlay.

5. Drawer Bottoms: Thermoset decorative overlay.

6. Colors, Patterns, and Finishes: Refer to Drawings for product selection.

C. Plastic-Laminate Countertops:

1. High-Pressure Decorative Laminate Grade: HGS.
2. Colors, Patterns, and Finishes: Refer to Finish Key on Drawings for product selection.
3. Edge Treatment: Same as laminate cladding on horizontal surfaces or as indicated.
4. Core Material at Sinks: Exterior grade plywood.

2.5 SHOP FINISHING

A. Finish architectural woodwork at fabrication shop. Defer only final touchup, cleaning, and polishing until after installation.

B. Backpriming: Apply one coat of sealer or primer, compatible with finish coats, to concealed surfaces of woodwork. Apply two coats to back of paneling.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Condition woodwork to average prevailing humidity conditions in installation areas and examine and complete work as required, including removal of packing and backpriming before installation.

B. Grade: Install woodwork to comply with requirements for the same grade specified in Part 2 for fabrication of type of woodwork involved.

C. Install woodwork level, plumb, true, and straight to a tolerance of 1/8 inch in 96 inches. Shim as required with concealed shims.

D. Scribe and cut woodwork to fit adjoining work, and refinish cut surfaces and repair damaged finish at cuts.

E. Anchor woodwork to anchors or blocking built in or directly attached to substrates. Secure with countersunk, concealed fasteners and blind nailing as required for complete installation. Use fine finishing nails for exposed fastening, countersunk and filled flush with woodwork.

F. Cabinets: Install without distortion so doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation.

1. Fasten wall cabinets through back, near top and bottom, at ends and not more than 16 inches o.c.

G. Countertops: Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop. Caulk space between backsplash and wall with sealant specified in Division 7 Section "Joint Sealants."

END OF SECTION 064023

SECTION 081113 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes: Standard hollow metal doors and frames.

1.2 SUBMITTALS

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

B. Shop Drawings: Include elevations, door edge details, frame profiles, metal thicknesses, preparations for hardware, and other details.

C. Samples for Initial Selection: For units with factory-applied color finishes.

D. Samples for Verification: For each type of exposed finish required.

E. Schedule: Prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Amweld Building Products, LLC.
2. Benchmark; a division of Therma-Tru Corporation.
3. Ceco Door Products; an Assa Abloy Group company.
4. Curries Company; an Assa Abloy Group company.

2.2 MATERIALS

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

B. Hot-Rolled Steel Sheet: ASTM A 1011/A 1011M, CS, Type B.

C. Metallic-Coated (Galvannealed) Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum A40 metallic coating designation, zinc coated by hot-dip process, commercial quality, stretcher-leveled, mill phosphatized. WCGS not permitted

D. Frame Anchors: ASTM A 591/A 591M, Commercial Steel (CS), 40Z coating designation; mill phosphatized.

1. For anchors built into exterior walls, steel sheet complying with ASTM A 1008/A 1008M or ASTM A 1011/A 1011M, hot-dip galvanized according to ASTM A 153/A 153M, Class B.

E. Inserts, Bolts, and Fasteners: Hot-dip galvanized according to ASTM A 153/A 153M.

F. Grout: ASTM C 476, except with a maximum slump of 4 inches, as measured according to ASTM C 143/C 143M.

G. Mineral-Fiber Insulation: ASTM C 665, Type I.

H. Bituminous Coating: Zero VOC Coal Tar Epoxy, Progressive Epoxy Polymers or other Low VOC product meeting limits of the current requirements of Green Seal Standards GS-11 - Paints in the building.

1. Flat Paints and Coatings: VOC not more than 50 g/L.
2. Non-Flat Paints and Coatings and Primers: VOC not more than 150 g/L.
3. Anti-Corrosive Coatings: VOC not more than 250 g/L.
4. Clear Wood Finishes: Varnishes - VOC not more than 350 g/L and Lacquers - VOC not more than 550 g/L.
5. Floor Coatings: VOC not more than 100 g/L.
6. Sealers, waterproofing sealers: VOC not more than 250 g/L; sanding sealers - VOC not more than 275 g/L; all other sealers - VOC not more than 200 g/L.
7. Stains: VOC not more than 250 g/L.

2.3 STANDARD HOLLOW METAL DOORS

A. General: Comply with ANSI/SDI A250.8.

1. Design: Flush panel.
2. Core Construction: Manufacturer's standard construction; kraft-paper honeycomb for interior doors and insulated for exterior doors.
3. Vertical Edges for Single-Acting Doors: Manufacturer's standard.
4. Top and Bottom Edges: Closed with flush or inverted 0.042-inch- thick, end closures or channels of same material as face sheets.
5. Tolerances: SDI 117, "Manufacturing Tolerances for Standard Steel Doors and Frames."

B. Exterior Doors: Face sheets fabricated from metallic-coated steel sheet. Comply with ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:

1. Level 2 and Physical Performance Level B (Heavy Duty), Model 1 (Full Flush).

2. Thermal Performance: Independent testing laboratory certification for exterior door assemblies being tested in accordance with ASTM C1363 and meet or exceed the following requirements:
   a. Door assembly Operable U-Factor and R-Value Rating must be a min. U-Factor .037 or R-Value 2.9, including insulated door, thermal-break frame and threshold.

C. Interior Doors: Face sheets fabricated from cold-rolled steel sheet. Provide doors complying with requirements indicated below by referencing ANSI/SDI A250.8 for level and model and ANSI/SDI A250.4 for physical performance level:

1. Level 2 and Physical Performance Level B (Heavy Duty), Model 1 (Full Flush).

D. Hardware Reinforcement: ANSI/SDI A250.6.

2.4 STANDARD HOLLOW METAL FRAMES

A. General: Comply with ANSI/SDI A250.8.

B. Exterior Frames: Fabricated from metallic-coated steel sheet.

1. Fabricate frames with mitered or coped corners.
2. Fabricate frames as full profile welded unless otherwise indicated.
3. Frames for Level 2 Steel Doors: 0.053-inch- thick steel sheet.

C. Interior Frames: Fabricated from cold-rolled steel sheet.

1. Fabricate frames with mitered or coped corners.
2. Fabricate frames as full profile welded unless otherwise indicated.
3. Frames for Level 2 Steel Doors: 0.053-inch- thick steel sheet.
4. Frames for Wood Doors: 0.053-inch-thick steel sheet.
5. Frames for Borrowed Lights: 0.053-inch- thick steel sheet.

D. Hardware Reinforcement: ANSI/SDI A250.6.

2.5 FRAME ANCHORS

A. Jamb Anchors:

1. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, not less than 0.042 inch thick, with corrugated or perforated straps not less than 2 inches wide by 10 inches long; or wire anchors not less than 0.177 inch thick.
2. Stud-Wall Type: Designed to engage stud, welded to back of frames; not less than 0.042 inch thick.
3. Compression Type for Drywall Slip-on Frames: Adjustable compression anchors.
4. Postinstalled Expansion Type for In-Place Concrete or Masonry: Minimum 3/8-inch- diameter bolts with expansion shields or inserts. Provide pipe spacer from frame to wall, with throat reinforcement plate, welded to frame at each anchor location.

B. Floor Anchors: Formed from same material as frames, not less than 0.042 inch thick, and as follows:

1. Monolithic Concrete Slabs: Clip-type anchors, with two holes to receive fasteners.
2. Separate Topping Concrete Slabs: Adjustable-type anchors with extension clips, allowing not less than 2-inch height adjustment. Terminate bottom of frames at finish floor surface.

2.6 STOPS AND MOLDINGS

A. Fixed Frame Moldings: Formed integral with hollow metal frames, a minimum of 5/8 inch high unless otherwise indicated.

B. Loose Stops for Glazed Lites in Frames: Minimum 0.032 inch thick, same material as frames.

2.7 ACCESSORIES

A. Mullions: Join to adjacent members by welding or rigid mechanical anchors.

B. Ceiling Struts: Minimum 1/4-inch-thick by 1-inch- wide steel.

C. Grout Guards: Formed from same material as frames, not less than 0.016 inch thick.

2.8 FABRICATION

A. Tolerances: Fabricate hollow metal work to tolerances indicated in SDI 117.

B. Hollow Metal Doors:

1. Exterior Doors: Provide weep-hole openings in bottom of exterior doors. Seal joints in top edges of doors against water penetration.
2. Glazed Lites: Factory cut openings in doors.

C. Hollow Metal Frames: Where frames are fabricated in sections, provide alignment plates or angles at each joint, fabricated of same thickness metal as frames.

1. Welded Frames: Weld flush face joints continuously; grind, fill, dress, and make smooth, flush, and invisible.
2. Sidelight Frames: Provide closed tubular members with no visible face seams or joints, fabricated from same material as door frame. Fasten members at crossings and to jambs by butt welding.
3. Provide countersunk, flat- or oval-head exposed screws and bolts for exposed fasteners unless otherwise indicated.
4. Grout Guards: Weld guards to frame at back of hardware mortises in frames to be grouted.
5. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
6. Jamb Anchors: Provide number and spacing of anchors as follows:

a. Masonry Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:

1) Two anchors per jamb up to 60 inches high.
2) Three anchors per jamb from 60 to 90 inches high.
3) Four anchors per jamb from 90 to 120 inches high.
4) Four anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 120 inches high.

b. Stud-Wall Type: Locate anchors not more than 18 inches from top and bottom of frame. Space anchors not more than 32 inches o.c. and as follows:

1) Three anchors per jamb up to 60 inches high.
2) Four anchors per jamb from 60 to 90 inches high.
3) Five anchors per jamb from 90 to 96 inches high.
4) Five anchors per jamb plus 1 additional anchor per jamb for each 24 inches or fraction thereof above 96 inches high.
5) Two anchors per head for frames more than 42 inches wide and mounted in metal-stud partitions.

c. Compression Type: Not less than two anchors in each jamb.
d. Postinstalled Expansion Type: Locate anchors not more than 6 inches from top and bottom of frame. Space anchors not more than 26 inches o.c.

7. Door Silencers: Except on weather-stripped doors, drill stops to receive door silencers.

a. Single-Door Frames: Three door silencers.
b. Double-Door Frames: Two door silencers.

D. Hardware Preparation: Factory prepare hollow metal work to receive templated mortised hardware according to the Door Hardware Schedule and templates furnished as specified in Division 08 Section "Door Hardware."

1. Locate hardware as indicated, or if not indicated, according to ANSI/SDI A250.8.
2. Reinforce doors and frames to receive nontemplated, mortised and surface-mounted door hardware.
3. Comply with applicable requirements in ANSI/SDI A250.6 and ANSI/DHI A115 Series specifications for preparation of hollow metal work for hardware.
4. Coordinate locations of conduit and wiring boxes for electrical connections with Division 26 electrical Sections.

E. Stops and Moldings: Provide stops and moldings around glazed lites where indicated. Form corners of stops and moldings with butted or mitered hairline joints.

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

2.9 STEEL FINISHES

A. Prime Finish: Apply manufacturer's standard primer immediately after cleaning and pretreating.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Hollow Metal Frames: Comply with ANSI/SDI A250.11.

1. Set frames accurately in position, plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces, leaving surfaces smooth and undamaged.

a. At fire-protection-rated openings, install frames according to NFPA 80.

b. Where frames are fabricated in sections because of shipping or handling limitations, field splice at approved locations by welding face joint continuously; grind, fill, dress, and make splice smooth, flush, and invisible on exposed faces.
c. Install frames with removable glazing stops located on secure side of opening.
d. Install door silencers in frames before grouting.
e. Remove temporary braces necessary for installation only after frames have been properly set and secured.
f. Check plumbness, squareness, and twist of frames as walls are constructed. Shim as necessary to comply with installation tolerances.
g. Field apply bituminous coating to backs of frames that are filled with grout containing antifreezing agents.

2. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with postinstalled expansion anchors.
3. Metal-Stud Partitions: Solidly pack mineral-fiber insulation behind frames.
4. Masonry Walls: Coordinate installation of frames to allow for solidly filling space between frames and masonry with grout.
5. Concrete Walls: Solidly fill space between frames and concrete with grout. Take precautions, including bracing frames, to ensure that frames are not deformed or damaged by grout forces.
6. In-Place Concrete or Masonry Construction: Secure frames in place with postinstalled expansion anchors. Countersink anchors, and fill and make smooth, flush, and invisible on exposed faces.
7. In-Place Gypsum Board Partitions: Secure frames in place with postinstalled expansion anchors through floor anchors at each jamb. Countersink anchors, and fill and make smooth, flush, and invisible on exposed faces.
8. Ceiling Struts: Extend struts vertically from top of frame at each jamb to overhead structural supports or substrates above frame unless frame is anchored to masonry or to other structural support at each jamb. Bend top of struts to provide flush contact for securing to supporting construction. Provide adjustable wedged or bolted anchorage to frame jamb members.
9. Installation Tolerances: Adjust hollow metal door frames for squareness, alignment, twist, and plumb to the following tolerances:

a. Squareness: Plus or minus 1/16 inch, measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
b. Alignment: Plus or minus 1/16 inch, measured at jambs on a horizontal line parallel to plane of wall.
c. Twist: Plus or minus 1/16 inch, measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
d. Plumbness: Plus or minus 1/16 inch, measured at jambs at floor.

B. Hollow Metal Doors: Fit hollow metal doors accurately in frames, within clearances specified below. Shim as necessary.

1. Non-Fire-Rated Standard Steel Doors:

a. Jambs and Head: 1/8 inch plus or minus 1/16 inch.
b. Between Edges of Pairs of Doors: 1/8 inch plus or minus 1/16 inch.
c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch.
d. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch.

C. Glazing: Comply with installation requirements in Division 08 Section "Glazing" and with hollow metal manufacturer's written instructions.

1. Secure stops with countersunk flat- or oval-head machine screws spaced uniformly not more than 9 inches o.c. and not more than 2 inches o.c. from each corner.

3.2 ADJUSTING AND CLEANING

A. Final Adjustments: Check and readjust operating hardware items immediately before final inspection. Leave work in complete and proper operating condition. Remove and replace defective work, including hollow metal work that is warped, bowed, or otherwise unacceptable.

B. Prime-Coat Touchup: Immediately after erection, sand smooth rusted or damaged areas of prime coat and apply touchup of compatible air-drying, rust-inhibitive primer.

C. Metallic-Coated Surfaces: Clean abraded areas and repair with galvanizing repair paint according to manufacturer's written instructions.

END OF SECTION 081113

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SECTION 081416 - FLUSH WOOD DOORS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes solid-core doors as follows:
   1. Solid-core doors with wood-veneer and factory finishing

B. Related Sections:
   1. Section 081113 – Hollow Metal Doors and Frames
   2. Section 087100 – Door Hardware

1.2 SUBMITTALS

A. Product Data: For each type of door. Include factory-finishing specifications.

B. Shop Drawings: Indicate location, size, and hand of each door; elevation of each kind of door; construction details; location and extent of hardware blocking; mortises, holes, and cutouts; requirements for veneer matching; factory finishing; and other pertinent data.

C. Door Schedule: Prepared by or under the supervision of supplier, using same reference numbers for details and openings as those on Drawings.

D. Samples: For each face material and finish for approval of stain color.

1.3 QUALITY ASSURANCE

A. Quality Standard: Comply with NWWDA I.S.1-A, "Architectural Wood Flush Doors."

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

   1. GRAHAM Manufacturing Corp.
   2. Lynden Door.
   3. Vancouver Door Company, Inc.
   4. VT Industries Inc.
   5. Weyerhaeuser Company.

2.2 DOOR CONSTRUCTION

A. WDMA I.S.1-A Performance Grade:

1. Heavy Duty unless otherwise indicated.

B. Particleboard-Core: ANSI A208.1, Grade LD-2, Density for 5-ply doors: 32 lbs/ft^3 density made with binder containing no urea-formaldehyde resin.

2.3 SOLID CORE DOORS FOR TRANSPARENT FINISH

A. Solid Core Doors for Factory Finish Transparent Finish:

1. Grade: Premium, with Grade A faces.
2. Species and Cut: Match Existing
3. Match between Veneer Leaves: Book match.
4. Assembly of Veneer Leaves on Door Faces: Balance match.
5. Pair and Set Match: Provide for doors hung in same opening or separated only by mullions.
6. Core: Particleboard.
7. Construction: Five plies with stiles and rails bonded to core, then entire unit abrasive planed before veneering.
8. Adhesives: Type I per WDMA TM-6.

2.4 FABRICATION

A. Factory fit doors to suit frame-opening sizes indicated. Comply with clearance requirements of referenced quality standard for fitting.

B. Factory machine doors for hardware that is not surface applied.

2.5 FACTORY FINISHING

A. General: Finish doors at factory.

B. Grade: Premium.

C. Stain Color: Match Existing

D. Sheen: Satin.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install doors to comply with manufacturer's written instructions, referenced quality standard, and as indicated.

B. Factory-Fitted Doors: Align in frames for uniform clearance at each edge.

C. Factory-Finished Doors: Restore finish before installation if fitting or machining is required at Project site.

END OF SECTION 081416

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SECTION 087100 - DOOR HARDWARE

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes items known commercially as finish or door hardware that are required for swing, sliding, and folding doors, except special types of unique hardware specified in the same.

B. Hardware items are listed with product manufacturer and model numbers. These are listed as a basis of design only and do not limit the use of other approved manufacturer's products. A list of pre-approved substitute products is listed at the end of the hardware schedules.

C. Related Sections: The following Sections contain requirements that relate to this Section:

1. Section 081113 "Steel Doors and Frames" for hardware used with hollow metal frames.
2. Section 081416 "Flush Wood Doors" for factory pre-fitting and factory pre-machining of doors for door hardware.

D. Coordinate work with Owner Security Vendor.

1.2 SUBMITTALS

A. Product data including manufacturers' technical product data for each item of door hardware installation instructions, maintenance of operating parts and finish, and other information necessary to show compliance with requirements.

B. Final hardware schedule coordinated with doors, frames, and related work to ensure proper size, thickness, hand, function, and finish of door hardware.

1. Final Hardware Schedule Content: Based on hardware indicated, organize schedule into "hardware sets" indicating complete designations of every item required for each door or opening. Include the following information:
   a. Type, style, function, size, and finish of each hardware item.
   b. Name and manufacturer of each item.
   c. Fastenings and other pertinent information.
   d. Location of each hardware set cross referenced to indications on Drawings both on floor plans and in door and frame schedule.
   e. Explanation of all abbreviations, symbols, and codes contained in schedule.
   f. Mounting locations for hardware.
   g. Door and frame sizes and materials.
2. Submittal Sequence: Submit final schedule at earliest possible date particularly where acceptance of hardware schedule must precede fabrication of other work that is critical in the Project construction schedule. Include with schedule the product data, samples, shop drawings of other work affected by door hardware, and other information essential to the coordinated review of schedule.
3. Keying Schedule: Submit separate detailed schedule indicating clearly how the Owner's final instructions on keying of locks has been fulfilled.

C. Templates for doors, frames, and other work specified to be factory prepared for the installation of door hardware. Check shop drawings of other work to confirm that adequate provisions are made for locating and installing door hardware to comply with indicated requirements.

1.3 QUALITY ASSURANCE

A. Single Source Responsibility: Obtain each type of hardware (latch and lock sets, hinges, closers, etc.) from a single manufacturer.

B. Supplier Qualifications: A recognized architectural door hardware supplier, with warehousing facilities in the Project's vicinity, that has a record of successful in-service performance for supplying door hardware similar in quantity, type, and quality to that indicated for this Project and that employs an experienced architectural hardware consultant (AHC) who is available to Owner, Architect, and Contractor, at reasonable times during the course of the Work, for consultation.

1.4 PRODUCT HANDLING

A. Tag each item or package separately with identification related to final hardware schedule, and include basic installation instructions with each item or package.

B. Packaging of door hardware is responsibility of supplier. As material is received by hardware supplier from various manufacturers, sort and repackage in containers clearly marked with appropriate hardware set number to match set numbers of approved hardware schedule. Two or more identical sets may be packed in same container.

C. Inventory door hardware jointly with representatives of hardware supplier and hardware installer until each is satisfied that count is correct.

D. Deliver individually packaged door hardware items promptly to place of installation (shop or Project site).

E. Provide secure lock-up for door hardware delivered to the Project, but not yet installed. Control handling and installation of hardware items that are not immediately replaceable so that completion of the Work will not be delayed by hardware losses both before and after installation.

F. Pull out and provide, as applicable, IC tailpieces/drivers to owner.

1.5 MAINTENANCE

A. Maintenance Tools and Instructions: Furnish a complete set of specialized tools and maintenance instructions as needed for Owner's continued adjustment, maintenance, and removal and replacement of door hardware.

PART 2 - PRODUCTS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Butts and Hinges:
   a. Manufacturer Listed: Bommer Industries, Inc.
   b. Manufacturers Approved: Hager Hinge Co., Stanley, McKinney, Lawrence
   c. Size:
      1) 3’-0” and under: 4 ½” x 4 ¼” except as required for 180 degree swing
      2) 3’-1” and over: 5” x 4 ½” except as required for 180 degree swing.
   d. Type: As listed.

e. Quantities:
   1) 1 ½" pair up to and including 90" in height
   2) 2 pair over 90" in height.
f. All exterior out swinging doors to have non-removable pins.
g. All exterior door locations to have extra heavy duty butts.

2. Locks and Latches:
   a. Manufacturer Listed: Sargent
   b. Backset: Manufacturers Standard
   c. All Locksets and latches shall be the product of one Manufacturer. All locksets and latches shall be standard duty mortise type UL approved for use on fire doors.
   d. Provide curved lip strikes.
   e. Deadbolt functions shall be 1" projection.
   f. Locksets & latches shall be furnished with sufficient strike lip to protect trim.
   g. All locks shall have wrought box strikes.

3. Exit Devices:
   a. Manufacturer Listed: Von Duprin, Adams Rite
   b. Manufacturers Approved: Sargent, Precision
   c. Provide as listed

4. Electric Strikes:
   a. Manufacturer By Security Vendor
   b. Coordinate with security vendor and owner for locations, power, prewiring requirements for a complete installation.

5. Cylinders:
   a. Manufacturer Listed: Schlage
   b. Core: Interchangeable
   c. Thumb turn Cylinders

2.2 HINGES, BUTTS, AND PIVOTS

A. Templates: Except for hinges and pivots to be installed entirely (both leaves) into wood doors and frames, provide only template-produced units.

B. Screws: Provide Phillips flat-head screws complying with the following requirements:
   1. For metal doors and frames install machine screws into drilled and tapped holes.
   2. For wood doors and frames install wood screws.
   3. For fire-rated wood doors install #12 x 1-1/4-inch, threaded-to-the-head steel wood screws.
   4. Finish screw heads to match surface of hinges or pivots.

C. Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
   1. Out-Swing Exterior Doors: Nonremovable pins.
   2. Out-Swing Corridor Doors with Locks: Nonremovable pins.
   3. Interior Doors: Nonrising pins.
   4. Tips: Flat button and matching plug, finished to match leaves, except where hospital tip (HT) indicated.

D. Number of Hinges: Provide number of hinges indicated but not less than 3 hinges per door leaf for doors 90 inches or less in height and one additional hinge for each 30 inches of additional height.

2.3 LOCK CYLINDERS AND KEYING

A. The keying plan, IC cores, and keys shall be the owner’s responsibility.

B. All levers, mortise housings, rim housings, etc. are less core (core to be provided by owner).

2.4 LOCKS, LATCHES, AND BOLTS

A. Strikes: Provide manufacturer's standard wrought box strike for each latch or lock bolt, with curved lip extended to protect frame, finished to match hardware set, unless otherwise indicated.
   1. Provide flat lip strikes for locks with 3-piece, antifriction latchbolts as recommended by manufacturer.
   2. Provide extra long strike lips for locks used on frames with applied wood casing trim.
   3. Provide recess type top strikes for bolts locking into head frames, unless otherwise indicated.
   4. Provide dust-proof strikes for foot bolts, except where special threshold construction provides nonrecessed strike for bolt.
   5. Provide roller type strikes where recommended by manufacturer of the latch and lock units.

B. Lock Throw: Provide 5/8-inch minimum throw of latch on pairs of doors. Comply with UL requirements for throw of bolts and latch bolts on rated fire openings.
   1. Provide 1/2-inch minimum throw of latch for other bored and preassembled types of locks and 3/4-inch minimum throw of latch for mortise locks. Provide 1-inch minimum throw for all dead bolts.

C. Flush Bolt Heads: Minimum of 1/2-inch-diameter rods of brass, bronze, or stainless steel with minimum 12-inch-long rod for doors up to 7'-0" in height. Provide longer rods as necessary for doors exceeding 7'-0" in height.

D. Exit Device Dogging: Except on fire-rated doors where closers are provided on doors equipped with exit devices, equip the units with keyed dogging device to keep the latch bolt retracted, when engaged.

E. Rabbeted Doors: Where rabbeted door stiles are indicated, provide special rabbeted front on lock and latch units and bolts.

2.5 PUSH/PULL UNITS

A. Exposed Fasteners: Provide manufacturer's standard exposed fasteners for installation, thru-bolted for matched pairs but not for single units.

2.6 CLOSERS AND DOOR CONTROL DEVICES

A. Size of Units: Except as otherwise specifically indicated, comply with the manufacturer's recommendations for size of door control unit depending on size of door, exposure to weather, and anticipated frequency of use.
   1. Where parallel arms are indicated for closers, provide closer unit one size larger than recommended for use with standard arms.

B. Access-Free Manual Closers: Where manual closers are indicated for doors required to be accessible to the physically handicapped, provide adjustable units complying with ANSI A117.1 provisions for door opening force and delayed action closing.

C. Combination Door Closers and Holders: Provide units designed to hold door in open position under normal usage and to release and close door automatically under fire conditions. Incorporate an integral electromagnetic holder mechanism designed for use with UL listed fire detectors, provided with normally closed switching contacts.

2.7 DOOR TRIM UNITS

A. Fasteners: Provide manufacturer's standard exposed fasteners for door trim units consisting of either machine screws or self-tapping screws.

B. Fabricate protection plates not more than 1-1/2 inches less than door width on hinge side and not more than 1/2 inch less than door width on pull side by height indicated.

2.8 WEATHERSTRIPPING AND SEALS

A. General: Provide continuous weatherstripping on exterior doors and smoke, light, or sound seals on interior doors where indicated or scheduled. Provide noncorrosive fasteners for exterior applications and elsewhere as indicated.

B. Replaceable Seal Strips: Provide only those units where resilient or flexible seal strip is easily replaceable and readily available from stocks maintained by manufacturer.

C. Weatherstripping at Jambs and Heads: Provide bumper-type resilient insert and metal retainer strips, surface applied unless shown as mortised or semimortised, and of following metal, finish, and resilient bumper material:

D. Weatherstripping at Door Bottoms: Provide threshold consisting of contact-type resilient insert and metal housing of design and size shown and of following metal, finish, and resilient seal strip:

2.9 THRESHOLDS

A. General: Except as otherwise indicated, provide standard metal threshold unit of type, size, and profile as shown or scheduled.

2.10 HARDWARE FINISHES

A. Match items to the manufacturer's standard color and texture finish for the latch and lock sets (or push-pull units if no latch or lock sets).

B. Provide finishes that match those established by BHMA or, if none established, match the Architect's sample.

C. Provide quality of finish, including thickness of plating or coating (if any), composition, hardness, and other qualities complying with manufacturer's standards, but in no case less than specified by referenced standards for the applicable units of hardware.

D. Provide protective lacquer coating on all exposed hardware finishes of brass, bronze, and aluminum, except as otherwise indicated. The suffix "-NL" is used with standard finish designations to indicate "no lacquer."

E. The designations used in schedules and elsewhere to indicate hardware finishes are those listed in ANSI/BHMA A156.18, "Materials and Finishes," including coordination with the traditional U.S. finishes shown by certain manufacturers for their products.

F. The designations used in schedules and elsewhere to indicate hardware finishes are the industry-recognized standard commercial finishes, except as otherwise noted.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Mount hardware units at heights indicated in following applicable publications, except as specifically indicated or required to comply with governing regulations and except as otherwise directed by Architect.
   1. "Recommended Locations for Builders Hardware for Standard Steel Doors and Frames" by the Door and Hardware Institute.

B. Install each hardware item in compliance with the manufacturer's instructions and recommendations. Where cutting and fitting is required to install hardware onto or into surfaces that are later to be painted or finished in another way, coordinate removal, storage, and reinstallation or application of surface protection with finishing work specified in the Division 9 Sections. Do not install surface-mounted items until finishes have been completed on the substrates involved.

C. Set units level, plumb, and true to line and location. Adjust and reinforce the attachment Substrate as necessary for proper installation and operation.

D. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.

E. Set thresholds for exterior doors in full bed of butyl-rubber or polyisobutylene mastic sealant complying with requirements specified in Division 7 Section "Joint Sealers."

F. Weatherstripping and Seals: Comply with manufacturer's instructions and recommendations to The extent installation requirements are not otherwise indicated.

3.2 ADJUSTING, CLEANING, AND DEMONSTRATING

A. Adjust and check each operating item of hardware and each door to ensure proper operation or function of every unit. Replace units that cannot be adjusted to operate freely and smoothly or as intended for the application made.
   1. Where door hardware is installed more than one month prior to acceptance or occupancy of a space or area, return to the installation during the week prior to acceptance or occupancy and make final check and adjustment of all hardware items in such space or area. Clean operating items as necessary to restore proper function and finish of hardware and doors. Adjust door control devices to compensate for final operation of heating and ventilating equipment.

B. Clean adjacent surfaces soiled by hardware installation.

C. Instruct Owner's personnel in the proper adjustment and maintenance of door hardware and hardware finishes.

D. Six-Month Adjustment: Approximately six months after the date of Substantial Completion, the Installer, accompanied by representatives of the manufacturers of latchsets and locksets and of door control devices, and of other major hardware suppliers, shall return to the Project to perform the following work:
   1. Examine and re-adjust each item of door hardware as necessary to restore function of doors and hardware to comply with specified requirements.
   2. Consult with and instruct Owner's personnel in recommended additions to the maintenance procedures.
   3. Replace hardware items that have deteriorated or failed due to faulty design, materials,or installation of hardware units.
   4. Prepare a written report of current and predictable problems (of substantial nature) in the performance of the hardware.

3.3 HARDWARE SCHEDULE

A. Refer to Drawings for Hardware Groups.

END OF SECTION 087100

SECTION 092216 - NON-STRUCTURAL METAL FRAMING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Non-load-bearing steel framing systems for interior partitions.
2. Suspension systems for interior ceilings and soffits.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1.3 QUALITY ASSURANCE

A. Code-Compliance Certification of Studs and Tracks: Provide documentation that framing members are certified according to the product-certification program of the Certified Steel Stud Association, the Steel Framing Industry Association or the Steel Stud Manufacturers Association.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Test-Response Characteristics: For fire-resistance-rated assemblies that incorporate non-load-bearing steel framing, provide materials and construction identical to those tested in assembly indicated, according to ASTM E119 by an independent testing agency.

B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated on Drawings, according to ASTM E90 and classified according to ASTM E413 by an independent testing agency.

2.2 FRAMING SYSTEMS

A. Framing Members, General: Comply with ASTM C754 for conditions indicated.

1. Steel Sheet Components: Comply with ASTM C645 requirements for steel unless otherwise indicated.
2. Protective Coating: Manufacturer’s standard corrosion resistant zinc coating, unless otherwise indicated.

B. Studs and Tracks: ASTM C645.
1. Minimum Base-Steel Thickness: As required by performance requirements for horizontal deflection.

C. Slip-Type Head Joints: Where indicated, provide **one of** the following:

1. Single Long-Leg Track System: ASTM C645 top track with 2-inch- (51-mm-) deep flanges in thickness not less than indicated for studs, installed with studs friction fit into top track and with continuous bridging located within 12 inches (305 mm) of the top of studs to provide lateral bracing.
2. Double-Track System: ASTM C645 top outer tracks, inside track with 2-inch- (51-mm-) deep flanges in thickness not less than indicated for studs and fastened to studs, and outer track sized to friction-fit over inner track.
3. Deflection Track: Steel sheet top track manufactured to prevent cracking of finishes applied to interior partition framing resulting from deflection of structure above; in thickness not less than indicated for studs and in width to accommodate depth of studs.

D. Firestop Tracks: Top track manufactured to allow partition heads to expand and contract with movement of structure while maintaining continuity of fire-resistance-rated assembly indicated; in thickness not less than indicated for studs and in width to accommodate depth of studs.

E. Flat Strap and Backing Plate: Steel sheet for blocking and bracing in length and width indicated.
1. Minimum Base-Steel Thickness: **0.0269 inch (0.683 mm)** or as indicated on drawings.

F. Cold-Rolled Channel Bridging: Steel, 0.0538-inch (1.367-mm) minimum base-steel thickness, with minimum 1/2-inch- (13-mm-) wide flanges.
1. Depth: **1-1/2 inches**
2. Clip Angle: Not less than 1-1/2 by 1-1/2 inches (38 by 38 mm), 0.068-inch- (1.72-mm-) thick, galvanized steel.

G. Hat-Shaped, Rigid Furring Channels: ASTM C645.
1. Minimum Base-Steel Thickness: **0.0329**
2. Depth: **7/8 inch (22.2 mm)** or as indicated on drawings.

H. Resilient Furring Channels: 1/2-inch- (13-mm-) deep, steel sheet members designed to reduce sound transmission.
1. Configuration: Asymmetrical or hat shaped.

I. Cold-Rolled Furring Channels: 0.053-inch (1.34-mm) uncoated-steel thickness, with minimum 1/2-inch- (13-mm-) wide flanges.

1. Depth: **3/4 inch (19 mm)** or as indicated on drawings.
2. Furring Brackets: Adjustable, corrugated-edge-type steel sheet with minimum uncoated-steel thickness of 0.0329 inch (0.8 mm).
3. Tie Wire: ASTM A641/A641M, Class 1 zinc coating, soft temper, 0.062-inch- (1.59-mm-) diameter wire, or double strand of 0.048-inch- (1.21-mm-) diameter wire.

J. Z-Shaped Furring: With slotted or nonslotted web, face flange of 1-1/4 inches (32 mm), wall attachment flange of 7/8 inch (22 mm), minimum uncoated-steel thickness of 0.0179 inch (0.455 mm), and depth required to fit insulation thickness indicated.

2.3 SUSPENSION SYSTEMS

A. Tie Wire: ASTM A641/A641M, Class 1 zinc coating, soft temper, 0.062-inch- (1.59-mm-) diameter wire, or double strand of 0.048-inch- (1.21-mm-) diameter wire.

B. Wire Hangers: ASTM A641/A641M, Class 1 zinc coating, soft temper, 0.16 inch (4.12 mm) in diameter.

C. Flat Hangers: Steel sheet, 1 by 3/16 inch (25 by 5 mm) by length indicated.

D. Carrying Channels (Main Runners): Cold-rolled, commercial-steel sheet with a base-steel thickness of 0.0538 inch (1.367 mm) and minimum 1/2-inch- (13-mm-) wide flanges.

1. Depth: As indicated on Drawings

E. Furring Channels (Furring Members):

1. Cold-Rolled Channels: 0.0538-inch (1.367-mm) uncoated-steel thickness, with minimum 1/2-inch- (13-mm-) wide flanges, 3/4 inch (19 mm) deep.
2. Steel Studs and Tracks: ASTM C645.

a. Minimum Base-Steel Thickness: 0.0179 inch (0.455 mm)
b. Depth: As indicated on Drawings

3. Hat-Shaped, Rigid Furring Channels: ASTM C645, 7/8 inch (22 mm) deep.

a. Minimum Base-Steel Thickness: 0.0179 inch (0.455 mm)

4. Resilient Furring Channels: 1/2-inch- (13-mm-) deep members designed to reduce sound transmission.

a. Configuration: Asymmetrical or hat shaped.

2.4 AUXILIARY MATERIALS

A. General: Provide auxiliary materials that comply with referenced installation standards.

1. Fasteners for Steel Framing: Of type, material, size, corrosion resistance, holding power, and other properties required to fasten steel members to substrates.

B. Isolation Strip at Exterior Walls: Provide **one of** the following:

1. Asphalt-Saturated Organic Felt: ASTM D226/D226M, Type I (No. 15 asphalt felt), nonperforated.
2. Foam Gasket: Adhesive-backed, closed-cell vinyl foam strips that allow fastener penetration without foam displacement, 1/8 inch (3.2 mm) thick, in width to suit steel stud size.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

A. Installation Standard: ASTM C754.

1. Gypsum Plaster Assemblies: Also comply with requirements in ASTM C841 that apply to framing installation.
2. Portland Cement Plaster Assemblies: Also comply with requirements in ASTM C1063 that apply to framing installation.
3. Gypsum Veneer Plaster Assemblies: Also comply with requirements in ASTM C844 that apply to framing installation.

4. Gypsum Board Assemblies: Also comply with requirements in ASTM C840 that apply to framing installation.

B. Install framing and accessories plumb, square, and true to line, with connections securely fastened.

C. Install supplementary framing, and blocking to support fixtures, equipment services, heavy trim, grab bars, toilet accessories, furnishings, or similar construction.

D. Install bracing at terminations in assemblies.

E. Do not bridge building control and expansion joints with non-load-bearing steel framing members. Frame both sides of joints independently.

3.2 INSTALLING FRAMED ASSEMBLIES

A. Install framing system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.

B. Where studs are installed directly against exterior masonry walls or dissimilar metals at exterior walls, install isolation strip between studs and exterior wall.

C. Install studs so flanges within framing system point in same direction.

D. Install tracks at floors and overhead supports. Extend framing full height to structural supports or substrates above suspended ceilings except where partitions are indicated to terminate at suspended ceilings. Continue framing around ducts that penetrate partitions above ceiling.

1. Slip-Type Head Joints: Where framing extends to overhead structural supports, install to produce joints at tops of framing systems that prevent axial loading of finished assemblies.
2. Door Openings: Screw vertical studs at jambs to jamb anchor clips on door frames; install track section (for cripple studs) at head and secure to jamb studs.

    a. Install two studs at each jamb unless otherwise indicated.
    b. Install cripple studs at head adjacent to each jamb stud, with a minimum 1/2-inch (13-mm) clearance from jamb stud to allow for installation of control joint in finished assembly.
    c. Extend jamb studs through suspended ceilings and attach to underside of overhead structure.

3. Other Framed Openings: Frame openings other than door openings the same as required for door openings unless otherwise indicated. Install framing below sills of openings to match framing required above door heads.
4. Fire-Resistance-Rated Partitions: Install framing to comply with fire-resistance-rated assembly indicated and support closures and to make partitions continuous from floor to underside of solid structure.

    a. Firestop Track: Where indicated, install to maintain continuity of fire-resistance-rated assembly indicated.

5. Sound-Rated Partitions: Install framing to comply with sound-rated assembly indicated.
6. Curved Partitions:

a. Bend track to uniform curve and locate straight lengths so they are tangent to arcs.
b. Begin and end each arc with a stud, and space intermediate studs equally along arcs. On straight lengths of no fewer than two studs at ends of arcs, place studs 6 inches (150 mm) o.c.

E. Direct Furring:

1. Screw to wood framing.
2. Attach to concrete or masonry with stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches (610 mm) o.c.

F. Z-Shaped Furring Members:

1. Erect insulation, specified in Section 072100 "Thermal Insulation," vertically and hold in place with Z-shaped furring members spaced 24 inches (610 mm)] o.c.
2. Except at exterior corners, securely attach narrow flanges of furring members to wall with concrete stub nails, screws designed for masonry attachment, or powder-driven fasteners spaced 24 inches (610 mm) o.c.
3. At exterior corners, attach wide flange of furring members to wall with short flange extending beyond corner; on adjacent wall surface, screw-attach short flange of furring channel to web of attached channel. At interior corners, space second member no more than 12 inches (305 mm) from corner and cut insulation to fit.

G. Installation Tolerance: Install each framing member so fastening surfaces vary not more than 1/8 inch (3 mm) from the plane formed by faces of adjacent framing.

3.3 INSTALLING CEILING SUSPENSION SYSTEMS

A. Install suspension system components according to spacings indicated, but not greater than spacings required by referenced installation standards for assembly types.

B. Isolate suspension systems from building structure where they abut or are penetrated by building structure to prevent transfer of loading imposed by structural movement.

C. Suspend hangers from building structure as follows:

1. Install hangers plumb and free from contact with insulation or other objects within ceiling plenum that are not part of supporting structural or suspension system.

    a. Splay hangers only where required to miss obstructions and offset resulting horizontal forces by bracing, countersplaying, or other equally effective means.

2. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with locations of hangers required to support standard suspension system members, install supplemental suspension members and hangers in the form of trapezes or equivalent devices.

    a. Size supplemental suspension members and hangers to support ceiling loads within performance limits established by referenced installation standards.

3. Wire Hangers: Secure by looping and wire tying, either directly to structures or to inserts, eye screws, or other devices and fasteners that are secure and appropriate for substrate, and in a manner that will not cause hangers to deteriorate or otherwise fail.

4. Flat Hangers: Secure to structure, including intermediate framing members, by attaching to inserts, eye screws, or other devices and fasteners that are secure and appropriate for structure and hanger, and in a manner that will not cause hangers to deteriorate or otherwise fail.
5. Do not attach hangers to steel roof deck.
6. Do not attach hangers to permanent metal forms. Furnish cast-in-place hanger inserts that extend through forms.
7. Do not attach hangers to rolled-in hanger tabs of composite steel floor deck.
8. Do not connect or suspend steel framing from ducts, pipes, or conduit.

D. Fire-Resistance-Rated Assemblies: Wire tie furring channels to supports.

E. Seismic Bracing: Sway-brace suspension systems with hangers used for support.

F. Installation Tolerances: Install suspension systems that are level to within 1/8 inch in 12 feet (3 mm in 3.6 m) measured lengthwise on each member that will receive finishes and transversely between parallel members that will receive finishes.

END OF SECTION 092216

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Interior gypsum board.
2. Gypsum Board trim.
3. Tile backing panels (Cementitious Backing Units).

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 119 by an independent testing agency.

B. STC-Rated Assemblies: For STC-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E 90 and classified according to ASTM E 413 by an independent testing agency. Provide acoustical outlet box pads at outlet boxes.

2.2 INTERIOR GYPSUM BOARD

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. American Gypsum.
2. CertainTeed Corp.
3. Georgia-Pacific Gypsum LLC.
4. National Gypsum Company.
5. USG Corporation.

B. Gypsum Wallboard, Regular and Type X: ASTM C 1396/C 1396M.

1. Thickness: 5/8-inch.
2. Long Edges: Tapered.
3. Locations: Typical unless noted otherwise.

C. Moisture- and Mold-Resistant Gypsum Board: ASTM C 1396/C 1396M. With moisture- and mold-resistant core and paper surfaces.

1. Core: As indicated.
2. Thickness: 5/8-inch.
3. Long Edges: Tapered.
4. Mold Resistance: ASTM D 3273, score of 10.
5. Location: Washrooms & Janitor Room.

2.3 TILE BACKING PANELS (Cementitious Backer Units)

A. Acceptable Manufacturers:
1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, the following:
2. Products: Subject to compliance with requirements of Section 012500, provide one of the following:
   a. Custom Building Products; Wonderboard
   b. FinPan, Inc; Util-A-Crete Concrete Backer Board
   c. USG Corp.; DUROCK Cement Board.
3. Thickness: 5/8” inch

2.4 TRIM ACCESSORIES

A. Interior Trim: ASTM C 1047.

1. Material: Galvanized or aluminum-coated steel sheet, rolled zinc, or paper-faced galvanized steel sheet.

B. Aluminum Trim: ASTM B 221, Alloy 6063-T5.

1. Manufacturers:
   a. Fry Reglet Corp.
   b. Cordon, Inc.
   c. Pittcon Industries
2. Finish: Corrosion resistant primer compatible with joint compound and finish materials specified.
3. Profile: Fry Reglet Corner Trim
4. Location: Interior gypsum board corners in Public Areas.

2.5 JOINT TREATMENT MATERIALS

A. General: Comply with ASTM C 475/C 475M.

B. Joint Tape:

1. Interior Gypsum Board: Paper.
2. Tile Backing Panels: As recommended by panel manufacturer.

C. Joint Compound for Interior Gypsum Board: For each coat use formulation that is compatible with other compounds applied on previous or for successive coats.

2.6 AUXILIARY MATERIALS

A. Adhesives & Sealants: Only use adhesives and sealants in the interior of the building that meet or do not exceed the VOC limits of the current requirements of South Coast Air Quality Management District (SCAQMD) Rule No. 1168. The current requirements are listed in Division 01 Section “LEED Requirements”.

B. Laminating Adhesive: Adhesive or joint compound recommended for directly adhering gypsum panels to continuous substrate.

1. Laminating adhesive shall have a VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).

C. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.

D. Sound Attenuation Blankets: ASTM C 665, Type I (blankets without membrane facing).

1. Recycled Content of Blankets: Postconsumer recycled content plus one-half of preconsumer recycled content not less than 25 percent.

E. Thermal Insulation: As specified in Division 07 Section "Thermal Insulation."

F. Acoustical Joint Sealant: Refer to Section 079200 – Joint Sealants.

G. Sealant at Glass Fiber Faced Gypsum Sheathing: Silicone—General Purpose (Designation S-GP): ASTM C920, Type S, Grade NS:

1. Class: 25. Joint movement range without cohesive/adhesive failure: Plus 50 percent to minus 50 percent of joint width.
2. Uses: NT, M, G, A, O.
3. Low modulus, single component, neutral curing, non-staining, non-bleeding silicone sealant.
4. Color: Manufacturer standard.
5. Acceptable Products:
   a. 795, Dow Corning.
   b. Silpruf, General Electric, Waterford, NY.
   c. Rhodorsil 5C, Rhone-Poulenc, Inc. Monmouth Junction, NJ.

PART 3 - EXECUTION

3.1 APPLYING AND FINISHING PANELS

A. Comply with ASTM C 840.

B. Install cementitious backer units and treat joints according to ANSI A108.11 and manufacturer's written instructions for type of application indicated.

C. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.

D. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2-inch- wide spaces at these locations and trim

edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.

E. Install trim with back flanges intended for fasteners, attach to framing with same fasteners used for panels. Otherwise, attach trim according to manufacturer's written instructions.

1. Aluminum Trim: Install in locations indicated on Drawings.
2. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect for visual effect.

F. Prefill open joints and damaged surface areas.

G. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.

H. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:

1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
2. Level 3: Panels that are substrate for tile.
3. Level 4: Areas to be painted and exposed to view unless otherwise indicated.

a. Primer and its application to surfaces are specified in other Division 09 Sections.

I. Protect adjacent surfaces from drywall compound and texture finishes and promptly remove from floors and other non-drywall surfaces. Repair surfaces stained, marred, or otherwise damaged during drywall application.

J. Remove and replace panels that are wet, moisture damaged, and mold damaged.

END OF SECTION 092900

SECTION 093000 - TILING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Ceramic tile.
2. Crack isolation membrane for thin-set tile installations.
3. Metal edge / transition strips (horizontal and vertical).

B. Related Sections:
1. Division 07 Section “Joint Sealants”.
2. Division 09 Section “Gypsum Board” cement backing panels.

1.2 SUBMITTALS

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

B. Samples:

1. Each type and composition of tile and for each color and finish required.
2. Assembled samples, with grouted joints, for each type and composition of tile and for each color and finish required.
3. Stone thresholds in 6-inch lengths.

1.3 EXTRA MATERIALS

A. Furnish extra materials that match and are from same production runs as products installed and that are packaged with protective covering and identified with labels describing contents.

1. Tile and Trim Units: Furnish quantity of full-size units equal to 3 percent of amount installed for each type, composition, color, pattern, and size indicated.

PART 2 - PRODUCTS

2.1 TILE PRODUCTS

A. ANSI Ceramic Tile Standard: Provide Standard grade tile that complies with ANSI A137.1 for types, compositions, and other characteristics indicated.

B. Tile Types: Refer to Finish Legend on Drawings for product information.

2.2 CRACK ISOLATION MEMBRANE

A. Crack Isolation Membrane for thin-set tile installations. Manufacturer's standard product that complies with ANSI A118.12 and is recommended by the manufacturer for the application indicated and also meets requirements of TCNA F125A-09.

B. Products: Subject to compliance with requirements, provide the following:

a. Bostik, Inc.; Durabond D-222 Duragruard Membrane

b. Custom Building Products; Fracture Free Crack Prevention Membrane

c. Mer-Kote Products, Inc.; Fracture-Guard 5000

2.3 SETTING MATERIALS

A. Polymer Modified Thinset Dryset Mortar:

1. Two component system; factory prepared second generation high bond strength dryset mortar and liquid polymer additive; complying with ANSI A118.4.
2. Acceptable Products:
   a. Hydroment Tile Mate and Flex-A-Lastic 447 Flexible Mortar Admixture, Bostik, Middleton, MA.
   b. Laticrete 4237 Mortar Admix with Laticrete 211 Crete Filler, Laticrete International.
   c. Kerabond and Keralastic, Mapei Corporation, Garland, TX.
   d. PCI Premium Thin-Set Mortar and Lastoflex DL, PCI-USA, Sonneborn Building Products, Shakopee, MN.

B. Medium-Bed Mortar: Factory prepared latex modified mortar; ANSI A118.4 and A118.11.
1. Medium Bed Thickness: 3/8 to 3/4 inch thick floor and non-sag wall installations.
2. Shear Bond Strength: ANSI A118.4 based on Porcelain Tile; Minimum 300 psi at 28 days
3. Premium-grade, multipurpose medium-bed and nonsag wall applications.
4. Furnish with antimicrobial additives.
5. Color: Manufacturer's standard.
6. Acceptable Products:
   a. Laticrete 211 with 101, Laticrete International.Grani/Rapid with Ker 318, Mapei Corporation.

2.4 GROUT MATERIALS

A. Sand-Portland Cement Grout: ANSI A108.10.

B. Unsanded Latex-Modified Grout for Wall Tile:

1. Description: Latex-modified, factory blended, mildew resistant, non-sanded, grout consisting of portland cement and additives; comply with ANSI A118.7.
2. Latex Additive: Type as recommended by latex mortar manufacturer.
3. Color: As noted on Finish Legend in Drawings, white where used behind glass tile.
4. Acceptable Products:
   a. Unsanded Grout with AO Acrylic Grout Additive, American Olean Tile Company, Dallas, TX.
   b. Dry Tile Grout with No. 425 Acrylic Latex, Bostik, Middleton, MA.

c. Laticrete 1600 Unsanded Grout with Laticrete 1776 Grout Admix.
d. Keracolor U, Mapei Corporation.
e. S-667 Unsanded Joint Filler with latex, Summitville Tiles, Inc., Summitville, OH.

2.5 MISCELLANEOUS MATERIALS

A. Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.

B. Metal Edge / Transition Strips: Angle or L-shape, stainless steel, ASTM A 666, 300 Series exposed-edge material.
1. Vertical Locations: Ceramic tiling at outside corners where bull nose tile is not available; Schluter Systems. RONDEC.
2. Horizontal Locations: Transitions between tile and other floor coverings, including walk off mats.

C. Grout Sealer: Manufacturer's standard product for sealing grout joints and that does not change color or appearance of grout.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates, areas, and conditions where tile will be installed, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of installed tile.

1. Verify that substrates for setting tile are firm, dry, clean, free of coatings that are incompatible with tile-setting materials including curing compounds and other substances that contain soap, wax, oil, or silicone; and comply with flatness tolerances required by ANSI A108.01 for installations indicated.

3.2 PREPARATION

A. Fill cracks, holes, and depressions in concrete substrates for tile floors installed with thin-set mortar with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer.

B. Where indicated, prepare substrates to receive waterproofing by applying a reinforced mortar bed that complies with ANSI A108.1A and is sloped 1/4 inch per foot toward drains.

C. Blending: For tile exhibiting color variations, use factory blended tile or blend tiles at Project site before installing.

D. Field-Applied Temporary Protective Coating: If indicated under tile type or needed to prevent grout from staining or adhering to exposed tile surfaces, precoat them with continuous film of temporary protective coating, taking care not to coat unexposed tile surfaces.

3.3 INSTALLATION

A. Comply with TCA's "Handbook for Ceramic Tile Installation" for TCA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 Series "Specifications for Installation of Ceramic Tile" that are referenced in TCA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.

1. For the following installations, follow procedures in the ANSI A108 Series of tile installation standards for providing 95 percent mortar coverage:
   a. Tile floors in wet areas.
   b. Tile floors composed of tiles 8 by 8 inches or larger.

B. Extend tile work into recesses and under or behind equipment and fixtures to form complete covering without interruptions unless otherwise indicated. Terminate work neatly at obstructions, edges, and corners without disrupting pattern or joint alignments.

C. Accurately form intersections and returns. Perform cutting and drilling of tile without marring visible surfaces. Carefully grind cut edges of tile abutting trim, finish, or built-in items for straight aligned joints. Fit tile closely to electrical outlets, piping, fixtures, and other penetrations so plates, collars, or covers overlap tile.

D. Jointing Pattern: Lay tile in grid pattern unless otherwise indicated. Lay out tile work and center tile fields in both directions in each space or on each wall area. Lay out tile work to minimize the use of pieces that are less than half of a tile. Provide uniform joint widths unless otherwise indicated.

E. Joint Widths: Unless otherwise indicated, install tile with the following joint widths:

1. Ceramic Mosaic Tile: 1/16 inch.
2. Glazed Wall Tile: 1/16 inch.
3. Decorative Thin Wall Tile: 1/16 inch.

F. Lay out tile wainscots to dimensions indicated or to next full tile beyond dimensions indicated.

G. Expansion Joints: Provide expansion joints and other sealant-filled joints, including control, contraction, and isolation joints, where indicated. Form joints during installation of setting materials, mortar beds, and tile. Do not saw-cut joints after installing tiles.

1. Where joints occur in concrete substrates, locate joints in tile surfaces directly above them.
2. Prepare joints and apply sealants to comply with requirements in Division 07 Section "Joint Sealants."

H. Metal Edge Strips: Install where exposed edge of tile flooring meets carpet, wood, or other flooring that finishes flush with or below top of tile and no threshold is indicated.

I. Grout Sealer: Apply grout sealer to grout joints in tile floors according to grout-sealer manufacturer's written instructions. As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.

J. Install waterproofing to comply with ANSI A108.13 and manufacturer's written instructions to produce waterproof membrane of uniform thickness and bonded securely to substrate.

K. Install crack isolation membrane to comply with ANSI A108.17 and manufacturer's written instructions to produce membrane of uniform thickness and bonded securely to substrate.

3.4 INTERIOR TILE INSTALLATION SCHEDULE

A. Interior Floor Installation on crack-suppression membrane over concrete; Thin set mortar; TCNA125A-09
   1. Thin Set mortar: Latex-portland cement mortar
   2. Grout: Polymer-modified unsanded grout.

END OF SECTION 093000

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SECTION 095113 - ACOUSTICAL PANEL CEILINGS

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes acoustical panels and exposed suspension systems for interior ceilings.

1.2 SUBMITTALS

A. Product Data: For each product indicated.

B. Samples: For each acoustical panel, for each exposed suspension system member, and for each color and texture required.

C. Product test reports.

D. Maintenance data.

1.3 QUALITY ASSURANCE

A. Acoustical Testing Agency Qualifications: An independent testing laboratory or an NVLAP-accredited laboratory.

B. Seismic Standard: Comply with the following:
1. Install system in accordance with ASTM C636, except for more stringent requirements of manufacturer or these specifications.
2. ASTM E 580. Standard for Ceiling Suspension Systems Requiring Seismic Restraint.
3. CISCA Recommendations for Acoustical Ceilings: Comply with CISCA "Recommendations for Direct-Hung Acoustical Tile and Lay-In Panel Ceilings."
4. CISCA Guidelines for Systems Requiring Seismic Restraint: Comply with CISCA "Guidelines for Seismic Restraint of Direct-Hung Suspended Ceiling Assemblies."
5. UBC Standard 25-2 or requirements of local authorities having jurisdiction.

PART 2 - PRODUCTS

2.1 GENERAL

A. Acoustical Panel Standard: Comply with ASTM E 1264.

B. Metal Suspension System Standard:
1. Comply with ASTM C 635, intermediate duty, exposed T.
2. Grid Materials: Cold-rolled steel with galvanized coating.
3. Grid Finish: Baked-on enamel.

C. Suspension System Accessories:
1. Manufacturer's standard trim and edge moldings to suit suspension system requirements; same finish as suspension system.
2. Provide edge moldings to fit penetrations exactly, including circular penetrations.

3. Provide hold-down clips, splices and stabilizer bars required for suspended grid system.
4. Seismic struts and seismic clips.

D. Attachment Devices: Size for five times the design load indicated in ASTM C 635, Table 1, "Direct Hung," unless otherwise indicated.

E. Wire Hangers, Braces, and Ties: Zinc-coated carbon-steel wire; ASTM A 641/A 641M, Class 1 not less than 12 gage, galvanized carbon steel wire, soft temper, pre-stretched. As recommended by manufacturer and as required to comply with structural classification.

2.2 ACOUSTICAL PANELS

A. Acceptable Products:
1. Interior: Refer to the Finish Key on the Drawings for product information.

2.3 METAL SUSPENSION SYSTEM

A. Acceptable Products:
1. Interior: Refer to the Finish Key on the Drawings for product information.

PART 3 - EXECUTION

3.1 INSTALLATION

A. General: Install acoustical panel ceilings to comply with ASTM C 636, UBC Standard 25-2, and seismic requirements indicated, per manufacturer's written instructions and CISCA's "Ceiling Systems Handbook."

B. Measure each ceiling area and establish layout of acoustical panels to balance border widths at opposite edges of each ceiling. Avoid using less-than-half-width tiles at borders.

C. Suspend ceiling hangers from building's structural members, plumb and free from contact with insulation or other objects within ceiling plenum. Splay hangers only where required to miss obstructions; offset resulting horizontal forces by bracing, countersplaying, or other equally effective means. Where width of ducts and other construction within ceiling plenum produces hanger spacings that interfere with location of hangers, use trapezes or equivalent devices.

D. Install edge moldings and trim of type indicated at perimeter of acoustical ceiling area and where necessary to conceal edges of acoustical panels. Screw attach moldings to substrate with concealed fasteners at intervals not more than 16 inches o.c. and not more than 3 inches from ends, leveling with ceiling suspension system to a tolerance of 1/8 inch in 12 feet. Miter corners accurately and connect securely.

E. Install suspension system runners so they are square and securely interlocked with one another. Remove and replace dented, bent, or kinked members.

F. Install acoustical panels with undamaged edges and fit accurately into suspension system runners and edge moldings. Scribe and cut panels at borders and penetrations to provide a neat, precise fit.

END OF SECTION 095113

SECTION 096513 - RESILIENT BASE AND ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Resilient base.
2. Transition molding.

1.2 SUBMITTALS

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

B. Samples: For each type of product indicated, in manufacturer's standard-size Samples but not less than 12 inches long, of each resilient product color, texture, and pattern required.

1.3 QUALITY ASSURANCE

A. Fire-Test-Response Characteristics: As determined by testing identical products according to ASTM E 648 or NFPA 253 by a qualified testing agency.

1. Critical Radiant Flux Classification: Class I, not less than 0.45 W/sq. cm.

1.4 PROJECT CONDITIONS

A. Maintain ambient temperatures within range recommended by manufacturer in spaces to receive resilient products.

B. Until Substantial Completion, maintain ambient temperatures within range recommended by manufacturer.

C. Install resilient products after other finishing operations, including painting, have been completed.

PART 2 - PRODUCTS

2.1 RESILIENT BASE

A. Acceptable Manufacturers:

1. Burke/Mercer Products Company, Inc.
2. Johnsonite.
3. Roppe Corporation.

B. Resilient Base Standard: ASTM F 1861.

1. Material Requirement: Type TS (rubber, vulcanized thermoset) or Type TP (rubber, thermoplastic).
2. Manufacturing Method: Group I (solid, homogeneous).

C. Minimum Thickness: 0.125 inch.

D. Lengths: Coils in manufacturer's standard length.

E. Profile: As shown on Drawings

F. Outside Corners: Job formed.

G. Inside Corners: Job formed.

H. Colors and Patterns: Refer to Finish Legend on Drawings.

2.2 RESILIENT MOLDING ACCESSORY

A. Resilient Molding Accessory:

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Burke Mercer Flooring Products; Division of Burke Industries, Inc.
b. Flexco, Inc.
c. Johnsonite.
d. Roppe Corporation, USA.
e. VPI, LLC; Floor Products Division.

B. Material: Rubber.

C. Colors and Patterns: Refer to Finish Legend on Drawings.

2.3 INSTALLATION MATERIALS

A. Trowelable Leveling and Patching Compounds: Latex-modified, portland cement based or blended hydraulic-cement-based formulation provided or approved by manufacturer for applications indicated.

B. Adhesives: Water-resistant type recommended by manufacturer to suit resilient products and substrate conditions indicated.

PART 3 - EXECUTION

3.1 PREPARATION

A. Prepare substrates according to manufacturer's written instructions to ensure adhesion of resilient products.

B. Fill cracks, holes, and depressions in substrates with trowelable leveling and patching compound and remove bumps and ridges to produce a uniform and smooth substrate.

C. Do not install resilient products until they are same temperature as the space where they are to be installed.

1. Move resilient products and installation materials into spaces where they will be installed at least 48 hours in advance of installation.

D. Sweep and vacuum clean substrates to be covered by resilient products immediately before installation.

3.2 RESILIENT BASE INSTALLATION

A. Comply with manufacturer's written instructions for installing resilient base.

B. Apply resilient base to walls, columns, pilasters, casework and cabinets in toe spaces, and other permanent fixtures in rooms and areas where base is required.

C. Install resilient base in lengths as long as practicable without gaps at seams and with tops of adjacent pieces aligned.

D. Tightly adhere resilient base to substrate throughout length of each piece, with base in continuous contact with horizontal and vertical substrates.

E. Do not stretch resilient base during installation.

F. Resilient Molding Accessories: Butt to adjacent materials and tightly adhere to substrates throughout length of each piece. Install reducer strips at edges of carpet and resilient floor covering that would otherwise be exposed.

3.3 CLEANING AND PROTECTION

A. Comply with manufacturer's written instructions for cleaning and protection of resilient products.

B. Cover resilient products until Substantial Completion.

END OF SECTION 096513

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SECTION 096813 - TILE CARPETING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes modular carpet tile.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site.

1.3 ACTION SUBMITTALS

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

B. Samples: For each exposed product and for each color and texture specified.

1.4 INFORMATIONAL SUBMITTALS

A. Sample warranty.

1.5 CLOSEOUT SUBMITTALS

A. Maintenance data.

1.6 QUALITY ASSURANCE

A. Fire-Test-Response Ratings: Where indicated, provide carpet tile identical to those of assemblies tested for fire response according to NFPA 253 by a qualified testing agency.

B. Product Recyclability:
1. Product must meet FTC guides for recyclability and must be one hundred percent (100%) closed-loop recyclable back into carpet. Products containing both recyclable and non-recyclable components, manufacturer must adequately report which portions of the product are recyclable per FTC guides 16 CFR section 260.7(d). Note: A manufacturer cannot claim that a product or any portion of a product that is incinerated is recyclable, even if incineration is used to produce heat and power (i.e. waste-to-energy) per FTC guides 16 CFR section 260.7 (d) example 3.
2. Recyclability of product installed must be the same as that claimed by manufacturer and required by Project requirements.

C. Manufacturer’s Recycling Program:
1. Manufacturer must have or create a collection and recovery system for product and a fully established, currently operational recycling program at time of bid per FTC guides Section 260.7 (d).

2. Manufacturer must be able to reclaim and recycle 100% of existing carpet of similar composition back into carpet at time of bid.
3. Manufacturer must have product a take back program and be able to reclaim and recycle 100% of installed product back into carpet at the end of its service life at time of bid. Claiming a product is recyclable based on future expectation of technology, equipment, process or availability of that product as feed stock is not acceptable. Recycling process must be available for viewing.
4. Collection and recycling program must be verified by an independent, neutral third-party organization, such as Scientific Certification Systems.
5. Manufacturer must have written guarantee that 100% of the recovered product will be recycled and that no portion of the product will be landfilled or incinerated (including waste-to-energy).

D. Manufacturer’s Environmental Commitment:
1. A manufacturer's environmental commitment will be reflected by its corporate culture and measured by the goals, policies and programs that have been instituted to improve the environmental performance of its operations. Evidence of this commitment must include:
   a. All products produced by the manufacturer must meet FTC guides for recyclability and be 100% recyclable in a fully established, currently operational recycling program 16 CFR Section 260.7 (d).
   b. All products produced by the manufacturer, including recycled content products, must be 100% closed-loop recyclable back into carpet.
2. Manufacturer must show evidence of a positive and continuing improvement in source reduction and the reduction of energy, water, waste and air emissions.
3. Manufacturer must fully comply with FTC Part 260 “Guides for the Use of Environmental Marketing Claims,” with respect to advertising, labeling, product inserts, catalogs and sales presentations of all its carpet products submitted and sold. Certification signed by an officer of the manufacturer stating the manufacturer complies with these guides maybe required for submittal upon request.

1.7 DELIVERY, STORAGE, AND HANDLING

A. Comply with CRI 104.

1.8 FIELD CONDITIONS

A. Comply with CRI 104 for temperature, humidity, and ventilation limitations.

1.9 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Carpet Tiles: Furnish extra carpet tile in quantity equal to 5 percent of total material furnished but not less than one unopened box of tile for each type, pattern and color

1.10 WARRANTY

A. Special Warranty for Carpet Tiles: Manufacturer agrees to repair or replace components of carpet tile installation that fail in materials or workmanship within specified warranty period.

1. Warranty does not include deterioration or failure of carpet tile due to unusual traffic, failure of substrate, vandalism, or abuse.
2. Failures include, but are not limited to, more than 10 percent edge raveling, snags, runs, dimensional stability, excess static discharge, loss of tuft bind strength, loss of face fiber, and delamination.
3. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 CARPET TILE

A. Basis-of-Design Product: Refer to Finish Legend on Drawings.

1. Color: Refer to Finish Legend on Drawings.
2. Pattern: Refer to Finish Legend on Drawings.
3. Backing Pad: Refer to Finish Legend on Drawings.

2.2 INSTALLATION ACCESSORIES

A. Trowelable Leveling and Patching Compounds: Latex-modified, hydraulic-cement-based formulation provided or recommended by carpet tile manufacturer.

B. Adhesives & Sealants: Water-resistant, mildew resistant, non-staining, pressure sensitive type to suit products and subfloor conditions indicated, that complies with flammability requirements for installed carpet tile and is recommended by carpet tile manufacturers for releasable installation.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for maximum moisture content, alkalinity range, installation tolerances, and other conditions affecting carpet tile performance. Examine carpet tile for type, color, pattern, and potential defects.

1. Moisture testing: Perform tests recommended by manufacturer or by one of the following methods. Proceed with installation only after substrates pass testing.
    a. Perform anhydrous calcium chloride test, ASTM F 1869. Proceed with installation only after substrates have max. moisture vapor emission rate of 3lb of water/1000 sq.ft. in 24 Hours.
    b. Perform relative humidity test using in situ probes, ASTM F2170. Proceed with installation only after substrates have max. 75% (or less, if noted by flooring manufacturer) relative humidity level measurement.

B. Concrete Subfloors: Verify that concrete slabs comply with ASTM F 710.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

D. Preparation: Comply with CRI 104, Section 6.2, "Site Conditions; Floor Preparation," and with carpet tile manufacturer's written installation instructions for preparing substrates indicated to receive carpet tile installation.

E. Installation: Comply with CRI 104, Section 14, "Carpet Modules," and with carpet tile manufacturer's written installation instructions.

F. Installation Method: Glue down; install every tile with full-spread, releasable, pressure-sensitive adhesive.

G. Maintain dye lot integrity. Do not mix dye lots in same area.

H. Cut and fit carpet tile to butt tightly to vertical surfaces, permanent fixtures, and built-in furniture including cabinets, pipes, outlets, edgings, thresholds, and nosings. Bind or seal cut edges as recommended by carpet tile manufacturer.

I. Extend carpet tile into toe spaces, door reveals, closets, open-bottomed obstructions, removable flanges, alcoves, and similar openings.

J. Maintain reference markers, holes, and openings that are in place or marked for future cutting by repeating on finish flooring as marked on subfloor. Use nonpermanent, nonstaining marking device.

K. Install pattern parallel to walls and borders.

L. Perform the following operations immediately after installing carpet tile:

1. Remove excess adhesive, seam sealer, and other surface blemishes using cleaner recommended by carpet tile manufacturer.
2. Remove yarns that protrude from carpet tile surface.
3. Vacuum carpet tile using commercial machine with face-beater element.

M. Protect installed carpet tile to comply with CRI 104, Section 16, "Protecting Indoor Installations."

END OF SECTION 096813

SECTION 099123 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes surface preparation and the application of the following paint systems:

1. Gypsum board surfaces
2. Steel and galvanized steel surfaces

1.2 SUBMITTALS

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

B. Samples: For each finish and for each color and texture required.

C. Product List: Printout of current "MPI Approved Products List" for each product category specified in Part 2, with the proposed product highlighted.

1.3 QUALITY ASSURANCE

A. MPI Standards:

1. Products: Complying with MPI standards indicated and listed in "MPI Approved Products List."
2. Preparation and Workmanship: Comply with requirements in "MPI Architectural Painting Specification Manual" for products and paint systems indicated.

B. Mockups: Apply benchmark samples of each paint system indicated and each color and finish selected to verify preliminary selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

1. Architect will select one surface to represent surfaces and conditions for application of each paint system specified in Part 3.

a. Wall and Ceiling Surfaces: Provide samples of at least 100 sq. ft. (9 sq. m).
b. Other Items: Architect will designate items or areas required.

2. Apply benchmark samples after permanent lighting and other environmental services have been activated.
3. Final approval of color selections will be based on benchmark samples.

a. If preliminary color selections are not approved, apply additional benchmark samples of additional colors selected by Architect at no added cost to the Project.

1.4 EXTRA MATERIALS

A. Furnish extra materials described below that are from same production run (batch mix) as materials applied and that are packaged for storage and identified with labels describing contents.

1. Quantity: Furnish an additional 5 percent, but not less than 1 gal. (3.8 L) of each material and color applied.

PART 2 - PRODUCTS

2.1 PAINT, GENERAL

A. Material Compatibility:

1. Provide materials for use within each paint system that are compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, provide products recommended in writing by manufacturers of topcoat for use in paint system and on substrate indicated.

B. VOC Content of Field Applied Interior Paints and Coatings: Provide products that comply with the following limits for VOC content, exclusive of colorants added to a tint base, when calculated according to 40 CFR 59, Subpart D (EPA Method 24); these requirements do not apply to paints and coatings that are applied in a fabrication or finishing shop:

1. Flat Paints, Coatings, and Primers: VOC content of not more than 50 g/L.
2. Nonflat Paints, Coatings, and Primers: VOC content of not more than 150 g/L.
3. Anti Corrosive and Anti Rust Paints Applied to Ferrous Metals: VOC not more than 250 g/L.
4. Floor Coatings: VOC not more than 100 g/L.
5. Flat Topcoat Paints: VOC content of not more than 50 g/L.
6. Nonflat Topcoat Paints: VOC content of not more than 150 g/L.
7. Anti Corrosive and Anti Rust Paints Applied to Ferrous Metals: VOC not more than 250 g/L.
8. Dry Fog Coatings: VOC content of not more than 400 g/L.
9. Zinc Rich Industrial Maintenance Primers: VOC content of not more than 340 g/L.

C. Chemical Components of Field Applied Interior Paints and Coatings: Provide topcoat paints and anti corrosive and anti rust paints applied to ferrous metals that comply with the following chemical restrictions; these requirements do not apply to paints and coatings that are applied in a fabrication or finishing shop:

1. Aromatic Compounds: Paints and coatings shall not contain more than 1.0 percent by weight of total aromatic compounds (hydrocarbon compounds containing one or more benzene rings).
2. Restricted Components: Paints and coatings shall not contain any of the following:

a. Acrolein.
b. Acrylonitrile.
c. Antimony.
d. Benzene.
e. Butyl benzyl phthalate.

f. Cadmium.
g. Di (2-ethylhexyl) phthalate.
h. Di-n-butyl phthalate.
i. Di-n-octyl phthalate.
j. 1,2-dichlorobenzene.
k. Diethyl phthalate.
l. Dimethyl phthalate.
m. Ethylbenzene.
n. Formaldehyde.
o. Hexavalent chromium.
p. Isophorone.
q. Lead.
r. Mercury.
s. Methyl ethyl ketone.
t. Methyl isobutyl ketone.
u. Methylene chloride.
v. Naphthalene.
w. Toluene (methylbenzene).
x. 1,1,1-trichloroethane.
y. Vinyl chloride.

D. Colors: As selected from manufacturer's full range.

2.2 PRIMERS/SEALERS for Gypsum Wall Board surfaces

1. Interior Latex Primer/Sealer: MPI #50.
2. VOC Content: E Range of E1.
3. Environmental Performance Rating: EPR 1.
4. One coat with a total dry film thickness per manufacturer’s recommendation.

2.3 METAL PRIMERS for Steel surfaces

1. Quick Drying Alkyd Metal Primer: MPI #76.
1. VOC Content: E Range of E1.
2. One coat with a total dry film thickness per manufacturer’s recommendation.

2.4 LATEX PAINTS for Gypsum Board surfaces

1. Interior Latex (Satin): MPI #43 (Gloss Level 4).
2. VOC Content: E Range of E1.
3. Environmental Performance Rating: EPR 1.5.
4. Two coat with a total dry film thickness not less than 4 mils

2.5 ALKYD PAINTS for Steel and Galvanized Steel

1. Interior Alkyd (Semigloss): MPI #47 (Gloss Level 5).
2. VOC Content: E Range of E1.
3. Environmental Performance Rating: EPR 1.
4. Two coat with a total dry film thickness not less than 5 mils

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of work.

B. Paint structure (decking, joists, angles, braces, etc...) walls and associated items prior to installation of mech. & elec. work. mech. & elec. items (ductwork, conduits, piping, uni-strut etc.) shall be installed over finished surfaces and do not require field paint unless noted otherwise.

C. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

1. Concrete and CMU: 12 percent or as required by paint manufacturer
2. Gypsum Board: 12 percent.

D. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

E. Begin coating application only after unsatisfactory conditions have been corrected and surfaces are dry.

1. Beginning coating application constitutes Contractor's acceptance of substrates and conditions.

3.2 PREPARATION AND APPLICATION

F. Comply with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual" applicable to substrates indicated.

G. Clean substrates of substances that could impair bond of paints, including dirt, oil, grease, and incompatible paints and encapsulants.

1. Remove incompatible primers and reprime substrate with compatible primers as required to produce paint systems indicated.

H. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

I. Sealant Joints: it is acceptable to paint over interior concrete wall panel joint sealant.

J. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.

K. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.3 INTERIOR PAINTING SCHEDULE

A. Gypsum Board, Typical: MPI INT 9.2A, Waterborne, 4 Coats
   1. Interior Latex Primer/Sealer: MPI #50, Two Coats
   2. Latex Top Coat: MPI #44, Two Coats (Gloss Level 3)

B. HM Doors and Frames: MPI INT 5.1E, Solvent Base, 3 Coats
   1. Alkyd Metal Primer: MPI #76, 1 Coat
   2. Alkyd Top Coat: MPI #47, 2 Coats (Gloss Level 5)

C. Ferrous Metal (Not Galvanized): MPI INT 5.1E, Solvent Base, 3 Coats
   1. Alkyd Metal Primer: MPI #79, 1 Coat
   2. Alkyd Top Coat: MPI 817, 2 Coats (Gloss Level 5)

D. Galvanized Metal: MPI INT 5.3C, Solvent Base, 3 Coats
   1. Cementitious Primer: MPI #26, 1 Coat
   2. Alkyd Top Coat: MPI #47, 2 Coats (Gloss Level 5)

END OF SECTION 099123

SECTION 101400 - SIGNAGE

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:
   1. Restroom Signs
   2. Code required signs.

1.2 DEFINITIONS

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

1.3 SUBMITTALS

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

B. Shop Drawings: Show fabrication and installation details for signs.

   1. Show sign mounting heights, locations of supplementary supports to be provided by others, and accessories.
   2. Provide graphic elements for each sign.

C. Samples: For each sign type and for each color and texture required.

1.4 QUALITY ASSURANCE

A. Regulatory Requirements: Comply with applicable provisions in ADA-ABA Accessibility Guidelines.

B. Interior Code Signage: Provide signage as required by accessibility regulations and requirements of authorities having jurisdiction. These include, but are not limited to, the following:
   1. Illuminated Exit Signs: Refer to Division 26.
   2. Room Capacity.
   3. Signs for Accessible Spaces: In conformance with local Accessibility Code including accessible parking space signs, toilet facilities, stairs, and doors to exitways.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Aluminum Castings: ASTM B 26/B 26M, of alloy and temper recommended by sign manufacturer for casting process used and for use and finish indicated.

B. Aluminum Sheet and Plate: ASTM B 209, alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of Alloy 5005-H32.

C. Aluminum Extrusions: ASTM B 221, alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of Alloy 6063-T5.

D. Steel:

1. Steel Sheet: Uncoated, cold-rolled, ASTM A 1008/A 1008M, commercial steel, Type B, exposed or electrolytic zinc-coated, ASTM A 591/A 591M, with steel sheet substrate complying with ASTM A 1008/A 1008M, commercial steel, exposed.
2. Steel Members Fabricated from Plate or Bar Stock: ASTM A 529/A 529M or ASTM A 572/A 572M, 42,000-psi minimum yield strength.
3. For steel exposed to view on completion, provide materials having flat, smooth surfaces without blemishes. Do not use materials whose surfaces exhibit pitting, seam marks, roller marks, rolled trade names, or roughness.

E. Acrylic Sheet: ASTM D 4802, Category A-1 (cell-cast sheet), Type UVA (UV absorbing).

F. Applied Vinyl: Die-cut characters from vinyl film of nominal thickness of 3 mils with pressure-sensitive adhesive backing, suitable for exterior applications.

2.2 PANEL SIGNS

A. General: Provide panel signs, including Restroom Signs, that comply with requirements indicated on Drawings for materials, thicknesses, finishes, colors, designs, shapes, sizes, and details of construction.

1. Include graphics and Braille complying with applicable codes.
2. Subsurface graphics printed on second surface of matte (non-glare) acrylic with painted background color, laminated to acrylic sheet.
3. Corners: Square.
4. Letter size and style: As indicated on Drawings, or as selected by Architect.
5. Finish: Per Architect and ADA requirements.
6. Braille: Provide raised Braille complying with ADA requirements.

2.3 ACCESSORIES

A. Anchors and Inserts: Provide nonferrous-metal or hot-dip galvanized anchors and inserts for exterior installations and elsewhere as required for corrosion resistance. Use toothed steel or lead expansion-bolt devices for drilled-in-place anchors. Furnish inserts, as required, to be set into concrete or masonry work.

2.4 FABRICATION

A. General: Provide manufacturer's standard signs of configurations indicated.

1. Welded Connections: Comply with AWS standards for recommended practices in shop welding. Provide welds behind finished surfaces without distortion or discoloration of exposed side. Clean exposed welded surfaces of welding flux and dress exposed and contact surfaces.
2. Mill joints to tight, hairline fit. Form joints exposed to weather to exclude water penetration.
3. Conceal fasteners if possible; otherwise, locate fasteners where they will be inconspicuous.

2.5 ALUMINUM FINISHES

A. Baked-Enamel Finish: AA-C12C42R1x (Chemical Finish: cleaned with inhibited chemicals; Chemical Finish: acid-chromate-fluoride-phosphate conversion coating; Organic Coating: as specified below). Apply baked enamel complying with paint manufacturer's written instructions for cleaning, conversion coating, and painting.

1. Organic Coating: Thermosetting, modified-acrylic enamel primer/topcoat system complying with AAMA 2603 except with a minimum dry film thickness of 1.5 mils, medium gloss.

2.6 ACRYLIC SHEET FINISHES

A. Colored Coatings for Acrylic Sheet: For copy and background colors, provide colored coatings, including inks, dyes, and paints, that are recommended by acrylic manufacturers for optimum adherence to acrylic surface and that are UV and water resistant for five years for application intended.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Locate signs and accessories where indicated, using mounting methods of types described and complying with manufacturer's written instructions.

1. Install signs level, plumb, and at heights indicated, with sign surfaces free of distortion and other defects in appearance.
2. Interior Wall Signs: Install signs on walls adjacent to latch side of door where applicable. Where not indicated or possible, such as double doors, install signs on nearest adjacent walls. Locate to allow approach within 3 inches of sign without encountering protruding objects or standing within swing of door.

B. Wall-Mounted Signs: Comply with sign manufacturer's written instructions except where more stringent requirements apply.

1. Two-Face Tape: Mount signs to smooth, nonporous surfaces. Do not use this method for vinyl-covered or rough surfaces.

C. Dimensional Characters: Mount characters using standard fastening methods to comply with manufacturer's written instructions for character form, type of mounting, wall construction, and condition of exposure indicated. Provide heavy paper template to establish character spacing and to locate holes for fasteners.

1. Projected Mounting: Mount characters at 1-inch projection distance from wall surface indicated.

END OF SECTION 101400

SECTION 102600 - WALL AND DOOR PROTECTION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Corner guards.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: For each type of wall and door protection showing locations and extent.

   1. Include plans, elevations, sections, and attachment details.

1.3 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of wall- and door-protection units that fail in materials or workmanship within specified warranty period.

   1. Warranty Period: Five years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 CORNER GUARDS

A. Surface-Mounted, Clear Plastic-Cover Corner Guards: Manufacturer's standard assembly consisting of screw-on, resilient plastic cover installed over retainer; including mounting hardware; fabricated with 90- or 135-degree turn to match wall condition.

   1. Cover: Extruded rigid plastic, minimum 0.078-inch (2.0-mm) wall thickness; in dimensions and profiles indicated on Drawings.
      a. Color and Texture: Clear.

2.2 MATERIALS

A. Plastic Materials: Chemical- and stain-resistant, high-impact-resistant plastic with integral color throughout; extruded and sheet material as required, thickness as indicated.

B. Polycarbonate Plastic Sheet: ASTM D6098, S-PC01, Class 1 or Class 2, abrasion resistant; with a minimum impact-resistance rating of 15 ft.-lbf/in. (800 J/m) of notch when tested according to ASTM D256, Test Method A.

C. Fasteners: Aluminum, nonmagnetic stainless-steel, or other noncorrosive metal screws, bolts, and other fasteners compatible with items being fastened. Use security-type fasteners where exposed to view.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Installation Quality: Install wall protection, level, plumb, and true to line without distortions. Do not use materials with chips, cracks, voids, stains, or other defects that might be visible in the finished Work.

B. Mounting Heights: Install wall protection in locations and at mounting heights indicated on Drawings.

END OF SECTION 102600

SECTION 102800 - TOILET AND BATH ACCESSORIES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Toilet and bath accessories.

1.2 SUBMITTALS

A. Product Data: For each product indicated.

B. Product Schedule: Indicating types, quantities, sizes, and installation locations by room of each accessory required.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

C. Basis-of-Design Products: The design for toilet and bath accessories described in Part 2 are based on products indicated. Subject to compliance with requirements, provide the named product or a comparable product by one of the following:

1. Toilet and Bath Accessories:

a. A & J Washroom Accessories, Inc.
b. American Specialties, Inc.
c. Bobrick Washroom Equipment, Inc.
d. Bradley Corporation.
e. General Accessory Manufacturing Co. (GAMCO).
f. McKinney/Parker Washroom Accessories Corp.

2.2 MATERIALS

A. Stainless Steel: ASTM A 666, Type 304, No. 4 finish (satin), 0.0312-inch minimum nominal thickness, unless otherwise indicated.

B. Mirror Glass: ASTM C 1036, Type I, Class 1, Quality q2, nominal 6.0 mm thick, with silvering, electroplated copper coating, and protective organic coating complying with FS DD-M-411.

C. Galvanized Steel Mounting Devices: ASTM A 153/A 153M, hot-dip galvanized after fabrication.

D. Fasteners: Screws, bolts, and other devices of same material as accessory unit, tamper and theft resistant when exposed, and of galvanized steel when concealed.

E. Keys: Provide universal keys for internal access to accessories for servicing and resupplying. Provide minimum of **six** keys to Owner's representative.

2.3 TOILET AND BATH ACCESSORIES

A. Basis of Design: Bobrick. Refer to Interior Elevations for product numbers and quantities.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Install accessories using fasteners appropriate to substrate indicated and recommended by unit manufacturer. Install units level, plumb, and firmly anchored in locations and at heights indicated.

1. Install grab bars to withstand a downward load of at least 250 lbf, when tested according to method in ASTM F 446.

B. Adjust accessories for unencumbered, smooth operation and verify that mechanisms function properly. Replace damaged or defective items. Remove temporary labels and protective coatings.

END OF SECTION 102800

SECTION 105200 - FIRE-PROTECTION SPECIALTIES

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Portable fire extinguishers.
2. Fire-protection cabinets.
3. Mounting brackets for fire extinguishers.
4. Knox Box

1.2 SUBMITTALS

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

1. Fire Extinguishers: Include rating and classification.
2. Fire-Protection Cabinets: Include door hardware, cabinet type, trim style, panel style, and details of installation.

B. Maintenance data.

1.3 QUALITY ASSURANCE

A. NFPA Compliance: Fabricate and label fire extinguishers to comply with NFPA 10, "Portable Fire Extinguishers."

B. Fire Extinguishers: Listed and labeled for type, rating, and classification by an independent testing agency acceptable to authorities having jurisdiction.

C. Fire-Rated Fire-Protection Cabinets: Listed and labeled to comply with requirements of ASTM E 814 for fire-resistance rating of walls where they are installed.

1.4 COORDINATION

A. Coordinate size of fire-protection cabinets to ensure that type and capacity of fire extinguishers indicated are accommodated.

B. Apply vinyl lettering on field-painted fire-protection cabinets after painting is complete.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Cold-Rolled Steel Sheet: ASTM A 1008/A 1008M, Commercial Steel (CS), Type B.

B. Stainless-Steel Sheet: ASTM A 666, Type 304.

C. Break Glass: Clear float glass, ASTM C 1036, Type I, Class 1, Quality q3, 1.5 mm thick, single strength.

2.2 PORTABLE FIRE EXTINGUISHERS

A. General: Provide fire extinguishers of type, size, and capacity for each fire-protection cabinet and mounting bracket indicated.

1. Instruction Labels: Include pictorial marking system complying with NFPA 10, Appendix B.

B. Multipurpose Dry-Chemical Type in Steel Container: UL-rated 4-A:60-B:C, 10-lb nominal capacity, with monoammonium phosphate-based dry chemical in enameled-steel container.

2.3 FIRE-PROTECTION CABINET

A. Basis of Design: Cosmopolitan 1037, JL Industries.

B. Cabinet Type: Suitable for fire extinguisher.

C. Cabinet Construction: Nonrated, unless otherwise indicated on Drawing.

D. Cabinet Material: Stainless-steel sheet.

E. Semi-recessed Cabinet: Cabinet box partially recessed in walls of shallow depth to suit style of trim indicated; with one-piece combination trim and perimeter door frame overlapping surrounding wall surface with exposed trim face and wall return at outer edge (backbend).

1. Square-Edge Trim: 1-1/4- to 1-1/2-inch backbend depth.
2. Rolled-Edge Trim: 2-1/2-inch backbend depth.

F. Cabinet Trim Material: Stainless-steel sheet.

G. Door Material: Stainless-steel sheet.

H. Door Style: Fully glazed panel with frame.

I. Door Glazing: Break glass.

J. Door Hardware: Manufacturer's standard door-operating hardware of proper type for cabinet type, trim style, and door material and style indicated.

K. Accessories:

1. Mounting Bracket: Manufacturer's standard steel, designed to secure fire extinguisher to fire-protection cabinet, with plated or baked-enamel finish.
2. Break-Glass Strike: Manufacturer's standard metal strike, complete with chain and mounting clip, secured to cabinet.
3. Door Lock: Cylinder lock, keyed alike to other cabinets.

4. Identification: Lettering complying with authorities having jurisdiction for letter style, size, spacing, and location. Locate as indicated by Architect.

    a. Identify fire extinguisher in fire-protection cabinet with the words "FIRE EXTINGUISHER."

        1) Location: Applied to cabinet door.
        2) Application Process: Silk-screened.
        3) Lettering Color: As selected by Architect.
        4) Orientation: Vertical.

L. Finishes: Stainless Steel: Bright, directional polish, No. 4.

2.4 KNOX BOX

A. Model No: 3200 Series, Recessed

B. Color: Dark Bronze

C. Keying per Fire Department

D. Location: Refer to Drawings

2.5 FABRICATION

A. Fire-Protection Cabinets: Provide manufacturer's standard box (tub), with trim, frame, door, and hardware to suit cabinet type, trim style, and door style indicated. Weld joints and grind smooth.

1. Construct fire-rated cabinets with double walls fabricated from 0.0428-inch- thick, cold-rolled steel sheet lined with minimum 5/8-inch- thick, fire-barrier material. Provide factory-drilled mounting holes.

B. Cabinet Doors: Fabricate doors according to manufacturer's standards, from materials indicated and coordinated with cabinet types and trim styles selected.

1. Fabricate door frames with tubular stiles and rails and hollow-metal design, minimum 1/2 inch thick.
2. Miter and weld perimeter door frames.

C. Cabinet Trim: Fabricate cabinet trim in one piece with corners mitered, welded, and ground smooth.

PART 3 - EXECUTION

3.1 INSTALLATION

A. Examine walls and partitions for suitable framing depth and blocking where semirecessed cabinets will be installed.

B. Examine fire extinguishers for proper charging and tagging. Remove and replace damaged, defective, or undercharged units.

C. Prepare recesses for fire-protection cabinets as required by type and size of cabinet and trim style.

D. Install fire-protection specialties in locations and at mounting heights indicated or, if not indicated, at heights acceptable to authorities having jurisdiction.

E. Fire-Protection Cabinets: Fasten fire-protection cabinets to structure, square and plumb.

1. Unless otherwise indicated, provide recessed fire-protection cabinets. If wall thickness is not adequate for recessed cabinets, provide semirecessed fire-protection cabinets.
2. Provide inside latch and lock for break-glass panels.
3. Fasten mounting brackets to inside surface of fire-protection cabinets, square and plumb.

F. Adjust fire-protection cabinet doors to operate easily without binding. Verify that integral locking devices operate properly.

G. Replace fire-protection cabinets that have been damaged or have deteriorated beyond successful repair.

END OF SECTION 105220

SECTION 122413 - ROLLER SHADES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes:

1. Manually operated interior shades
2. Shade accessories

1.2 SUBMITTALS

A. List of proposed products and product data.

B. Shop drawings showing window openings, dimensions, and attachment method.

C. Samples: Fabrics & Metal Finishes

D. Window Shade Schedule listing rooms, field verified window dimensions, quantities, type of shade, fabric, and color.

E. Manufacturer's installation and maintenance instructions.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Do not deliver window shades until building is enclosed and construction within spaces where shades will be installed is substantially complete.

B. Deliver products in manufacturer's original, unopened, undamaged containers with labels intact.

C. Label containers and shades according to Window Shade Schedule.

1.4 WARRANTY

A. Manufacturers standard twenty-five year limited warranty for manual shade (bead chain clutch and crank operation).
B. Ten-year warranty for spring roller operated manual shade.

PART 2 - PRODUCTS

2.1 ACCEPTABLE MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. BTX Window Automation, Inc.
2. DFB Sales.
3. Draper Inc.
4. Hunter Douglas Contract.

5. Lutron Electronics Co., Inc.
6. MechoShade Systems, Inc.
7. Nysan Solar Control Inc.; Hunter Douglas Company.
8. OEM Shades Inc.
9. Shade Techniques, LLC.
10. Silent Gliss USA, Inc.
11. SM Automatic, Inc.

2.2 MANUALLY OPERATED ROLLER WINDOW SHADES

A. Type: Manually operated, vertical roll-up, fabric window shade with bead chain and clutch operating mechanism, mounting brackets, fascia, and other components necessary for complete installation.

B. Operation: Bead chain and clutch operating mechanism allowing shade to stop when chain is released. Designed never to need adjustment or lubrication. Provide limit stops to prevent shade from being raised or lowered too far.

1. Clutch mechanism: Fabricated from high carbon steel and molded fiberglass reinforced polyester or injected molded nylon.

2. Bead chain loop: Stainless steel bead chain hanging at side of window.

3. Idler Assembly: Provide roller idler assembly of molded nylon with adjustable length idler pin to facilitate easy installation, and removal of shade for service.

C. Endcaps: Stamped steel with universal design suitable for mounting to ceiling, wall, and jamb. Provide size compatible with roller size.

1. Endcap covers: Match hardware finish.

D. Brackets: Plated stamped steel suitable for mounting to jamb. Provide size compatible with roller size.

E. Fascia: L shaped aluminum extrusion to conceal shade roller and hardware.

1. Attachment: Snaps onto endcaps without requiring exposed fasteners of any kind. Fascia can be mouthed continuously across two or more shade bands.

2. Finish: As selected by Architect from manufacturer's full range.

2.4 SHADEBAND MATERIAL

A. Shadeband Material Flame-Resistance Rating: Comply with NFPA 701. Testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.

A. Light-Filtering Fabric: Woven fabric, stain and fade resistant.

1. Source: Roller shade manufacturer
2. Weave: Basketweave
3. Openness Factor: 3 percent.
4. Color: As selected by Architect from manufacturer's full range

PART 3 - EXECUTION

3.1 PREPARATION

A. Field verify window dimensions prior to fabrication.

B. Coordinate requirements for blocking and structural supports to ensure adequate means for installation of window shades.

3.2 ADJUSTING AND CLEANING

C. Operate shade through complete cycle of lowering, stopping and raising to ensure proper operation. Adjust as required for smooth operation.

D. Clean shade assemblies and protect from damage from construction operations. If damage occurs, remove and replace damaged components or entire unit as required to provide units in their original, undamaged condition.

3.4 SCHEDULE

A. See drawings for shade locations.

END OF SECTION 122413

DRAFT

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 « » day of « » in the year « »
(In words, indicate day, month and year.)

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

City of Post Falls
408 N Spokane Street
Post Falls, ID

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

« »« »
« »
« »
« »

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

City of Post Falls
City Hall Remodel
408 N. Spokane Street
Post Falls, ID

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

Bernardo Wills Architects
153 S Jefferson Street
Spokane, WA 99201

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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.

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TABLE OF ARTICLES

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EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

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

ARTICLE 2 THE WORK OF THIS CONTRACT

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

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[« »] The date of this Agreement.

[**« X»**] 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.)

Commented [JB1]: This

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[«X »] Not later than «One Hundred Eighty » («180 ») calendar days from the date of commencement of the Work.

Commented [JB2]: Match requirements elsewhere

[« »] 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.)

1. Liquidated Damages in the amount of seven hundred fifty ($750) dollars per calendar day will deducted from the Contract amount if durations for Substantial Completion are not achieved.

2. Liquidated Damages in the amount of five hundred ($500) dollars per calendar day will deducted from the Contract amount if durations for Final Completion are not achieved

§ 4.6 Other:

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(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 «5th » day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the « 15th » day of the «following » 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 «Forty-Five » («45 ») 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™–2 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:

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(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% »

Commented [JB3]: Match or refer to bid docs

§ 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.

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(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

[« X »] Litigation shall be brought in the District Court for the First Judicial District of the State of Idaho at Coeur d'Alene, Kootenai County, Idaho, and may not thereafter be removed to any other state or federal court.

[« »] 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 the District Court for the First Judicial District of the State of Idaho at Coeur d'Alene, Kootenai County, Idaho, and may not thereafter be removed to any other state or federal court..

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)

« John Beacham »
« Public Works Director »
« 408 N. Spokane Street »
« Post Falls, ID 83854 »
« jbeacham@postfalls.gov »
« 208-457-3374 »

§ 8.3 The Contractor's representative:

Commented [FH4]: This one, we do not want to arbitrate following meditation.

Commented [IL5R4]: OK

Commented [IL6]: Please fill in Owner Rep info

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

« »
« »
« »
« »
« »
« »

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

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with AIA Document E203–2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

« »

§ 8.7 Other provisions:

ADDITIONAL REQUIREMENTS OF THE STATE OF IDAHO: The clauses in this Section are required by the State of Idaho. The inclusion of these clauses in this Agreement by the Owner does not indicate the Owner's support or opposition to these clauses nor acknowledgment by the Owner that these clauses are relevant to the subject matter of this Agreement. Instead, these clauses are included solely to comply with Idaho state law.

Boycotting Israel: If payments under this Agreement exceed one hundred thousand dollars ($100,000) and the Contractor employs ten (10) or more persons, then the Contractor certifies that it is not currently engaged in and will not, for the duration of this Agreement, engage in a boycott of the goods or services of the state of Israel or territories under its control as those terms are defined in the "Anti-Boycott Against Israel Act" (Idaho Code 67-2346).

Government of China: Contractor certifies that it is not and will not, for the duration of this Agreement, be owned or operated by the government of China as those terms are defined in Idaho Code Title 67, Chapter 23.

Contract with Abortion Providers: To the extent this Agreement is subject to the use of public funds, Contractor certifies that it is not, and will not, for the duration of this Agreement, become an abortion provider or an affiliate of an abortion provider as those terms are defined in the "No Public Funds for Abortions Act" (Idaho Code Title 18, Chapter 87).

Employment of Bona Fide Idaho Residents: If this Agreement contemplates public works construction, the Contractor agrees to employ ninety-five percent (95%) bona fide Idaho residents, as that term is defined in Idaho Code 44-103, as employees on the Work to comply with the requirements of Chapter 10, Title 44, Idaho Code. If the Contractor employs less than fifty (50) employees on the Work, the Contractor may employ up to ten (10%) nonresidents on the Work. In all cases, the Contractor agrees to give a preference to bona fide Idaho residents. The parties agree that if the Work involves the expenditure of federal aid

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funds, this clause will not be enforced in a manner that conflicts with federal statutes prescribing a labor preference for veterans or prohibiting unlawful discrimination or preferences among United States citizens.

« »

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor

.2 AIA Document A101™–2017, Exhibit A, Insurance and Bonds

.3 AIA Document A201™–2017, General Conditions of the Contract for Construction

.4 AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:
(Insert the date of the E203-2013 incorporated into this Agreement.)

« »

.5 Drawings

Number	Title	Date

.6 Specifications

Section	Title	Date	Pages

.7 Addenda, if any:

Number	Date	Pages

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

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

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

« »

[« »] The Sustainability Plan:

Title	Date	Pages

[« »] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages

.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,

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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)*

DRAFT

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AIA® Document A101® – 2017 Exhibit A

Insurance and Bonds

This Insurance and Bonds Exhibit is part of the Agreement, between the Owner and the Contractor, dated the « » day of « » in the year « »
(In words, indicate day, month and year.)

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

City of Post Falls
City Hall Remodel
408 N Spokane Street
Post Falls, ID

THE OWNER:
(Name, legal status and address)

City of Post Falls
408 N Spokane Street
Post Falls, ID

THE CONTRACTOR:
(Name, legal status and address)

« »« »
« »

TABLE OF ARTICLES

A.1 GENERAL

A.2 OWNER'S INSURANCE

A.3 CONTRACTOR'S INSURANCE AND BONDS

A.4 SPECIAL TERMS AND CONDITIONS

ARTICLE A.1 GENERAL

The Owner and Contractor shall purchase and maintain insurance, and provide bonds, as set forth in this Exhibit. As used in this Exhibit, the term General Conditions refers to AIA Document A201™–2017, General Conditions of the Contract for Construction.

ARTICLE A.2 OWNER'S INSURANCE

§ A.2.1 General

Prior to commencement of the Work, the Owner shall secure the insurance, and provide evidence of the coverage, required under this Article A.2 and, upon the Contractor's request, provide a copy of the property insurance policy or policies required by Section A.2.3. The copy of the policy or policies provided shall contain all applicable conditions, definitions, exclusions, and endorsements.

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

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

This document is intended to be used in conjunction with AIA Document A201®–2017, General Conditions of the Contract for Construction. Article 11 of A201®–2017 contains additional insurance provisions.

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§ A.2.2 Liability Insurance
The Owner shall be responsible for purchasing and maintaining the Owner's usual general liability insurance.

§ A.2.3 Required Property Insurance
§ A.2.3.1 Unless this obligation is placed on the Contractor pursuant to Section A.3.3.2.1, the Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and thereafter as provided in Section A.2.3.1.3, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds. This insurance shall include the interests of mortgagees as loss payees.

§ A.2.3.1.1 Causes of Loss. The insurance required by this Section A.2.3.1 shall provide coverage for direct physical loss or damage, and shall not exclude the risks of fire, explosion, theft, vandalism, malicious mischief, collapse, earthquake, flood, or windstorm. The insurance shall also provide coverage for ensuing loss or resulting damage from error, omission, or deficiency in construction methods, design, specifications, workmanship, or materials. Sub-limits, if any, are as follows:
(Indicate below the cause of loss and any applicable sub-limit.)

Causes of Loss	Sub-Limit

§ A.2.3.1.2 Specific Required Coverages. The insurance required by this Section A.2.3.1 shall provide coverage for loss or damage to falsework and other temporary structures, and to building systems from testing and startup. The insurance shall also cover debris removal, including demolition occasioned by enforcement of any applicable legal requirements, and reasonable compensation for the Architect's and Contractor's services and expenses required as a result of such insured loss, including claim preparation expenses. Sub-limits, if any, are as follows:
(Indicate below type of coverage and any applicable sub-limit for specific required coverages.)

Coverage	Sub-Limit
Materials Stored Offsite	$250,000.00
Materials in Transit	$250,000.00

§ A.2.3.1.3 Unless the parties agree otherwise, upon Substantial Completion, the Owner shall continue the insurance required by Section A.2.3.1 or, if necessary, replace the insurance policy required under Section A.2.3.1 with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work set forth in Section 12.2.2 of the General Conditions.

§ A.2.3.1.4 Deductibles and Self-Insured Retentions. If the insurance required by this Section A.2.3 is subject to deductibles or self-insured retentions, the Owner shall be responsible for all loss not covered because of such deductibles or retentions.

§ A.2.3.2 Occupancy or Use Prior to Substantial Completion. The Owner's occupancy or use of any completed or partially completed portion of the Work prior to Substantial Completion shall not commence until the insurance company or companies providing the insurance under Section A.2.3.1 have consented in writing to the continuance of coverage. The Owner and the Contractor shall take no action with respect to partial occupancy or use that would cause cancellation, lapse, or reduction of insurance, unless they agree otherwise in writing.

§ A.2.3.3 Insurance for Existing Structures
If the Work involves remodeling an existing structure or constructing an addition to an existing structure, the Owner shall purchase and maintain, until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, "all-risks" property insurance, on a replacement cost basis, protecting the existing structure

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against direct physical loss or damage from the causes of loss identified in Section A.2.3.1, notwithstanding the undertaking of the Work. The Owner shall be responsible for all co-insurance penalties.

§ A.2.4 Optional Extended Property Insurance.

The Contractor shall purchase and maintain the insurance selected and described below as part of the property insurance policy that the Contractor is purchasing per Section A.3.3.2.1..

(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. For each type of insurance selected, indicate applicable limits of coverage or other conditions in the fill point below the selected item.)

[« X »] **§ A.2.4.1 Loss of Use, Business Interruption, and Delay in Completion Insurance**, to reimburse the Owner for loss of use of the Owner's property, or the inability to conduct normal operations due to a covered cause of loss.

« Reference A.3.3.2.6 for insurance coverage to be provided by the Contractor and any applicable limits. »

[« »] **§ A.2.4.2 Ordinance or Law Insurance**, for the reasonable and necessary costs to satisfy the minimum requirements of the enforcement of any law or ordinance regulating the demolition, construction, repair, replacement or use of the Project.

« »

[« »] **§ A.2.4.3 Expediting Cost Insurance**, for the reasonable and necessary costs for the temporary repair of damage to insured property, and to expedite the permanent repair or replacement of the damaged property.

« »

[« »] **§ A.2.4.4 Extra Expense Insurance**, to provide reimbursement of the reasonable and necessary excess costs incurred during the period of restoration or repair of the damaged property that are over and above the total costs that would normally have been incurred during the same period of time had no loss or damage occurred.

« »

[« »] **§ A.2.4.5 Civil Authority Insurance**, for losses or costs arising from an order of a civil authority prohibiting access to the Project, provided such order is the direct result of physical damage covered under the required property insurance.

« »

[« »] **§ A.2.4.6 Ingress/Egress Insurance**, for loss due to the necessary interruption of the insured's business due to physical prevention of ingress to, or egress from, the Project as a direct result of physical damage.

« »

[« »] **§ A.2.4.7 Soft Costs Insurance**, to reimburse the Owner for costs due to the delay of completion of the Work, arising out of physical loss or damage covered by the required property insurance: including construction loan fees; leasing and marketing expenses; additional fees, including those of architects, engineers, consultants, attorneys and accountants, needed for the completion of the construction, repairs, or reconstruction; and carrying costs such as property taxes, building permits, additional interest on loans, realty taxes, and insurance premiums over and above normal expenses.

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« »

§ A.2.5 Other Optional Insurance.
The Owner shall purchase and maintain the insurance selected below.
(Select the types of insurance the Owner is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance.)

[« »] **§ A.2.5.1 Cyber Security Insurance** for loss to the Owner due to data security and privacy breach, including costs of investigating a potential or actual breach of confidential or private information.
(Indicate applicable limits of coverage or other conditions in the fill point below.)

« »

[« »] **§ A.2.5.2 Other Insurance**
(List below any other insurance coverage to be provided by the Owner and any applicable limits.)

Coverage	Limits

ARTICLE A.3 CONTRACTOR'S INSURANCE AND BONDS
§ A.3.1 General
§ A.3.1.1 Certificates of Insurance. The Contractor shall provide certificates of insurance acceptable to the Owner evidencing compliance with the requirements in this Article A.3 at the following times: (1) prior to commencement of the Work; (2) upon renewal or replacement of each required policy of insurance; and (3) upon the Owner's written request. An additional certificate evidencing continuation of commercial liability coverage, including coverage for completed operations, shall be submitted with the final Application for Payment and thereafter upon renewal or replacement of such coverage until the expiration of the periods required by Section A.3.2.1 and Section A.3.3.1. The certificates will show the Owner as an additional insured on the Contractor's Commercial General Liability and excess or umbrella liability policy or policies.

§ A.3.1.2 Deductibles and Self-Insured Retentions. The Contractor shall disclose to the Owner any deductible or self-insured retentions applicable to any insurance required to be provided by the Contractor.

§ A.3.1.3 Additional Insured Obligations. To the fullest extent permitted by law, the Contractor shall cause the commercial general liability coverage to include (1) the Owner, the Architect, and the Architect's consultants as additional insureds for claims caused in whole or in part by the Contractor's negligent acts or omissions during the Contractor's operations; and (2) the Owner as an additional insured for claims caused in whole or in part by the Contractor's negligent acts or omissions for which loss occurs during completed operations. The additional insured coverage shall be primary and non-contributory to any of the Owner's general liability insurance policies and shall apply to both ongoing and completed operations. To the extent commercially available, the additional insured coverage shall be no less than that provided by Insurance Services Office, Inc. (ISO) forms CG 20 10 07 04, CG 20 37 07 04, and, with respect to the Architect and the Architect's consultants, CG 20 32 07 04.

§ A.3.2 Contractor's Required Insurance Coverage
§ A.3.2.1 The Contractor shall purchase and maintain the following types and limits of insurance from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain insurance for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ A.3.2.2 Commercial General Liability
§ A.3.2.2.1 Commercial General Liability insurance for the Project written on an occurrence form with policy limits of not less than «One Million » ($ «1,000,000.00 ») each occurrence, «Two Millon » ($ «2,000,000.00 ») general

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aggregate, and «Two Million » ($ «2,000,000.00 ») aggregate for products-completed operations hazard, providing coverage for claims including

.1 damages because of bodily injury, sickness or disease, including occupational sickness or disease, and death of any person;
.2 personal injury and advertising injury;
.3 damages because of physical damage to or destruction of tangible property, including the loss of use of such property;
.4 bodily injury or property damage arising out of completed operations; and
.5 the Contractor's indemnity obligations under Section 3.18 of the General Conditions.

§ A.3.2.2.2 The Contractor's Commercial General Liability policy under this Section A.3.2.2 shall not contain an exclusion or restriction of coverage for the following:

.1 Claims by one insured against another insured, if the exclusion or restriction is based solely on the fact that the claimant is an insured, and there would otherwise be coverage for the claim.
.2 Claims for property damage to the Contractor's Work arising out of the products-completed operations hazard where the damaged Work or the Work out of which the damage arises was performed by a Subcontractor.
.3 Claims for bodily injury other than to employees of the insured.
.4 Claims for indemnity under Section 3.18 of the General Conditions arising out of injury to employees of the insured.
.5 Claims or loss excluded under a prior work endorsement or other similar exclusionary language.
.6 Claims or loss due to physical damage under a prior injury endorsement or similar exclusionary language.
.7 Claims related to residential, multi-family, or other habitational projects, if the Work is to be performed on such a project.
.8 Claims related to roofing, if the Work involves roofing.
.9 Claims related to exterior insulation finish systems (EIFS), synthetic stucco or similar exterior coatings or surfaces, if the Work involves such coatings or surfaces.
.10 Claims related to earth subsidence or movement, where the Work involves such hazards.
.11 Claims related to explosion, collapse and underground hazards, where the Work involves such hazards.

§ A.3.2.3 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Contractor, with policy limits of not less than «One Million » ($ «1,000,000.00 ») per accident, for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles along with any other statutorily required automobile coverage.

§ A.3.2.4 The Contractor may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided such primary and excess or umbrella insurance policies result in the same or greater coverage as the coverages required under Section A.3.2.2 and A.3.2.3, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ A.3.2.5 Workers' Compensation at statutory limits.

§ A.3.2.6 Employers' Liability with policy limits not less than «One Million » ($ «1,000,000.00 ») each accident, «One Million » ($ «1,000,000.00 ») each employee, and «One Million » ($ « 1,000,000.00 ») policy limit.

§ A.3.2.7 Jones Act, and the Longshore & Harbor Workers' Compensation Act, as required, if the Work involves hazards arising from work on or near navigable waterways, including vessels and docks

§ A.3.2.8 If the Contractor is required to furnish professional services as part of the Work, the Contractor shall procure Professional Liability insurance covering performance of the professional services, with policy limits of not less than «One Million » ($ «1,000,000.00 ») per claim and «Two Million » ($ «2,000,000.00 ») in the aggregate.

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§ A.3.2.9 If the Work involves the transport, dissemination, use, or release of pollutants, the Contractor shall procure Pollution Liability insurance, with policy limits of not less than «One million » ($ « 1,000,000.00 ») per claim and «Two Million » ($ « 2,000,000.00 ») in the aggregate.

§ A.3.2.10 Coverage under Sections A.3.2.8 and A.3.2.9 may be procured through a Combined Professional Liability and Pollution Liability insurance policy, with combined policy limits of not less than «Two Million » ($ «2,000,000.00 ») per claim and «Two Million » ($ 2,000,000.00 ») in the aggregate.

§ A.3.2.11 Insurance for maritime liability risks associated with the operation of a vessel, if the Work requires such activities, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate.

§ A.3.2.12 Insurance for the use or operation of manned or unmanned aircraft, if the Work requires such activities, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate.

§ A.3.3 Contractor's Other Insurance Coverage

§ A.3.3.1 Insurance selected and described in this Section A.3.3 shall be purchased from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located. The Contractor shall maintain the required insurance until the expiration of the period for correction of Work as set forth in Section 12.2.2 of the General Conditions, unless a different duration is stated below:
(If the Contractor is required to maintain any of the types of insurance selected below for a duration other than the expiration of the period for correction of Work, state the duration.)

« »

§ A.3.3.2 The Contractor shall purchase and maintain the following types and limits of insurance in accordance with Section A.3.3.1.
(Select the types of insurance the Contractor is required to purchase and maintain by placing an X in the box(es) next to the description(s) of selected insurance. Where policy limits are provided, include the policy limit in the appropriate fill point.)

[« X »] **§ A.3.3.2.1** Property insurance of the same type and scope satisfying the requirements identified in Section A.2.3, which, if selected in this section A.3.3.2.1, relieves the Owner of the responsibility to purchase and maintain such insurance except insurance required by Section A.2.3.1.3 and Section A.2.3.3. The Contractor shall comply with all obligations of the Owner under Section A.2.3 except to the extent provided below. The Contractor shall disclose to the Owner the amount of any deductible, and the Owner shall be responsible for losses within the deductible. Upon request, the Contractor shall provide the Owner with a copy of the property insurance policy or policies required. The Owner shall adjust and settle the loss with the insurer and be the trustee of the proceeds of the property insurance in accordance with Article 11 of the General Conditions unless otherwise set forth below:
(Where the Contractor's obligation to provide property insurance differs from the Owner's obligations as described under Section A.2.3, indicate such differences in the space below. Additionally, if a party other than the Owner will be responsible for adjusting and settling a loss with the insurer and acting as the trustee of the proceeds of property insurance in accordance with Article 11 of the General Conditions, indicate the responsible party below.)

« »

[« »] **§ A.3.3.2.2 Railroad Protective Liability Insurance**, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate, for Work within fifty (50) feet of railroad property.

[« »] **§ A.3.3.2.3 Asbestos Abatement Liability Insurance**, with policy limits of not less than « » ($ « ») per claim and « » ($ « ») in the aggregate, for liability arising from the encapsulation, removal, handling, storage, transportation, and disposal of asbestos-containing materials.

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[« X »] **§ A.3.3.2.4** Insurance for physical damage to property while it is in storage and in transit to the construction site on an "all-risks" completed value form.

[« »] **§ A.3.3.2.5** Property insurance on an "all-risks" completed value form, covering property owned by the Contractor and used on the Project, including scaffolding and other equipment.

[«X »] **§ A.3.3.2.6 Other Insurance**
(List below any other insurance coverage to be provided by the Contractor and any applicable limits.)

Coverage	Limits
Materials Stored Offsite	$250,000.00
Materials in Transit	$250,000.00

§ A.3.4 Performance Bond and Payment Bond
The Contractor shall provide surety bonds, from a company or companies lawfully authorized to issue surety bonds in the jurisdiction where the Project is located, as follows:
(Specify type and penal sum of bonds.)

Type	Penal Sum ($0.00)
Payment Bond	
Performance Bond	

Payment and Performance Bonds shall be AIA Document A312™, Payment Bond and Performance Bond, or contain provisions identical to AIA Document A312™, current as of the date of this Agreement.

ARTICLE A.4 SPECIAL TERMS AND CONDITIONS
Special terms and conditions that modify this Insurance and Bonds Exhibit, if any, are as follows:

« »

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AIA® Document A201® – 2017

General Conditions of the Contract for Construction

for the following PROJECT:
(Name and location or address)
City of Post Falls
City Hall Remodel
408 N Spokane Street
Post Falls, ID

THE OWNER:
(Name, legal status and address)
City of Post Falls
408 N. Spokane Street
Post Falls, ID

THE ARCHITECT:
(Name, legal status and address)
Bernardo Wills Architects
153 S. Jefferson Street
Spokane, WA 99201

TABLE OF ARTICLES

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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.

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

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

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

§ 1.3 Capitalization

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

§ 1.4 Interpretation

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

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

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

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

§ 1.6 Notice

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

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

§ 1.7 Digital Data Use and Transmission

The parties shall agree upon protocols governing the transmission and use of Instruments of Service or any other information or documentation in digital form. The parties will use AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 1.8 Building Information Models Use and Reliance

Any use of, or reliance on, all or a portion of a building information model without agreement to protocols governing the use of, and reliance on, the information contained in the model and without having those protocols set

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forth in AIA Document E203™–2013, Building Information Modeling and Digital Data Exhibit, and the requisite AIA Document G202™–2013, Project Building Information Modeling Protocol Form, shall be at the using or relying party's sole risk and without liability to the other party and its contractors or consultants, the authors of, or contributors to, the building information model, and each of their agents and employees.

ARTICLE 2 OWNER

§ 2.1 General

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

§ 2.1.2 The Owner shall furnish to the Contractor, within fifteen days after receipt of a written request, information necessary and relevant for the Contractor to evaluate, give notice ofSuch 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.

§ 2.2.3 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.

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§ 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

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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

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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.

The Contractor shall submit Idaho State Tax Commission form WH-5 to the Idaho State Tax Commission within 30 days of receiving the award. (Idaho Code sections 54-1904A and 63-3624(g)).

§ 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,

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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,

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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

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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.

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§ 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.

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§ 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.

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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

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.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.

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§ 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.

§ 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

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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.

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§ 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.

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§ 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;

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.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.

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§ 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

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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, (6) a release from the State Tax Commission stating that all taxes have been paid and (7) 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.

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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

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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

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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

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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.

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§ 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,

§ 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.

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§ 13.3 Rights and Remedies

§ 13.3.1 Duties and obligations imposed by the Contract Documents and rights and remedies available thereunder shall be in addition to and not a limitation of duties, obligations, rights, and remedies otherwise imposed or available by law.

§ 13.3.2 No action or failure to act by the Owner, Architect, or Contractor shall constitute a waiver of a right or duty afforded them under the Contract, nor shall such action or failure to act constitute approval of or acquiescence in a breach thereunder, except as may be specifically agreed upon in writing.

§ 13.4 Tests and Inspections

§ 13.4.1 Tests, inspections, and approvals of portions of the Work shall be made as required by the Contract Documents and by applicable laws, statutes, ordinances, codes, rules, and regulations or lawful orders of public authorities. Unless otherwise provided, the Contractor shall make arrangements for such tests, inspections, and approvals with an independent testing laboratory or entity acceptable to the Owner, or with the appropriate public authority, and shall bear all related costs of tests, inspections, and approvals. The Contractor shall give the Architect timely notice of when and where tests and inspections are to be made so that the Architect may be present for such procedures. The Owner shall bear costs of tests, inspections, or approvals that do not become requirements until after bids are received or negotiations concluded. The Owner shall directly arrange and pay for tests, inspections, or approvals where building codes or applicable laws or regulations so require.

§ 13.4.2 If the Architect, Owner, or public authorities having jurisdiction determine that portions of the Work require additional testing, inspection, or approval not included under Section 13.4.1, the Architect will, upon written authorization from the Owner, instruct the Contractor to make arrangements for such additional testing, inspection, or approval, by an entity acceptable to the Owner, and the Contractor shall give timely notice to the Architect of when and where tests and inspections are to be made so that the Architect may be present for such procedures. Such costs, except as provided in Section 13.4.3, shall be at the Owner's expense.

§ 13.4.3 If procedures for testing, inspection, or approval under Sections 13.4.1 and 13.4.2 reveal failure of the portions of the Work to comply with requirements established by the Contract Documents, all costs made necessary by such failure, including those of repeated procedures and compensation for the Architect's services and expenses, shall be at the Contractor's expense.

§ 13.4.4 Required certificates of testing, inspection, or approval shall, unless otherwise required by the Contract Documents, be secured by the Contractor and promptly delivered to the Architect.

§ 13.4.5 If the Architect is to observe tests, inspections, or approvals required by the Contract Documents, the Architect will do so promptly and, where practicable, at the normal place of testing.

§ 13.4.6 Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

§ 13.5 Interest

Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate the parties agree upon in writing or, in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

ARTICLE 14 TERMINATION OR SUSPENSION OF THE CONTRACT

§ 14.1 Termination by the Contractor

§ 14.1.1 The Contractor may terminate the Contract if the Work is stopped for a period of 30 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, for any of the following reasons:

- **.1** Issuance of an order of a court or other public authority having jurisdiction that requires all Work to be stopped;
- **.2** An act of government, such as a declaration of national emergency, that requires all Work to be stopped;

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.3 Because the Architect has not issued a Certificate for Payment and has not notified the Contractor of the reason for withholding certification as provided in Section 9.4.1, or because the Owner has not made payment on a Certificate for Payment within the time stated in the Contract Documents; or

.4 The Owner has failed to furnish to the Contractor reasonable evidence as required by Section 2.2.

§ 14.1.2 The Contractor may terminate the Contract if, through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, their agents or employees, or any other persons or entities performing portions of the Work, repeated suspensions, delays, or interruptions of the entire Work by the Owner as described in Section 14.3, constitute in the aggregate more than 100 percent of the total number of days scheduled for completion, or 120 days in any 365-day period, whichever is less.

§ 14.1.3 If one of the reasons described in Section 14.1.1 or 14.1.2 exists, the Contractor may, upon seven days' notice to the Owner and Architect, terminate the Contract and recover from the Owner payment for Work executed, as well as reasonable overhead and profit on Work not executed, and costs incurred by reason of such termination.

§ 14.1.4 If the Work is stopped for a period of 60 consecutive days through no act or fault of the Contractor, a Subcontractor, a Sub-subcontractor, or their agents or employees or any other persons or entities performing portions of the Work because the Owner has repeatedly failed to fulfill the Owner's obligations under the Contract Documents with respect to matters important to the progress of the Work, the Contractor may, upon seven additional days' notice to the Owner and the Architect, terminate the Contract and recover from the Owner as provided in Section 14.1.3.

§ 14.2 Termination by the Owner for Cause

§ 14.2.1 The Owner may terminate the Contract if the Contractor

.1 repeatedly refuses or fails to supply enough properly skilled workers or proper materials;

.2 fails to make payment to Subcontractors or suppliers in accordance with the respective agreements between the Contractor and the Subcontractors or suppliers;

.3 repeatedly disregards applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority; or

.4 otherwise is guilty of substantial breach of a provision of the Contract Documents.

§ 14.2.2 When any of the reasons described in Section 14.2.1 exist, and upon certification by the Architect that sufficient cause exists to justify such action, the Owner may, without prejudice to any other rights or remedies of the Owner and after giving the Contractor and the Contractor's surety, if any, seven days' notice, terminate employment of the Contractor and may, subject to any prior rights of the surety:

.1 Exclude the Contractor from the site and take possession of all materials, equipment, tools, and construction equipment and machinery thereon owned by the Contractor;

.2 Accept assignment of subcontracts pursuant to Section 5.4; and

.3 Finish the Work by whatever reasonable method the Owner may deem expedient. Upon written request of the Contractor, the Owner shall furnish to the Contractor a detailed accounting of the costs incurred by the Owner in finishing the Work.

§ 14.2.3 When the Owner terminates the Contract for one of the reasons stated in Section 14.2.1, the Contractor shall not be entitled to receive further payment until the Work is finished.

§ 14.2.4 If the unpaid balance of the Contract Sum exceeds costs of finishing the Work, including compensation for the Architect's services and expenses made necessary thereby, and other damages incurred by the Owner and not expressly waived, such excess shall be paid to the Contractor. If such costs and damages exceed the unpaid balance, the Contractor shall pay the difference to the Owner. The amount to be paid to the Contractor or Owner, as the case may be, shall be certified by the Initial Decision Maker, upon application, and this obligation for payment shall survive termination of the Contract.

§ 14.3 Suspension by the Owner for Convenience

§ 14.3.1 The Owner may, without cause, order the Contractor in writing to suspend, delay or interrupt the Work, in whole or in part for such period of time as the Owner may determine.

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§ 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 14 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.

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§ 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.

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§ 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.

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§ 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.

DRAFT

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Post Falls City Hall Remodel
City of Post Falls
408 N. SPOKANE ST., POST FALLS, ID 83854
23-01-017

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AR-1786
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STATE OF IDAHO

IN ASSOCIATION WITH:

POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET
ISSUE DATE: 03/29/2024
PROJECT NUMBER: 23-01-017

COVER SHEET
G0.0

Abbreviations:

&	AND
∠	ANGLE
℄	AT CENTERLINE
Ø	DIAMETER OR ROUND
⊥	PERPENDICULAR
#	POUND OR NUMBER
A.B.	ANCHOR BOLT
ABV.	ABOVE
AC.B.	ACOUSTICAL BOARD
ACOUS.	ACOUSTICAL
A.F.F.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BLK'G.	BLOCKING
BM.	BEAM
B.U.R.	BUILT UP ROOF
CAB.	CABINET
C.B.	CATCH BASIN
CEM	CEMENT
CH.	CHANNEL
C.J.	CONTROL JOINT
CLG.	CEILING
CLR.	CLEAR
C.O.	CLEAN OUT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUE
C.T.	CERAMIC TILE
CTR.	COUNTER
CT.SK.	COUNTER SUNK
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
D.S.	DOWNSPOUT
DWG.	DRAWING
E	EAST
EA.	EACH
E.I.F.S.	EXT. INSUL. & FINISH SYSTEM
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL
EQ.	EQUAL
EQP.	EQUIPMENT
EXIST.	EXISTING
EXPO.	EXPOSED
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.H.	FIRE HYDRANT
FIN.	FINISH
FLASH.	FLASHING
FLR.	FLOOR
FLUOR.	FLUORESCENT
FOUND.	FOUNDATION
FRM'G.	FRAMING
FT.	FOOT OR FEET
FT'G.	FOOTING
FURR.	FURRING
GA.	GAUGE
G.C.	GENERAL CONSTRUCTION
GL.	GLASS
GND.	GROUND
GP.	GROUP
GR.	GRADE
GV.	GALVANIZED
GYP.	GYPSUM
H.C.	HOLLOW CORE
H.B.	HOSE BIB
HDCP.	HANDICAP
HDWD.	HARDWOOD
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INST.	INSTALLATION
INSUL.	INSULATION
INT.	INTERIOR
LAM.	LAMINATED
LB.	POUND
LOC.	LOCATION
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MFR.	MANUFACTURER
M.H.	MANHOLE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
N	NORTH
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NO TO SCALE
O.C.	ON CENTER
O/	OVER
OH.	OPPOSITE HAND
PL.	PLATE
PLYWD.	PLYWOOD
P.P.	POWER POLE
P.T.	PRESSURE TREATED
R.	RADIUS OR RISER
R.C.P.	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REC.	RECOMMENDED
REF.	REFERENCE
REINF.	REINFORCED
REQ'D.	REQUIRED
RM.	ROOM
S	SOUTH
S.C.	SOLID CORE
SCHED.	SCHEDULE
SHT.	SHEET
SHT'G.	SHEATHING
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SUSP.	SUSPENDED
S & V	STAIN & VARNISH
SVC.	SERVICE
S.W.	SIDEWALK
SYM.	SYMMETRICAL
T.	TREAD
T.C.	TOP OF CURB
TEL.	TELEPHONE
T & G	TONGUE & GROVE
THK.	THICK
T.O.P.	TOP OF PLATE
T.P.	TOP OF PAVEMENT
T.W.	TOP OF WALL
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W	WEST
W/	WITH
WD.	WOOD
WDW.	WINDOW
W/O	WITHOUT
W.P.	WATERPROOF
W.R.	WATER RESISTANT
WSCT.	WAINSCOT
WT.	WEIGHT

Symbols:

1	STRUCTURAL GRID
X'-X" / XXXX	ELEVATION CALL OUT
XXX	MATERIAL
1	REVISIONS
A	FINISHES
A	WINDOW SYMBOL
1	KEY NOTE
PAR A6	ASSEMBLY TAG
A 8'-0"	CEILING LABEL
102 1A-N-02	DOOR TAG
ROOM 125	ROOM TAG
XXX	CEILING TAG
1 / 4 A-1 2 / 3	INTERIOR ELEVATION
XX / AX.X	EXTERIOR ELEVATION
XX / AX.X TYP	DETAIL
XX / AX.X TYP	WALL SECTION
XX / AX.X TYP	SECTION

General Project Notes:

1. THE SCOPE OF WORK SHALL BE DETERMINED BY ALL CONSTRUCTION DOCUMENTS, PERMIT DOCUMENTS AND CONTRACTS NEGOTIATED WITH THE OWNER.
2. DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE SUBJECT TO CHANGE PENDING PERMIT REVIEW BY GOVERNING MUNICIPALITY.
3. ALL CONSTRUCTION SHALL BE CONSTRUCTED FROM APPROVED PERMIT DRAWINGS ISSUED BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION. DOCUMENTS IDENTIFIED "PRELIMINARY" , "WORK IN PROGRESS", "NOT FOR CONSTRUCTION", "BUILDING DEPARTMENT REVIEW SET", AND "BID SET" SHALL NOT BE USED FOR CONSTRUCTION.
4. ALL NEW CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE CODES LISTED IN THE BUILDING CODE SUMMARY AS WELL AS ALL RULES AND REGULATIONS SET FORTH BY THE GOVERNMENTAL AGENCY HAVING JURISDICTION.
5. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR THE DURATION OF CONSTRUCTION TO MAINTAIN THE CONSTRUCTION SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL HEALTH AND SAFETY STANDARDS AT ALL TIMES.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL INFORMATION ON THE CONSTRUCTION DOCUMENTS, PERMIT DOCUMENTS, CHANGE ORDERS, AND SUPPLEMENTAL INFORMATION TO ALL SUBCONTRACTORS AND TRADES. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK. FULLY COORDINATE WITH OTHER PARTIES THE INSTALLATION REQUIREMENTS OF ALL ITEMS OR MATERIALS TO BE FURNISHED AND/OR INSTALLED BY OTHERS PRIOR TO INSTALLATION.
7. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, SPECIFICATIONS, AND GENERAL CONSTRUCTION PRACTICES.
8. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, UNLESS NOTED OTHERWISE.
9. FURNISH AND INSTALL BLOCKING OR BACKING FOR WALL OR CEILING MOUNTED MATERIALS IN FULL ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS OR REQUIREMENTS PRIOR TO INSTALLATION.
10. ANY CONTRACTOR WHOSE WORK REQUIRES PENETRATION OF THE ROOFING SYSTEM WILL CONTRACT WITH THE ROOFING CONTRACTOR TO FLASH & SEAL SUCH WORK AS TO MAINTAIN ROOF WARRANTY.
11. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTION APPROVALS FOR SUBSTANTIAL COMPLETION.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS, ELEVATIONS AND EXISTING CONDITIONS AFFECTING THE WORK PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL SUBCONTRACTORS SUBMITTING BID PROPOSALS FOR THE PROJECT SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID. BID PROPOSALS SHALL SERVE AS SITE VERIFICATION. WHERE DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS OCCUR, THE ARCHITECT SHALL BE IMMEDIATELY NOTIFIED.
13. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SHORING, BRACING SAFETY AND INSURANCE IN CONNECTION WITH ALL WORK. ALL NECESSARY TEMPORARY CONSTRUCTION REQUIRED TO COMPLETE THE PROJECT SHALL BE INCLUDED IN THE CONTRACTOR'S PRICE.
14. REPETITIVE FEATURE(S) NOT NOTED ON THE DRAWINGS SHALL BE COMPLETELY FURNISHED AND INSTALLED AS IF NOTED IN FULL.
15. ALL DIMENSIONS ARE TO CENTER LINE OF STUD OR GRID LINE UNLESS NOTED OTHERWISE.
16. DIMENSIONS IDENTIFIED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ACCOMMODATE FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, CERAMIC TILE, VCT, GYPSUM BOARD, ETC.
17. GRID LINES INDICATE THE CENTER OF PRIMARY COLUMNS OR EXTERIOR FACE OF WALL U.N.O. SEE STRUCTURAL DRAWINGS FOR EXACT LOCATION & SIZE OF INDIVIDUAL COLUMNS.
18. ALL WALLS ARE TO INTERSECT AT 45° OR 90° U.N.O.
19. MECHANICAL AND ELECTRICAL INFORMATION SHOWN ON ARCHITECTURAL DRAWINGS IS PROVIDED FOR CLARITY AND/OR GENERAL LOCATION PURPOSES ONLY. SEE MECHANICAL AND ELECTRICAL DRAWINGS.
20. ALL INTERRUPTIONS OF MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE COORDINATED WITH THE OWNER OR TENANT A MINIMUM OF 24 HOURS PRIOR TO INTERRUPTION.
21. ROOM AND DOOR NUMBERS SHOWN ON DRAWINGS ARE FOR CONSTRUCTION PURPOSES ONLY.
22. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR EARTH SHALL BE PRESERVATIVE TREATED WOOD.
23. DOORS JAMBS ARE LOCATED 3" OFF OF ADJACENT WALL U.O.N.
24. ALL MATERIALS STORED ON THE SITE, EXISTING CONSTRUCTION AND FINISHED CONSTRUCTION SHALL BE PROTECTED FROM WEATHER, VANDALISM, AND OTHER CONSTRUCTION ACTIVITIES TO PREVENT DAMAGE AND DETERIORATION UNTIL SUBSTANTIAL COMPLETION. FAILURE TO PROTECT MAY BE CAUSE FOR REJECTION OF WORK.
25. ANY BRAND NAMES OR MANUFACTURERS SHOWN IN THE DRAWINGS REPRESENT THE BASIS OF DESIGN AND THE STANDARD OF QUALITY. APPROVED EQUALS WILL BE ACCEPTED UPON REVIEW AND APPROVAL OF THE ARCHITECT OR OWNER.

Project Team:

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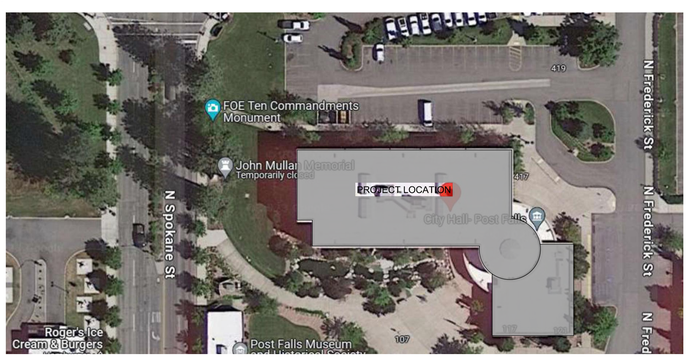
NORTH

Vicinity Map:



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IN ASSOCIATION WITH:

POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET

ISSUE DATE: 03/29/2024
PROJECT NUMBER: 23-01-017

REVISION SCHEDULE:
1 DESIGN REVISIONS 03.29.2024

COVER SHEET

G0.1

GENERAL:

PROJECT NAME: POST FALLS CITY HALL REMODEL

PROJECT ADDRESS: 408 N SPOKANE ST, POST FALLS, ID 83854

PROPERTY OWNER: CITY OF POST FALLS

PARCEL: P6900008001A

ZONING: CCS (COMMUNITY COMMERCIAL SERVICES)

EXISTING USE: BUSINESS (OFFICE)/ASSEMBLY (A-3) COUNCIL CHAMBERS

PROPOSED USE: BUSINESS (OFFICE) - NO CHANGE IN USE

EXISTING CONSTRUCTION TYPE: TYPE V-B, SPRINKLED

OCCUPANCE LOAD:
EXISTING BUILDING AREA: 41,988 SF
EXISTING BASEMENT: NO CHANGE
EXISTING MAIN FLOOR: NO CHANGE
SECOND FLOOR: EXISTING: 146; PROPOSED: 138

PROPOSED AREA OF WORK (TENANT IMPROVEMENT AREA): 6,834 SF

PROJECT SCOPE:

PROJECT SCOPE OF WORK CONSISTS OF PARTIAL INTERIOR REMODEL OF EXISTING OFFICE SPACE ON THE 2ND FLOOR TO ALLOW FOR MORE PRIVATE OFFICE SPACE AND THE ADDITION OF A CONFERENCE ROOM, AS WELL THE REMOVAL OF BUILT IN SEATING IN THE COUNCIL CHAMBERS ON THE MAIN FLOOR TO ALLOW FOR FURNITURE ELEMENTS.

NO OTHER WORK IS ANTICIPATED AS PART OF THIS PERMIT APPLICATION EXCEPT FOR WHAT IS NOTED ABOVE.

CHAPTER 1:

CODES

2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FIRE CODE (IFC)
2017 IDAHO STATE PLUMBING CODE (ISPC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE - COMMERCIAL (IECC)
2017 NATIONAL ELECTRICAL CODE (NFPA 70)
ICC A117.1-2009 (ICC)
2021 IDAHO STATUTES AND RULES (ISAR)
CITY CODE OF COEUR D'ALENE (CCCD)

CHAPTER 3: Use and Occupancy

SECTION 302 CLASSIFICATION:

LEVEL	ROOM/SPACE	DESCRIPTION	OCCUPANCY GROUP
BASEMENT	EXISTING	EXISTING - NO CHANGE	(B) BUSINESS
FIRST FLOOR	EXISTING	EXISTING - NO CHANGE	(B) BUSINESS
SECOND FLOOR	OFFICE FUNCTIONS	RESTROOMS AND GENERAL OFFICE AREAS	(B) BUSINESS
	CONFERENCE	SMALL ASSEMBLY SPACE PER IBC 303.1.2	(B) BUSINESS (A-2) ACCESSORY

CHAPTER 9: Fire Protection Systems

906.1 PORTABLE FIRE EXTINGUISHERS: PORTABLE FIRE EXTINGUISHERS ARE REQUIRED IN GROUP B AND S OCCUPANCIES.

906.3 SIZE AND DISTRIBUTION: LOW HAZARD OCCUPANCIES MUST PROVIDE FIRE EXTINGUISHERS FOR EVERY 11,250 S.F. OF FLOOR AREA. MAX TRAVEL DISTANCE FROM ANY POINT IN THE BUILDING IS 75 FEET.

907.1.2 FIRE ALARM SHOP DRAWINGS: FIRE ALARM SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY THE AHJ PRIOR TO INSTALLATION.

907.2.2 GROUP B FIRE ALARM: A MANUAL FIRE ALARM SYSTEM SHALL BE INSTALLED IN GROUP B OCCUPANCIES WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE COMBINED GROUP B OCCUPANCY LOAD OF ALL FLOORS IS 500 OR MORE.
2. THE GROUP B OCCUPANT LOAD IS MORE THAN 100 PERSONS ABOVE OR BELOW THE LOWEST LEVEL OF DISCHARGE.
3. THE FIRE AREA CONTAINS AN AMBULATORY CARE FACILITY.

907.2.2.1 AMBULATORY CARE FACILITIES: FIRE AREAS CONTAINING AMBULATORY CARE FACILITIES SHALL BE PROVIDED WITH AN ELECTRONICALLY SUPERVISED SMOKE DETECTION SYSTEM INSTALLED WITHIN THE AMBULATORY CARE FACILITY AND IN PUBLIC USE AREAS OUTSIDE OF TENANT SPACES, INCLUDING PUBLIC CORRIDORS AND ELEVATOR LOBBIES.

4. A MINIMUM OF (3) COPIES OF COMPLETE INFORMATION REGARDING THE SYSTEM(S), INCLUDING SPECIFICATIONS AND FLOOR PLANS, SHALL BE SUBMITTED TO THE FIRE DISTRICT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. ONE COPY SHALL BE RETAINED.

CHAPTER 10: Occupant Load & Means of Egress

TABLE 1004.1.2 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

ROOM / SPACE NAME	ROOM / SPACE FUNCTION	ROOM / SPACE AREA	SQ.FT. / OCCUPANT	OCCUPANT LOAD
MAIN LEVEL (EXIT DISCHARGE)				
AREA 1	FINANCE	1,032 SF	150	6.9 Occ.
AREA 2	CONF. RM.	816 SF	15	54.4 Occ.
AREA 3	(E) BREAK/CONF.	703 SF	15	46.9 Occ.
AREA 4	ADMIN/LEGAL	1,819 SF	150	12.1 Occ.
AREA 5	(E) HR	2,680 SF	150	17.9 Occ.
			TOTAL BLDG OCCUPANT LOAD	138 Occ.

1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1 SPACES W/ ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCCUPANT LOAD	MAX. COMMON PATH OF EGRESS TRAVEL (feet)		
		WITHOUT SPRINKLER SYSTEM, (feet)		WITH SPRINKLERS
		OL < 30	OL > 30	
A, E, M	49	75	75	75
B	49	100	75	100
F	49	75	75	100
S	29	100	75	100

TABLE 1006.3.1 MINIMUM NUMBER OF EXISTS PER STORY

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY	PROVIDED NUMBER OF EXISTS FROM STORY	
		PROVIDED NUMBER OF EXISTS FROM STORY FLOOR	PROVIDED EXITS
1-500	2	BASEMENT	N/A
501-1,000	3	MAIN LEVEL	4
MORE THAN 1,000	4	2nd LEVEL	N/A

1006.3.1 EGRESS BASED ON OCCUPANT LOAD. EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3. 1. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN UC(;ORDANCE WITH SECTION 1006.3.2. THE REQUIRED NUMBER OF EXITS, OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE MAINTAINED UNTIL ARRIVAL AT THE EXIT DISCHARGE OR A PUBLIC WAY.

1005.3.2 OTHER EGRESS COMPONENTS. THE CAPACITY, IN OF MEANS OF EGRESS COMPONENTS OTHER THAN STAIRWAYS SHALL BE CALCULATED BY THE OCCUPANT LOAD SERVED BY MULTIPLYING SUCH COMPONENT BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1 MM) PER OCCUPANT.

1005.3.1 THE IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.3 INCH PER OCCUPANT. WHERE STAIRWAYS SERVE MORE THAN ONE STORY, ONLY THE OCCUPANT LOAD OF EACH STORY CONSIDERED INDIVIDUALLY SHALL BE USED IN CALCULATING THE REQUIRED CAPACITY OF THE STAIRWAYS SERVING THAT STORY.

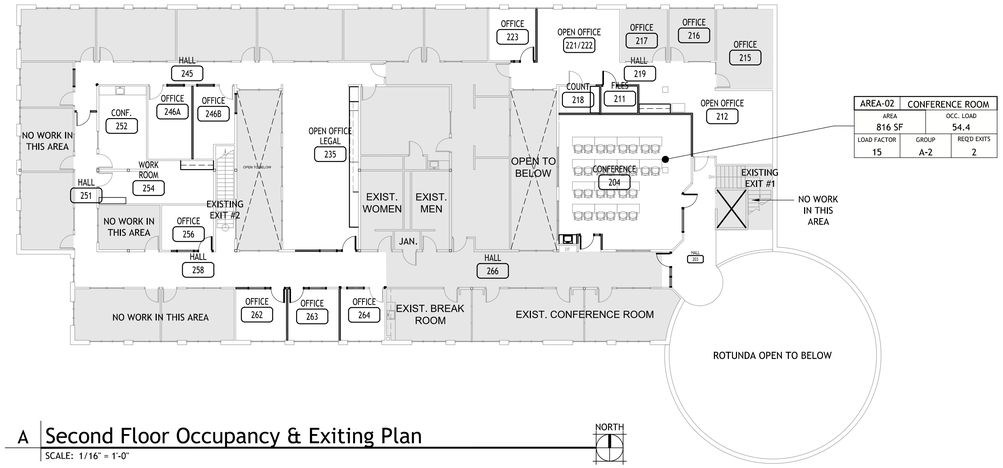
1017 EXIT ACCESS TRAVEL DISTANCE: TRAVEL DISTANCE WITHIN THE EXIT ACCESS PORTION OF A MEANS OF EGRESS SYSTEM. 1017.2 "LIMITATIONS": EXIT ACCESS TRAVEL DISTANCE SHALL NOT EXCEED THE VALUES GIVEN IN TABLE 1017.2, REFERENCING COMMENTARY TABLE 904.2.1

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE (MORE THAN 1 EXIT ACCESS)

OCCUPANCY	WITHOUT SPRINKLER SYSTEM (FEET)	WITH SPRINKLERS (FEET)
A, E, F-1, M, R, S-1	200	250 (b)
B	200	300 (c)

(b) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1 OR 903.3.1.2.

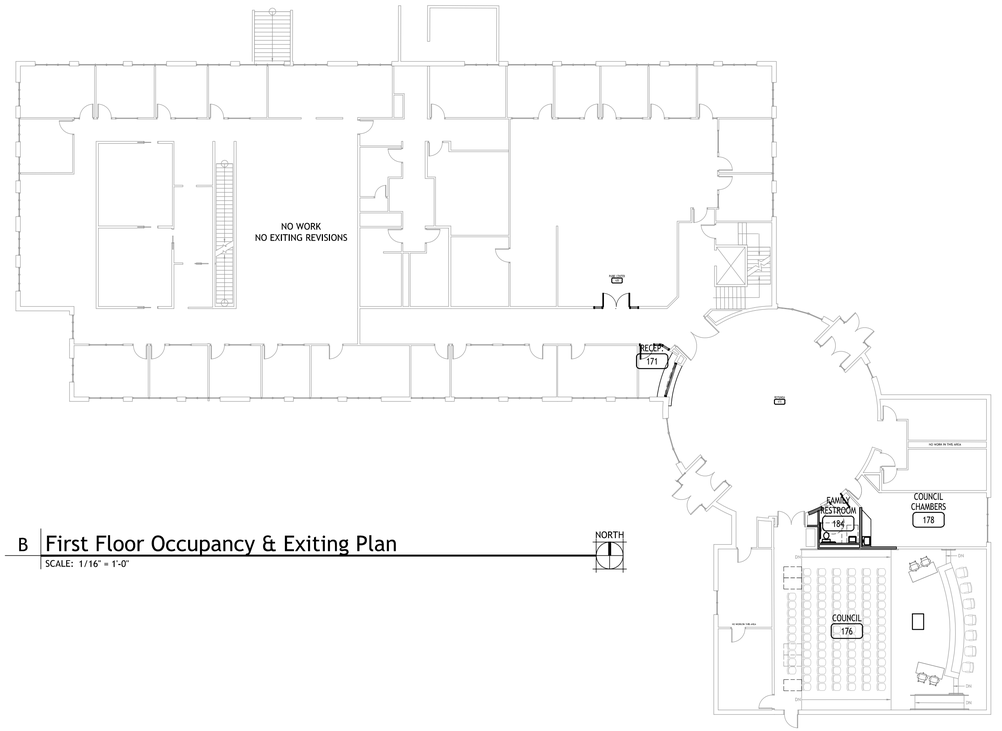
(c) BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH 903.3.1.1.



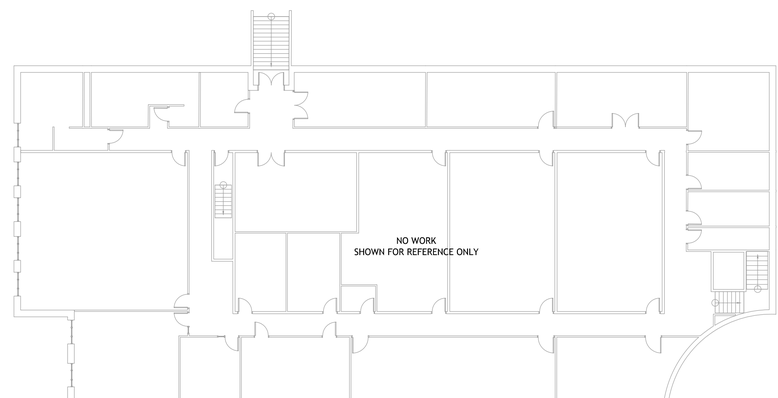
AREA-02	CONFERENCE ROOM
AREA	OCC. LOAD
816 SF	54.4
LOAD FACTOR	GROUP
15	A-2

REQ'D EXITS: 2

A Second Floor Occupancy & Exiting Plan
SCALE: 1/16" = 1'-0"



B First Floor Occupancy & Exiting Plan
SCALE: 1/16" = 1'-0"



C Basement Floor Occupancy & Exiting Plan
SCALE: 1/16" = 1'-0"

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LICENSED ARCHITECT
AR-1786
GARY M. BERNARDO
STATE OF IDAHO

IN ASSOCIATION WITH:

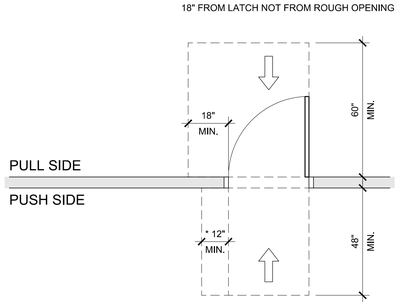
POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET
ISSUE DATE: 03/29/2024
PROJECT NUMBER: 23-01-017
REVISION SCHEDULE:
1 DESIGN REVISIONS 03.29.2024

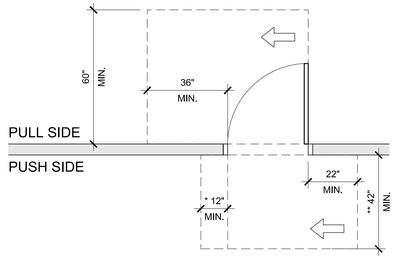
CODE PLAN
G0.2

ACCESSIBLE DESIGN AS SHOWN PROVIDED FOR CONVENIENCE REFERENCE ONLY. DETAILS SUBJECT TO CHANGE. ALL ACCESSIBLE CONSTRUCTION SHALL MEET THE REQUIREMENT GUIDELINES AS SET FORTH BY THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, DEPARTMENT OF JUSTICE, SEPT 15, 2010.



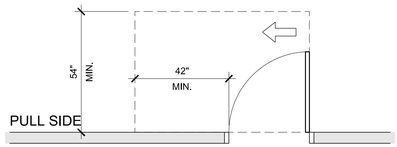
1 Front Approach

SCALE: 3/8" = 1'-0"



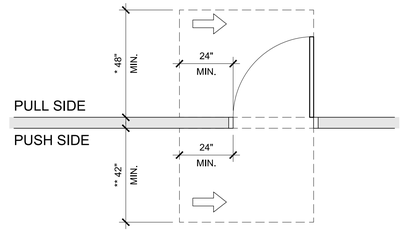
2 Hinge Side Approach

SCALE: 3/8" = 1'-0"



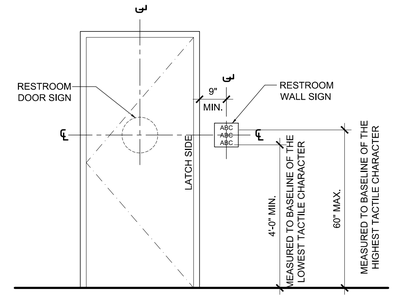
3 Alt. Hinge Side Approach (Pull Side)

SCALE: 3/8" = 1'-0"



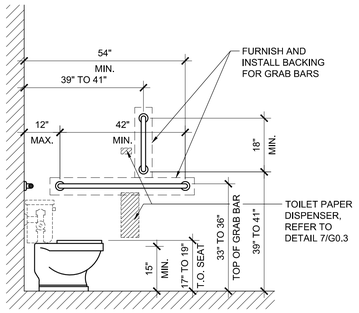
4 Latch Side Approach

SCALE: 3/8" = 1'-0"



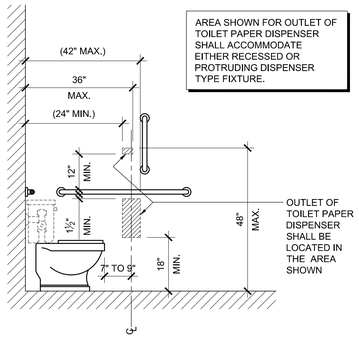
5 Accessible Restroom Door

SCALE: 1/2" = 1'-0"



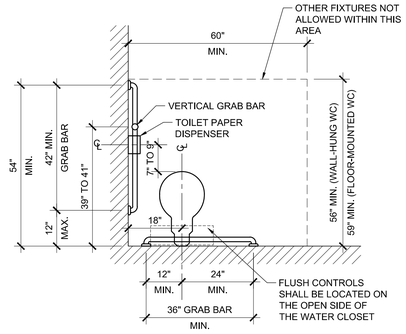
6 Accessible Toilet - Side Wall

SCALE: 1/2" = 1'-0"



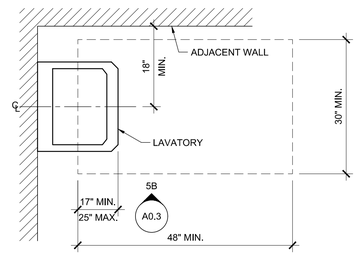
7 Accessible Toilet - Dispenser

SCALE: 1/2" = 1'-0"



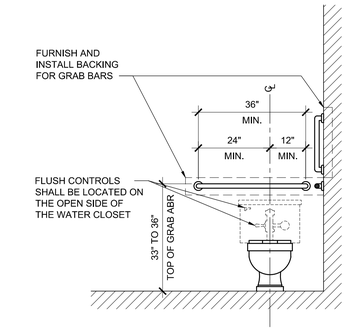
8 Accessible Toilet - Plan

SCALE: 1/2" = 1'-0"



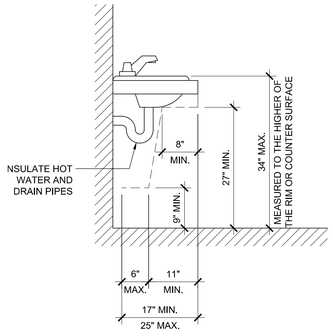
9 Accessible Lavatory - Plan

SCALE: 3/4" = 1'-0"



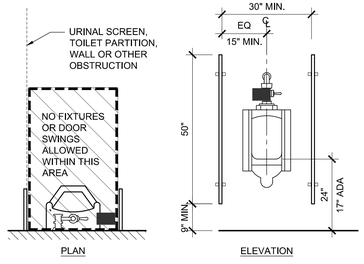
10 Accessible Toilet - Back Wall

SCALE: 1/2" = 1'-0"



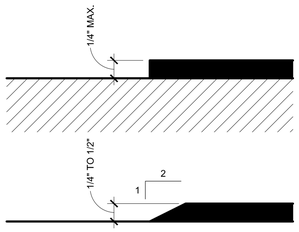
11 Accessible Lavatory - Side Elevation

SCALE: 3/4" = 1'-0"



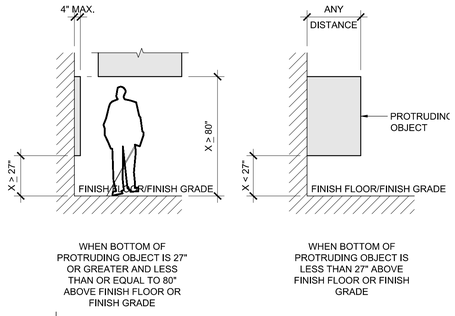
12 Urinal

SCALE: 1/2" = 1'-0"



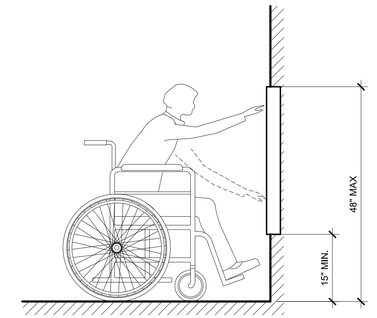
13 Change In Level

SCALE: 1'-0" = 1'-0"



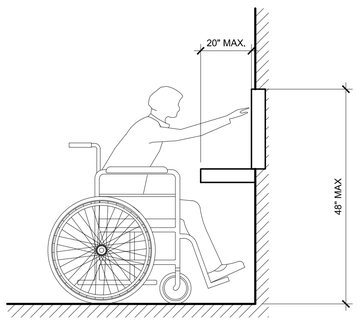
14 Protruding Objects

SCALE: 1/4" = 1'-0"



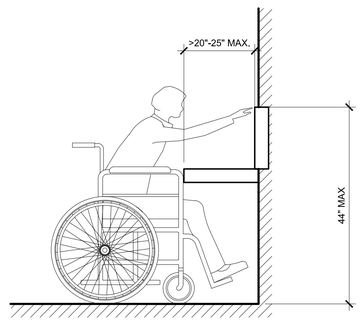
15 Unobstructed Forward Reach

SCALE: 3/4" = 1'-0"



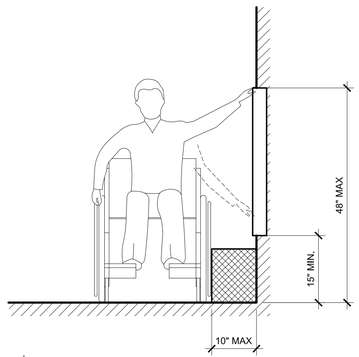
16 Obstructed Forward Reach A

SCALE: 3/4" = 1'-0"



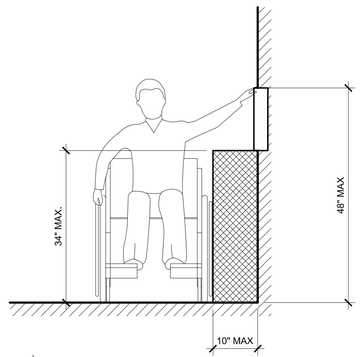
17 Obstructed Forward Reach B

SCALE: 3/4" = 1'-0"



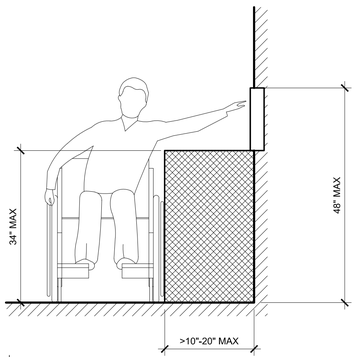
18 Unobstructed Side Reach

SCALE: 3/4" = 1'-0"



19 Obstructed Side Reach A

SCALE: 3/4" = 1'-0"



20 Obstructed Side Reach B

SCALE: 3/4" = 1'-0"

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IN ASSOCIATION WITH:

POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET

ISSUE DATE: 03/29/2024
PROJECT NUMBER: 23-01-017

REVISION SCHEDULE:

1	DESIGN REVISIONS	03.29.2024

ACCESSIBILITY DETAILS

G0.3

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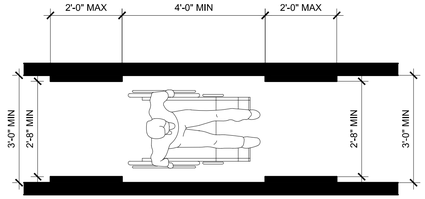
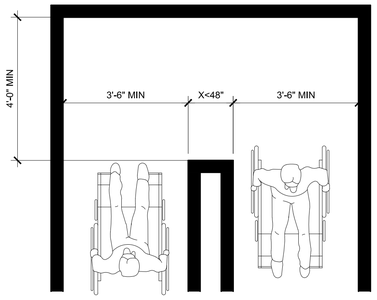


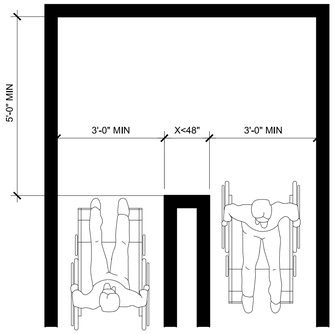
21 Clear Width of an Accessible Route

SCALE: 1/2" = 1'-0"



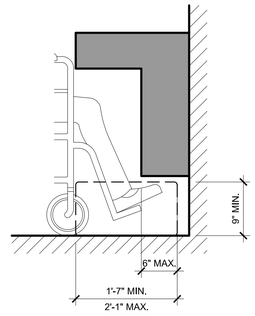
22 Clear Width at 180 DegreeTurn A

SCALE: 1/2" = 1'-0"



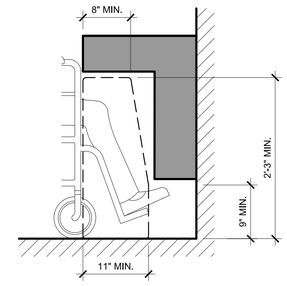
23 Clear Width at 180 DegreeTurn B

SCALE: 1/2" = 1'-0"



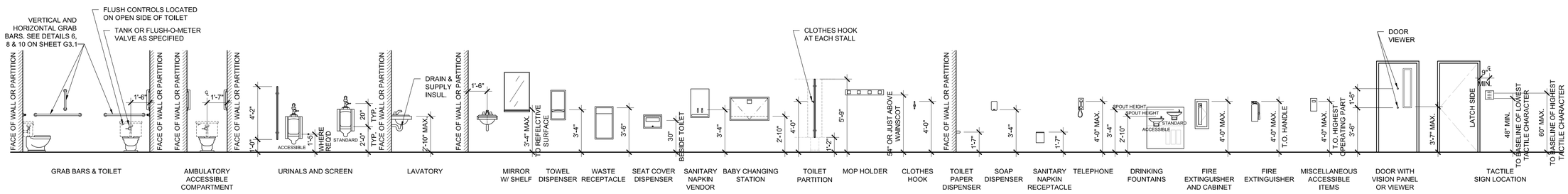
24 Toe Clearance

SCALE: 1" = 1'-0"



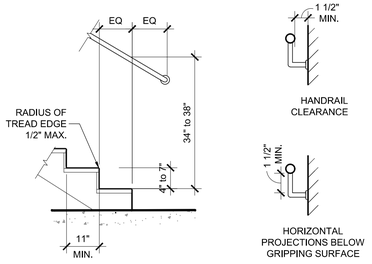
25 Knee Clearance

SCALE: 1" = 1'-0"



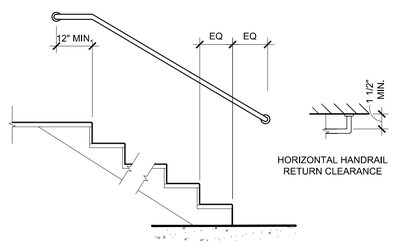
26 Typical Fixture and Accessory Mounting Heights

SCALE: N.T.S.



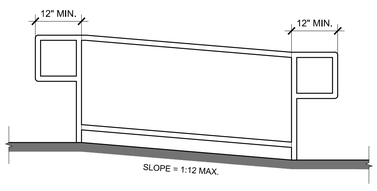
27 Accessible Stair and Handrail

SCALE: 1/2" = 1'-0"



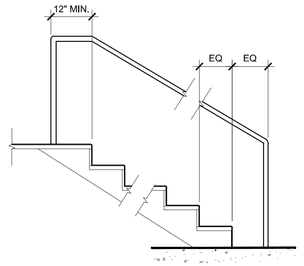
28 Handrail Extension at Stairs

SCALE: 1/2" = 1'-0"



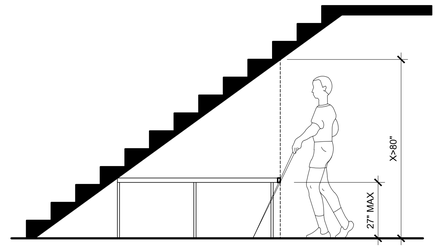
29 Freestanding Rail Extension at Ramps

SCALE: 1/2" = 1'-0"



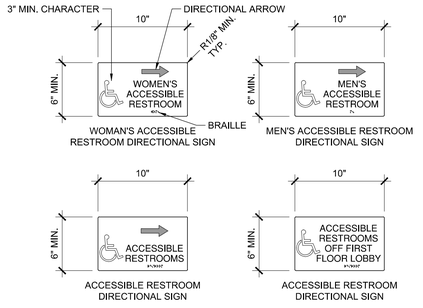
30 Freestanding Rail Extension at Stairs

SCALE: 1/2" = 1'-0"



31 Vertical Clearance

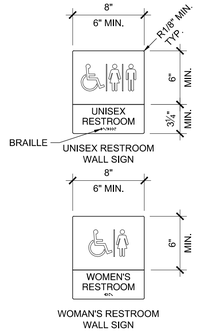
SCALE:3/8" = 1'-0"



COLOR
CONTRASTING BACKGROUND AND COPY.
COPY TYPE
3/4" LETTER HEIGHT, UPPER CASE, SANS-SERIF, 1/32" RAISED LETTERS (U.O.N.)
BRAILLE
GRADE 2 BRAILLE POSITIONED DIRECTLY BELOW TEXT
MOUNTING
5'-0" A.F.F. TO CENTERLINE OF SIGN WITH A MINIMUM OF 3" FROM ANY PROTRUDING OBJECTS
SIGN CORNER
EDGES OF SIGN SHALL BE ROUNDED, CHAMFERED OR EASED

32 Accessible Directional Sign

SCALE: 1-1/2" = 1'-0"



COLOR
CONTRASTING BACKGROUND AND COPY.
COPY TYPE
3/4" LETTER HEIGHT, UPPER CASE, SAN-SERIF, 1/32" RAISED LETTERS (U.O.N.)
BRAILLE
GRADE 2 BRAILLE POSITIONED DIRECTLY BELOW TEXT
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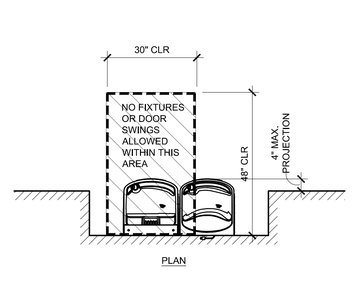
5'-0" A.F.F. TO CENTERLINE OF SIGN WITH A MINIMUM OF 3" FROM ANY PROTRUDING OBJECTS
SIGN CORNER
EDGES OF SIGN SHALL BE ROUNDED, CHAMFERED OR EASED

33 Accessible Restroom Wall Sign

SCALE: 1-1/2" = 1'-0"



34 Drinking Fountain - Accessible

SCALE: 1/2" = 1'-0"

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IN ASSOCIATION WITH:

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POST FALLS, ID 83854

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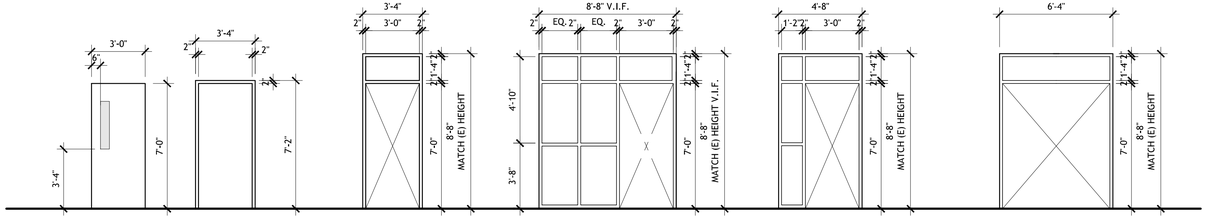
REVISION SCHEDULE:
1 DESIGN REVISIONS 03.29.2024

ACCESSIBILITY DETAILS

G0.4

Door / Frame Types

Flush Wood Doors w/ Hollow Metal (HM) Frames



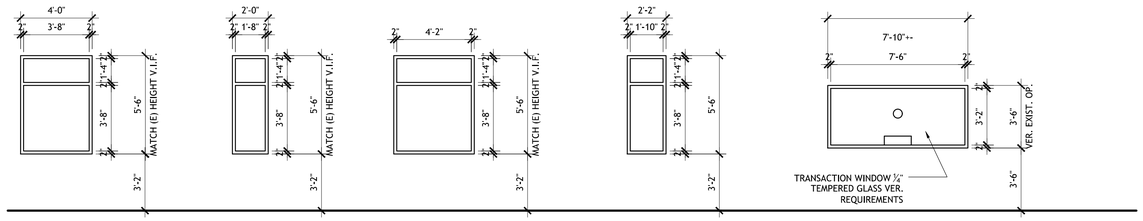
FT-2 FT-3 FT-4 FT-5

DOOR TYPE '1A' - DEFAULT

DOOR TAG	DOOR TYPE	FRAME TYPE	NOTES
1A	VISION GLASS	-	32"H x 6'W
1B	VISION GLASS	FT-2	32"H x 6'W
1C	VISION GLASS	FT-4	
1D	VISION GLASS	FT-3	
1E	6'-0" X 7'-0" (PAIR) FLUSH PANEL	FT-5	32"H x 6'W
1F	FULL VISION GLASS	FT-4	FULL LITE
1G	FLUSH PANEL	-	

1. SOLID FLUSH WOOD DOORS. FACTORY FINISH. WOOD SPECIES AND FINISH TO MATCH EXISTING.
2. PAINT HM FRAME TO MATCH WALL COLOR
3. GLAZING TYPE AT INTERIOR DOORS AND RELITES TO BE CLEAR ANNEALED FLOAT GLASS: ASTM C 1036, TYPE I,CLASS 1 (CLEAR), QUALITY-Q3 (TEMPERED)

Interior Window Types



A HOLLOW METAL

B HOLLOW METAL

C HOLLOW METAL

E HOLLOW METAL

D ANOD. ALUMINUM

Hardware Groups

HARDWARE SET 01

DOORS: 105A
ACCESS CONTROL BY OTHERS. REMAINING HARDWARE TO BE RE-USED.
EACH TO RECEIVE:

6	EA	HINGE, FULL MORTISE	MPB79 4-1/2" X 4-1/2" 652	MCKINNEY
2	EA	MULTI-POINT LOCK	LC WD701315 ERL 626	SARGENT
2	EA	CYLINDER 20-001 626 .C123	SCHLAGE	
2	EA	SURFACE CLOSER	7500 689 SN-134	NORTON
2	EA	DOOR STOP 441H 626	ROCKWOOD	
2	EA	SILENCER 608-RKW	ROCKWOOD	

HARDWARE SET 02

DOORS: 171A, 235B, 235C, 251A
ACCESS CONTROL BY OTHERS. REMAINING HARDWARE TO BE RE-USED.
EACH TO RECEIVE:

1	EA	ELECTRIC STRIKE	4500C 630HES	
1	EA	SMART PAC BRIDGE RECTIFIER	2005M3	HES
1	EA	SURFACE CLOSER	7500 689 SN-134	NORTON

HARDWARE SET 03

DOORS: 184A
EACH TO RECEIVE:

3	EA	HINGE, FULL MORTISE	MPB79 4-1/2" X 4-1/2" 652	MCKINNEY
1	EA	PRIVACY LOCK49 8265 LNL 626	SARGENT	
1	EA	SURFACE CLOSER	7500 689 SN-134	NORTON
1	EA	WALL STOP 403 626	ROCKWOOD	
3	EA	SILENCER 608-RKW	ROCKWOOD	

HARDWARE SET 04

DOORS: 203A, 203B
ACCESS CONTROL BY OTHERS.
EACH TO RECEIVE:

3	EA	HINGE, FULL MORTISE	MPB79XNRP 4-1/2" X 4-1/2" 652	MCKINNEY
1	EA	STOREROOM/CLOSET LOCKLC 10XG04 LL 626	SARGENT	
1	EA	CYLINDER 24-119 626 .C123	SCHLAGE	
1	EA	ELECTRIC STRIKE	4500C 630HES	
1	EA	SMART PAC BRIDGE RECTIFIER	2005M3	HES
1	EA	SURFACE CLOSER	7500 689 SN-134	NORTON
1	EA	WALL STOP 403 626	ROCKWOOD	
3	EA	SILENCER 608-RKW	ROCKWOOD	

HARDWARE SET 05

DOORS: 211A, 223A, 256A, 262A, 263A
EACH TO RECEIVE:

3	EA	HINGE, FULL MORTISE	MPB79 4-1/2" X 4-1/2" 652	MCKINNEY
1	EA	ENTRY/OFFICE LOCK	LC 10XG05 LL 626	SARGENT
1	EA	CYLINDER 24-119 626 .C123	SCHLAGE	
1	EA	WALL STOP 403 626	ROCKWOOD	
3	EA	SILENCER 608-RKW	ROCKWOOD	

HARDWARE SET 06

DOORS: 204A
EACH TO RECEIVE:

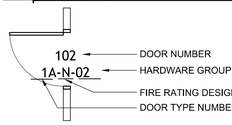
3	EA	HINGE, FULL MORTISE, HVY WT	MPB68 4-1/2" X 4-1/2" 652	MCKINNEY
1	EA	RIM EXIT DEVICE	8815 ETL 630	SARGENT
1	EA	SURFACE CLOSER	7500 689 SN-134	NORTON
1	EA	WALL STOP 403 626	ROCKWOOD	
3	EA	SILENCER 608-RKW	ROCKWOOD	

HARDWARE SET 07

DOORS: 204B
ACCESS CONTROL BY OTHERS.
EACH TO RECEIVE:

3	EA	HINGE, FULL MORTISE, HVY WT	MPB68XNRP 4-1/2" X 4-1/2" 652	MCKINNEY
1	EA	RIM EXIT DEVICE	LC 8804 ETL 630	SARGENT
1	EA	CYLINDER 20-022 626 .C123	SCHLAGE	
1	EA	SMART PAC BRIDGE RECTIFIER	2005M3	HES
1	EA	ELECTRIC STRIKE	9600 630	HES
1	EA	SURFACE CLOSER	7500 689 SN-134	NORTON
1	EA	WALL STOP 403 626	ROCKWOOD	
3	EA	SILENCER 608-RKW	ROCKWOOD	

Door Legend



NOTE: REFER TO PLAN FOR DOOR HANDING CONFIGURATION

Fire Rating

180 = 3 HOUR	45 = 3/4 HOUR
90 = 1 1/2 HOUR	20 = 20 MINUTE
60 = 1 HOUR	N = NO RATING

General Door/Frame Notes

1. REDUCER STRIPS (THRESHOLDS) & FLOORING TRANSITIONS WHERE INDICATED SHALL BE CENTERED UNDER DOORS.
2. COORDINATE ALL KEYING WITH OWNER
3. 2" DOOR/RELITE FRAME, 2" AT SILLS TYP. U.O.N.
4. ALL DOOR/RELITE FRAME OVERALL DIMENSIONS ARE ROUGH OPENING DIMENSIONS, FIELD VERIFY PRIOR TO INSTALL.

Hardware

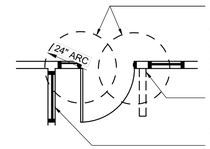
1. SILENCERS: PROVIDE SILENCERS IN METAL DOOR FRAMES, UNLESS NOT PERMITTED FOR FIRE RATING, OR UNLESS BUMPER-TYPE WEATHER-STRIPPING IS PROVIDED; 3 PER SINGLE DOOR FRAME, 4 PER DOUBLE DOOR FRAME.
2. HARDWARE MOUNTING HEIGHTS: DOOR AND HARDWARE INSTITUTE "RECOMMENDED LOCATIONS FOR BUILDERS' HARDWARE FOR STANDARD STEEL DOORS AND FRAMES," EXCEPT AS OTHERWISE INDICATED.
3. WHEREVER PRACTICAL, MOUNT CLOSERS WITHIN ROOMS AND/OR OUT OF PUBLIC VIEW.
4. INSTALL EACH HARDWARE ITEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
5. HARDWARE ADJUSTMENT: RETURN TO PROJECT ONE MONTH AFTER OWNER'S OCCUPANCY AND ADJUST HARDWARE TO PROPER OPERATION AND FUNCTION. INSTRUCT OWNER'S PERSONNEL IN PROPER MAINTENANCE AND ADJUSTMENT.
6. ALL DOOR HARDWARE IS TO COMPLY WITH ACCESSIBILITY CODES AND TO HAVE LEVER HANDLES.

Tempered Glazing in Doors and Windows

TEMPERED GLAZING SHALL BE PROVIDED WHERE THE FOLLOWING CONDITIONS OCCUR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WHICH OPENINGS ARE REQUIRED TO RECEIVE TEMPERED GLAZING ACCORDING TO THE DRAWINGS.

TEMPERED (SAFETY GLAZING) SHALL BE PROVIDED AT HAZARDOUS LOCATIONS PER 2018 IBC 2406.4. TEMPERED GLAZING IS TO MEET THE IMPACT AND IDENTIFICATION REQUIREMENTS OF IBC SECTIONS 2406.1 - 2406.3.

TEMPERED GLAZING ADJACENT TO DOORS (PER 2018 IBC 2406.4.2)

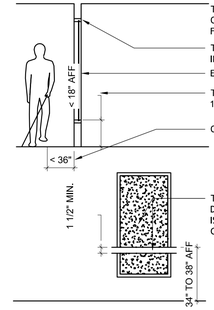


TEMPERED GLAZING IS REQUIRED AT INDIVIDUAL FIXED OR OPERABLE GLAZED PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE NEAREST EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN THE CLOSED POSITION AND THE BOTTOM OF EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE.

TEMPERED GLAZING IS NOT REQUIRED WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER SEPARATING THE DOOR AND GLAZING.

TEMPERED GLAZING IS NOT REQUIRED AT GLAZING IN WALLS ON THE LATCH SIDE OF AND PERPENDICULAR TO THE PLANE OF THE CLOSED DOOR IN RESIDENTIAL DWELLING UNITS OF GROUP R-2 OCCUPANCIES.

TEMPERED GLAZING IN WINDOWS
(PER 2018 IBC 2406.4.3)



TEMPERED GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS IS REQUIRED WHERE ALL OF THE FOLLOWING CONDITIONS ARE MET:

THE TOP EDGE OF THE GLAZING IS GREATER THAN 36" INCHES ABOVE THE FLOOR

EXPOSED AREA OF PANE IS GREATER THAN 9 SF

THE BOTTOM OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR

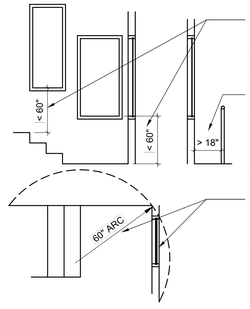
ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36"

TEMPERED GLAZING IS NOT REQUIRED FOR DECORATIVE GLAZING OR WHEN A PROTECTIVE BAR IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING

TEMPERED GLAZING AND WET SURFACES (PER 2018 IBC 2406.4.5)

TEMPERED GLAZING IS REQUIRED IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE ANY STANDING OR WALKING SURFACE. THIS IS TO APPLY TO SINGLE GLAZING AND ALL PANES IN MULTIPLE GLAZING.

TEMPERED GLAZING ADJACENT TO STAIRWAYS, RAMPS AND BOTTOM STAIRWAY LANDING
(PER 2018 IBC 2406.4.6 & 2406.4.7)



TEMPERED GLAZING IS REQUIRED WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS AND LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS

TEMPERED GLAZING IS NOT REQUIRED TO THE SIDE OF A STAIRWAY, LANDING OR RAMP WHERE THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH IBC SECTIONS 1015 & 1607.8 AND THE PLANE OF THE GLAZING IS GREATER THAN 18" MEASURED HORIZONTALLY FROM THE RAILING

TEMPERED GLAZING IS REQUIRED AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 60" ABOVE THE LANDING AND WITHIN A 60" HORIZONTAL ARC THAT IS LESS THAN 18/0 DEGREES FROM THE BOTTOM TREAD NOSING

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STATE OF IDAHO

IN ASSOCIATION WITH:

POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET
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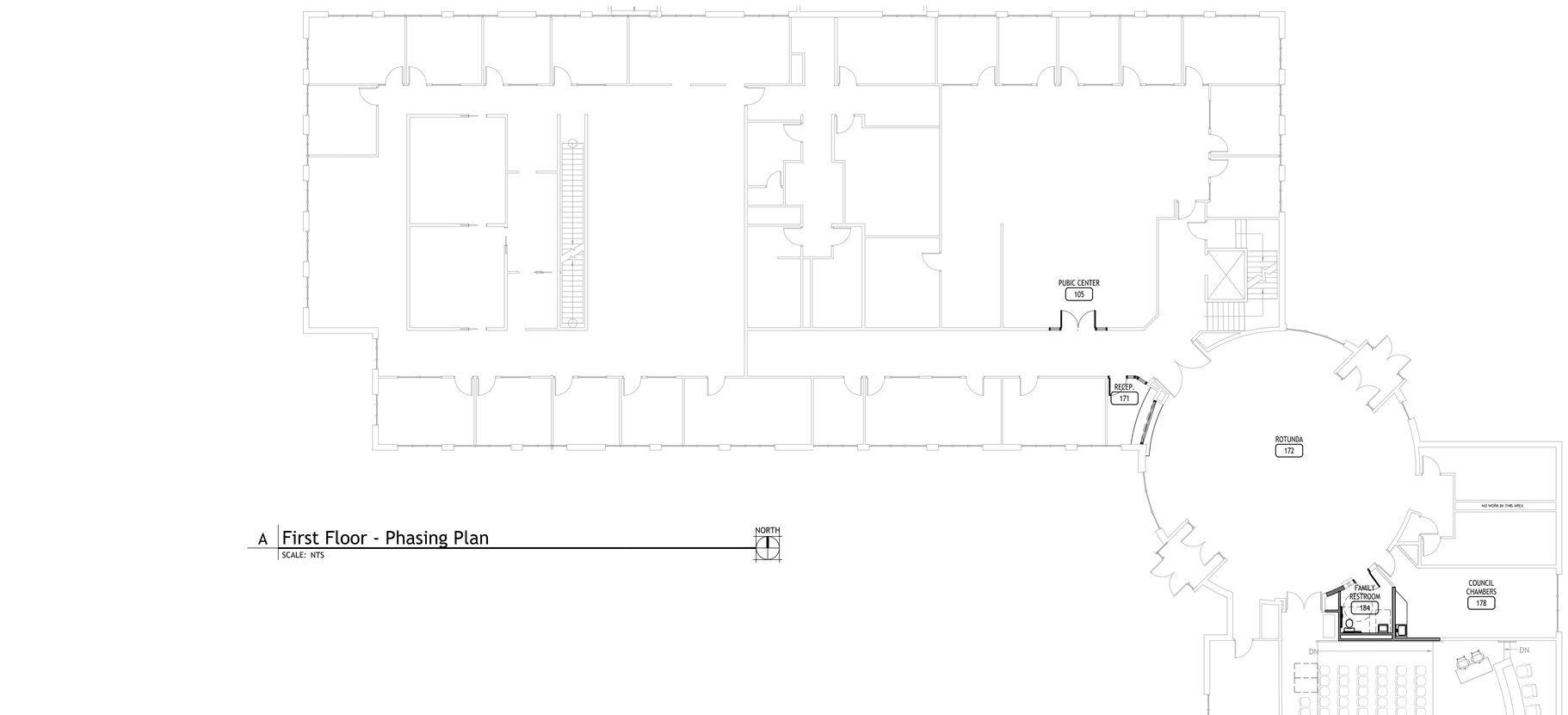
DOOR SCHEDULE

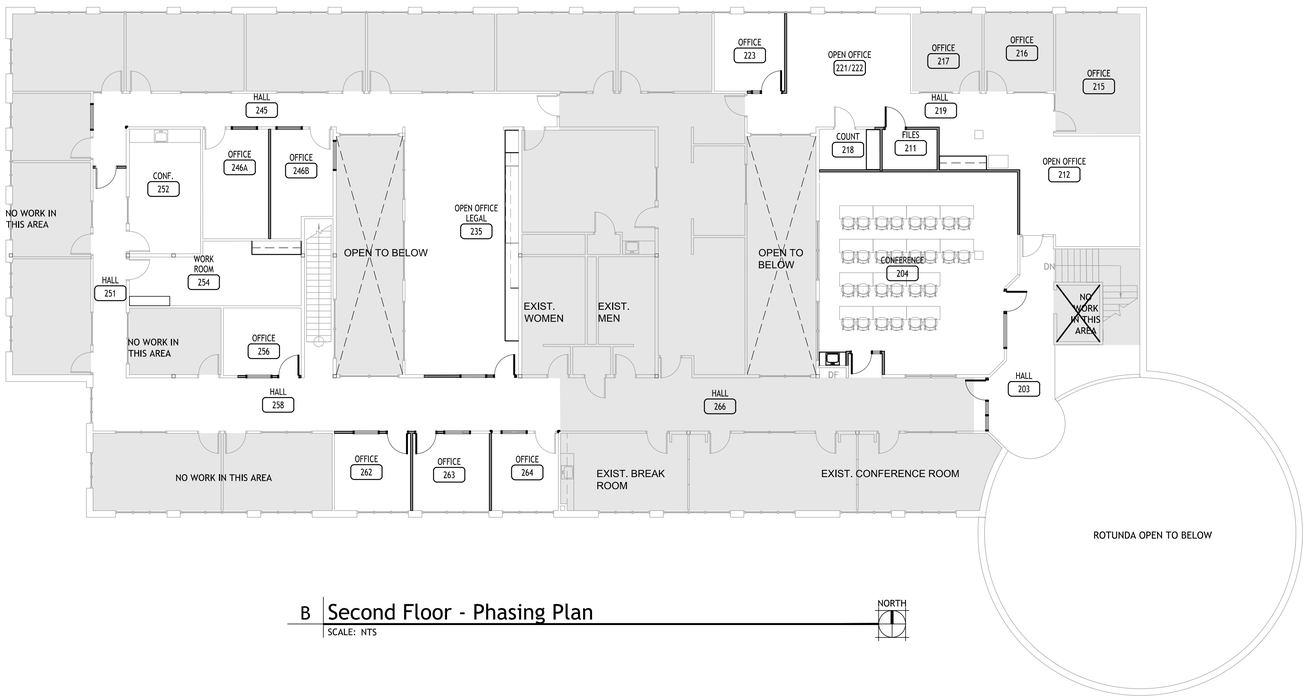
G0.5



A First Floor - Phasing Plan

SCALE: NTS

NORTH



B Second Floor - Phasing Plan

SCALE: NTS

NORTH

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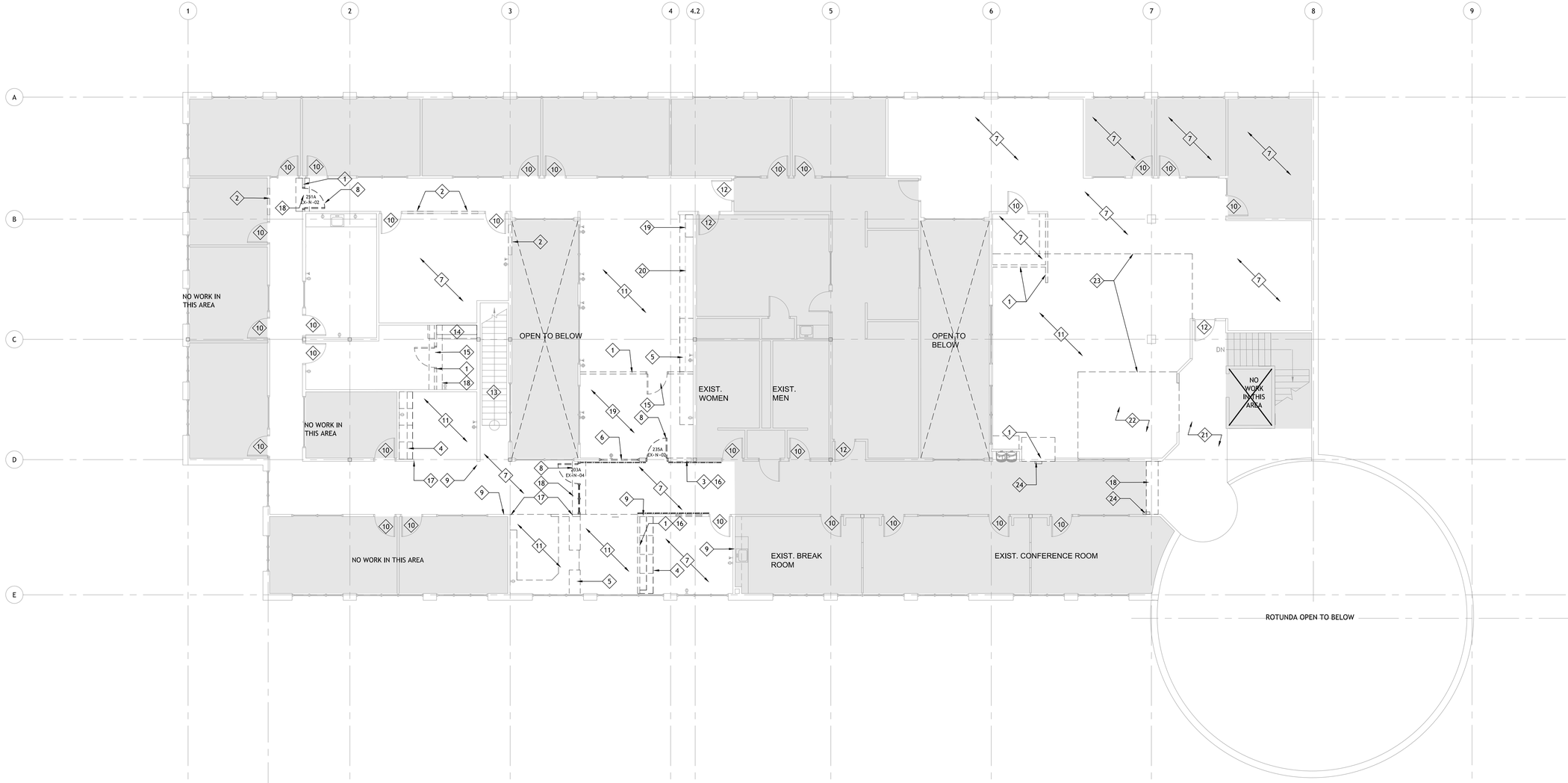
Construction Phasing Plan

G0.6



NORTH

A Second Floor Demo Floor Plan

SCALE: 1/8" = 1-0"

Demolition General Notes

A. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS IN CORRELATION WITH THE PROPOSED SCOPE OF WORK, EXTENT OF DEMOLITION, TYPES OF CONSTRUCTION & MATERIALS USED AND CRITICAL DIMENSIONS. SEE FLOOR PLANS FOR EXTENTS OF NEW AND EXISTING CONSTRUCTION.

B. VERIFY THE SEQUENCE OF DEMOLITION PRIOR TO COMMENCEMENT OF ANY WORK AND COORDINATE THE EXTENT OF SALVAGE AND/OR REUSE OF ANY MATERIALS OR FIXTURES PRIOR TO DISPOSAL.

C. VERIFY STRUCTURAL SHORING OF BEARING MEMBERS PRIOR TO DEMOLITION, CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR ALL STRUCTURAL MODIFICATIONS.

D. WHERE EXISTING BEARING WALLS ARE REMOVED, PATCH SLAB AND GRIND TOP OF STEM WALL TO MATCH FLOOR ON EITHER SIDE.

E. PATCH AND REPAIR ALL FLOORS ADJACENT TO DEMOLITION OR EQUIPMENT REMOVAL. MATCH EXISTING ADJACENT SURFACES AND NEW FINISHES AS NOTED.

F. PROTECT UNDERGROUND UTILITIES THAT ARE TO REMAIN IN SERVICE BELOW CONCRETE SLAB TO BE REMOVED.

G. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE ADDITIONAL DEMOLITION AND NEW CONSTRUCTION REQUIREMENTS. SALVAGE AND REUSE EXISTING CONNECTIONS WHERE POSSIBLE.

H. PREPARE ALL SUBSTRATES TO RECEIVE NEW FINISHES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

I. ALL EXISTING CARPET TILES IN GOOD CONDITION TO BE SALVAGED AND REUSED/ STORED. COORDINATE STORAGE W/ OWNER.

Demolition Legend

EXTENT OF DEMOLITION

(E) WALLS TO REMAIN

(E) SPACE
NO WORK IN THIS AREA

Demolition Keyed Notes

1. DEMO (E) WALL AS SHOWN. PATCH/REPAIR CEILING/FLOOR AS NEEDED.
2. REMOVE PORTION OF (E) WALL FOR NEW WINDOW. SEE WINDOW TYPES.
3. REMOVE PORTION OF (E) WALL FOR NEW DOOR/FRAME. SEE DOOR AND FRAME TYPES.
4. REMOVE (E) CASEWORK - PROTECT FROM DAMAGE. CASEWORK TO BE REUSED ON NEW CONSTRUCTION. SALVAGE ALL CABINETS NOT RELOCATED IN NEW DESIGN AND COORDINATE STORAGE W/ OWNER. PATCH/REPAIR (E) WALL/FLOOR AS NEEDED.
5. DEMO (E) CASEWORK. PATCH/REPAIR (E) WALL/FLOOR AS NEEDED.
6. DEMO (E) WINDOW.
7. (E) FLOORING TO REMAIN - PROTECT FROM DAMAGE.
8. REMOVE (E) DOOR, FRAME & HARDWARE - PROTECT FROM DAMAGE. GC TO REUSE IN NEW CONSTRUCTION.
9. (E) WALL TO REMAIN, PATCH/REPAIR AS NEEDED
10. (E) WOOD DOOR, FRAME, AND HARDWARE TO REMAIN.
11. REMOVE (E) CARPET TILES & WALL BASE IN ROOM. PATCH AND REPAIR (E) WALLS AS REQUIRED. PREP SUBFLOOR AND WALLS TO RECEIVE NEW FINISHES PER MANUFACTURER. SALVAGE ALL UNDAMAGED CARPET TILE FOR REUSE IN NEW SCOPE OF WORK.
12. (E) DOOR FRAME AND HARDWARE TO REMAIN. COORDINATE ACCESS CONTROL REQUIREMENTS NEEDED WITH TENANT.
13. (E) STAIR TO REMAIN.
14. REMOVE AND SALVAGE (EX) BUILT-IN BOOKCASE. RELOCATE PER NEW FLOOR PLAN.
15. REMOVE (E) DOOR & FRAME - PROTECT FROM DAMAGE. GC TO SALVAGE FOR OWNER'S FUTURE USE. COORDINATE STORAGE W/ OWNER.
16. REMOVE (E) CHAIR RAIL ON THIS WALL ONLY. PROTECT FROM DAMAGE. GC TO SALVAGE FOR OWNER'S FUTURE USE. COORDINATE STORAGE W/ OWNER.
17. REMOVE (E) CORNERGUARD - PROTECT FROM DAMAGE. GC TO SALVAGE FOR OWNER'S FUTURE USE.
18. REMOVE (E) CARPET TILE WHERE DEMO OCCURS AS REQUIRED. PROTECT SURROUNDING CARPET TILES FROM DAMAGE. PREP SUBFLOOR TO RECEIVE NEW FINISH PER MANUFACTURER.
19. DEMO SECTION OF (E) UPPER CABINET. PATCH/REPAIR (E) WALL AS NEEDED.
20. (E) UPPER CABINETS TO REMAIN. PROTECT FROM DAMAGE.
21. (E) VINYL TILE TO REMAIN PROTECT FROM FROM DAMAGE.
22. REMOVE (E) VINYL TILE AND PREP FOR NEW CARPET TILE FINISH.
23. EXTENT OF FLOORING DEMO
24. REMOVE (E) WALL SCONCES. SALVAGE AND RETURN TO OWNER. PATCH AND REPAIR WALL AS NEEDED.

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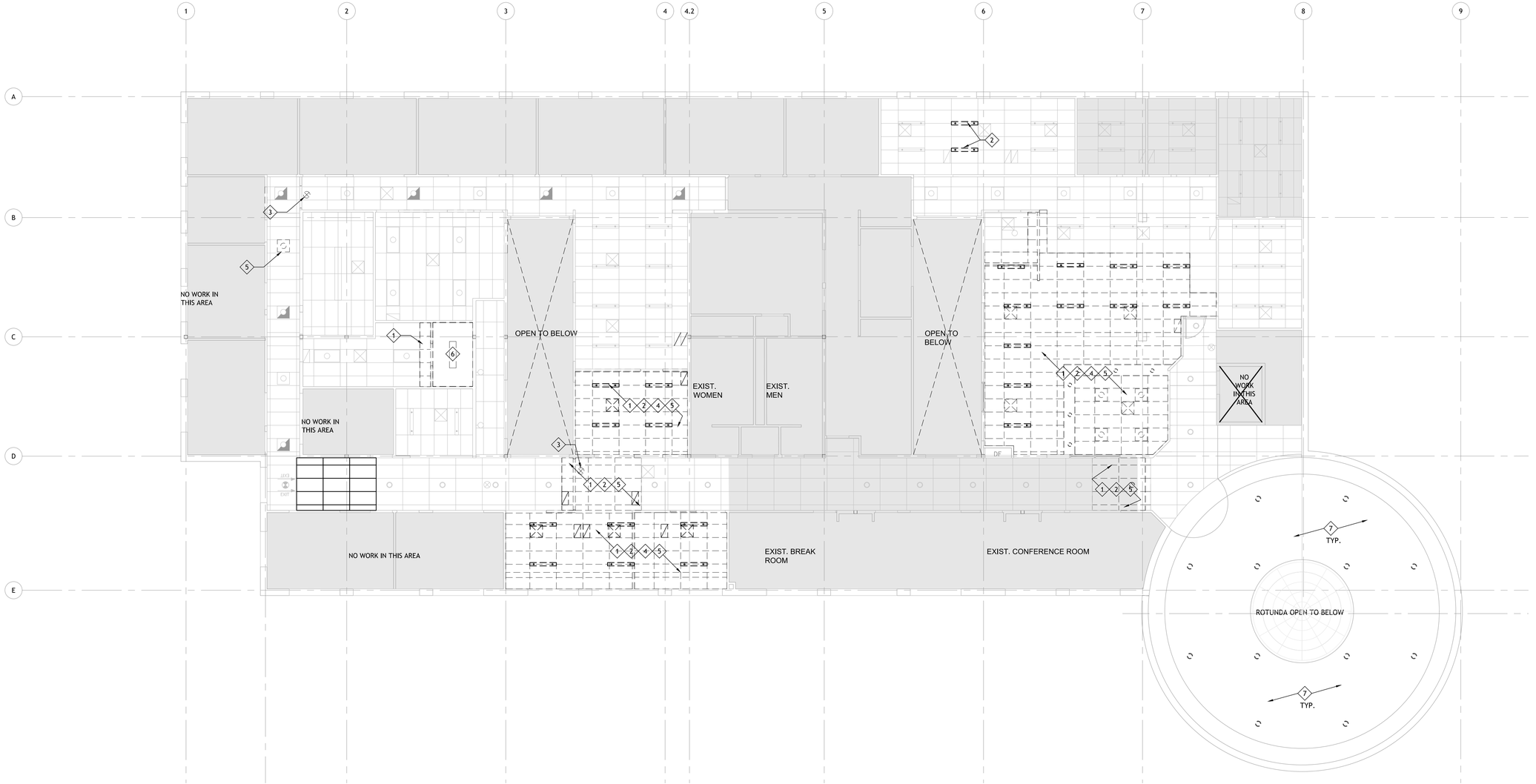
2ND FLOOR DEMO PLAN

AD2.1



NORTH

A Second Floor Demo RCP

SCALE: 1/8" = 1-0"

Demo RCP General Notes

A. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS IN CORRELATION WITH THE PROPOSED SCOPE OF WORK, EXTENT OF DEMOLITION, TYPES OF CONSTRUCTION & MATERIALS USED AND CRITICAL DIMENSIONS. SEE FLOOR PLANS FOR EXTENTS OF NEW AND EXISTING CONSTRUCTION.

B. COORDINATE LOCATIONS AND EXTENT OF CEILING REMOVAL WITH NEW CONSTRUCTION PLANS, ELECTRICAL AND MECHANICAL DRAWINGS.

C. VERIFY BRACING OF CEILING RUNNERS, COMPRESSION POSTS AND SPLAY WIRES PRIOR TO DEMOLITION, CONTRACTOR TO PROVIDE TEMPORARY SUPPORT FOR ALL MODIFICATIONS.

D. PATCH AND REPAIR ALL WALLS ADJACENT TO DEMOLITION AND CEILING REMOVAL. MATCH EXISTING ADJACENT SURFACES AND NEW FINISHES AS NOTED.

E. PREPARE ALL SUBSTRATES TO RECEIVE NEW FINISHES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

F. EXISTING FIRE SPRINKLER PIPING AND SPRAY NOZZLES TO BE ADJUSTED AS REQUIRED. FIRE PROTECTION DESIGN BY OTHERS. PROVIDE MATCHING PIPING AND SUPPORTS FOR MODIFICATIONS. REPLACE ANY DAMAGED NOZZLES AND ESCUTCHEONS AS REQUIRED. SEE CODE SHEET G0.3 FOR DESIGN, SUBMITTAL AND CERTIFICATION REQUIREMENTS.

Demo RCP Coded Notes

MARK

1. EXISTING SUSPENDED CEILING TILES AND SUSPENSION SYSTEM TO BE REMOVED AS NEEDED FOR NEW CONSTRUCTION.
2. EXISTING LIGHT FIXTURES TO BE REMOVED, PRESERVED AND RELOCATED AND/OR REPLACED. COORDINATE WITH ELECTRICAL FOR CIRCUITS AFFECTED BY DEMOLITION ACTIVITIES AND NEW CONSTRUCTION. PROVIDE JUNCTION BOXES AT INTERRUPTIONS OF CIRCUITS AND SAFE UP WIRING OR SPLICE FOR RE-USE. COVER PLATES SHALL MATCH EXISTING WHERE APPLICABLE. SEE DRAWING A2.3 FOR ADDITIONAL INFORMATION.
3. EXISTING EXIT SIGN. REMOVE, PRESERVE AND RE-INSTALL PER ELECTRICAL DRAWING.
4. EXISTING OCCUPANCY SENSORS TO BE REMOVED AND/OR RELOCATED. COORDINATE WITH ELECTRICAL.
5. EXISTING MECHANICAL SUPPLY AND RETURN DIFFUSERS. REMOVE, PRESERVE AND RE-INSTALL. COORDINATE WITH MECHANICAL FOR MODIFICATIONS OF DUCT WORK AND RELOCATION OF GRILLES. REPLACE ANY GRILLES DAMAGED BY DEMOLITION ACTIVITIES.
6. REMOVE EXISTING GYPSUM WALL BOARD CEILING AND ANY ASSOCIATED FRAMING.
7. REMOVE EXISTING LIGHTS IN ROTUNDA. REMOVE ALL OTHER SYSTEMS/EQUIPMENT CURRENTLY MOUNTED ON ROTUNDA CEILING TO BE SALVAGED AND RELOCATED ON NEW CEILING FINISH. SEE LIGHTING PLAN FOR NEW RECESSED CEILING LIGHTS.

Demo RCP General Notes

EXTENT OF DEMOLITION

EXISTING TO REMAIN

NO WORK IN THIS AREA

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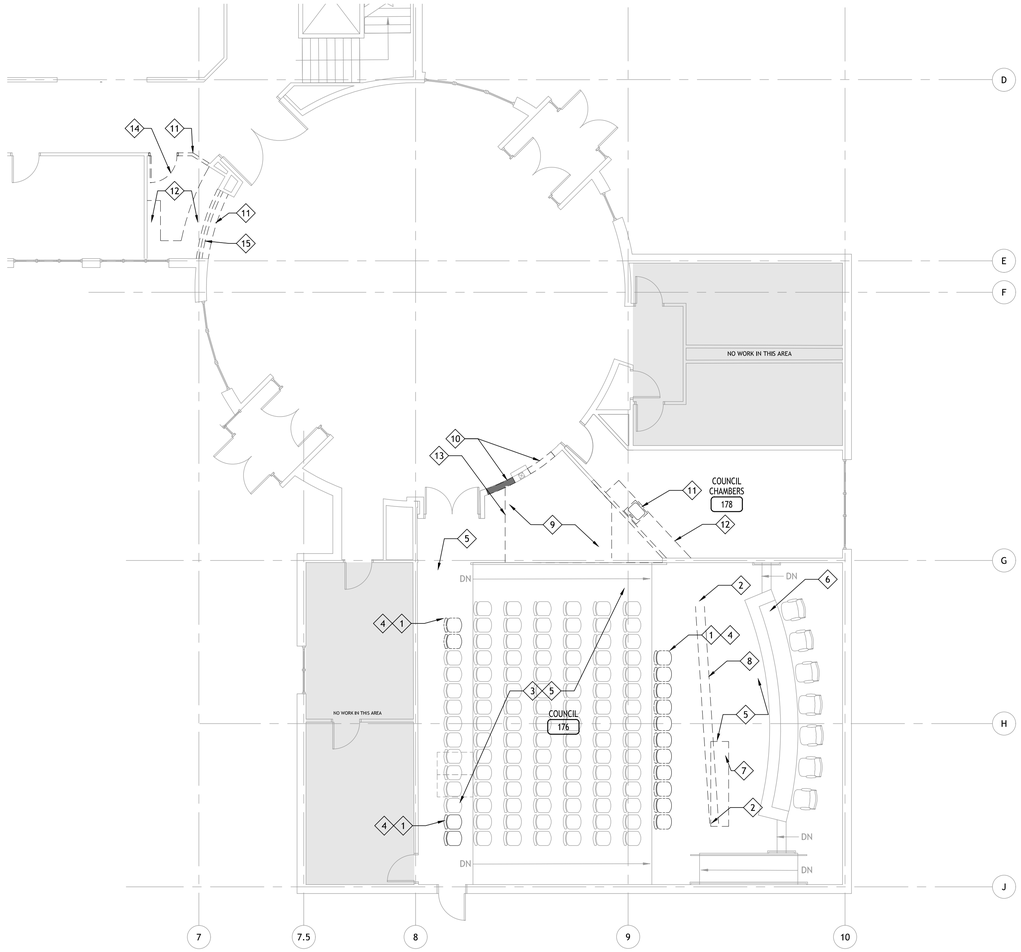
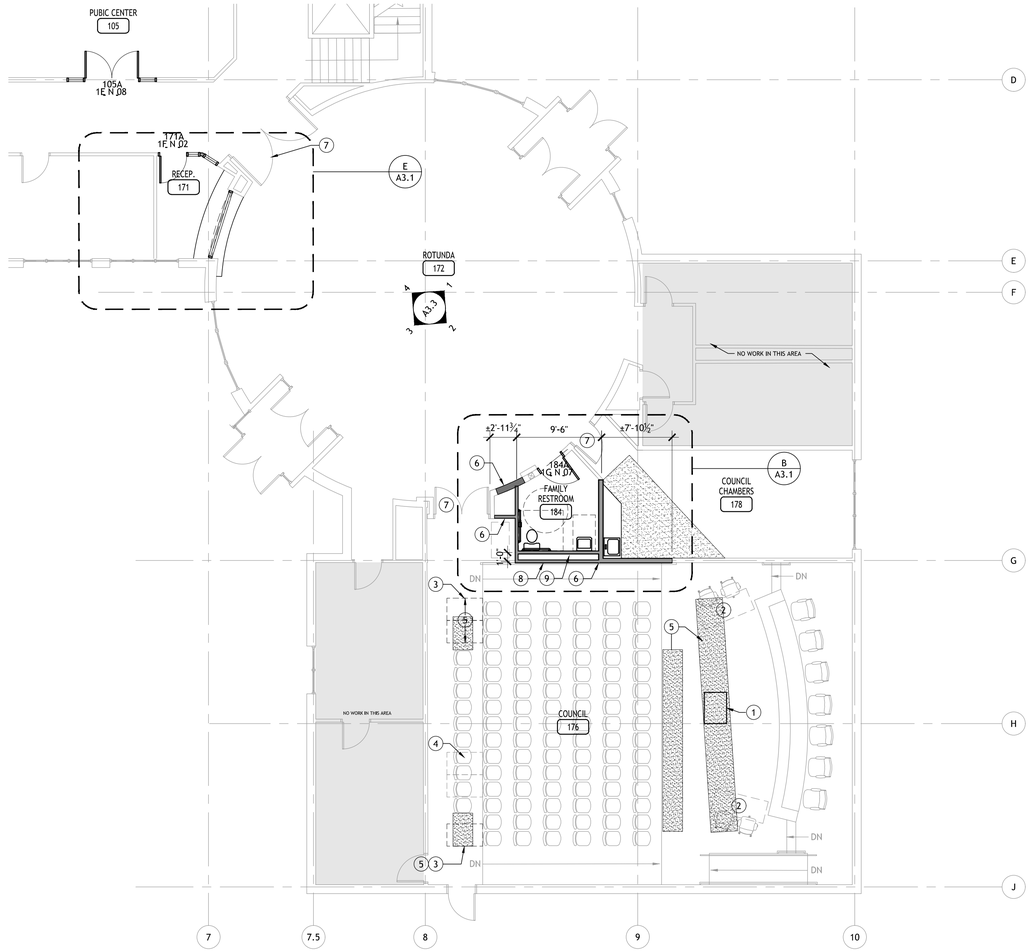
2ND FLOOR DEMO RCP

AD2.2



A First Floor Partial Demo Floor Plan

SCALE: 1/8" = 1-0"



B First Floor Partial Floor Plan

SCALE: 1/8" = 1-0"

Demolition General Notes

A. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS IN CORRELATION WITH THE PROPOSED SCOPE OF WORK, EXTENT OF DEMOLITION, TYPES OF CONSTRUCTION & MATERIALS USED AND CRITICAL DIMENSIONS. SEE FLOOR PLANS FOR EXTENTS OF NEW AND EXISTING CONSTRUCTION.

B. VERIFY THE SEQUENCE OF DEMOLITION PRIOR TO COMMENCEMENT OF ANY WORK AND COORDINATE THE EXTENT OF SALVAGE AND/OR REUSE OF ANY MATERIALS OR FIXTURES PRIOR TO DISPOSAL.

C. COORDINATE LOCATIONS AND EXTENT OF SLAB REMOVAL WITH NEW CONSTRUCTION PLANS, ELECTRICAL AND MECHANICAL DRAWINGS. CONCRETE CUTS SHOULD OCCUR AT CENTER LINES OF NEW WALLS WHEREVER POSSIBLE.

D. REPLACE CONC. SLAB THAT HAS BEEN REMOVED OR DAMAGED FLUSH TO AND MATCH ADJACENT FINISH. ALL CONCRETE PATCHING TO EXACTLY MATCH EXISTING FLOOR SYSTEM. DOWEL TO EXISTING ADJACENT CONCRETE SLAB AS NECESSARY.

E. VERIFY STRUCTURAL SHORING OF BEARING MEMBERS PRIOR TO DEMOLITION, CONTRACTOR TO PROVIDE TEMPORARY SHORING FOR ALL STRUCTURAL MODIFICATIONS.

F. PATCH AND REPAIR ALL FLOORS ADJACENT TO DEMOLITION OR EQUIPMENT REMOVAL. MATCH EXISTING ADJACENT SURFACES AND NEW FINISHES AS NOTED.

G. PROTECT UNDERGROUND UTILITIES THAT ARE TO REMAIN IN SERVICE BELOW CONCRETE SLAB TO BE REMOVED.

H. REFERENCE MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE ADDITIONAL DEMOLITION AND NEW CONSTRUCTION REQUIREMENTS. SALVAGE AND REUSE EXISTING CONNECTIONS WHERE POSSIBLE.

I. PREPARE ALL SUBSTRATES TO RECEIVE NEW FINISHES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

Demolition Legend

EXTENT OF DEMOLITION

(E) WALLS TO REMAIN

Demolition Keyed Notes

1. REMOVE (E) SEATING. PROTECT FROM DAMAGE & SALVAGE. COORDINATE REMOVAL/STORAGE W/ OWNER.
2. (E) ELECTRICAL TO REMAIN. PROTECT FROM DAMAGE.
3. (E) SEATING TO REMAIN - PROTECT FROM DAMAGE.
4. REMOVE (E) CARPET TILES WHERE DAMAGED BY BUILT-IN SEATING. PREPARE FLOORING TO BE PATCHED W/ NEW CARPET TILES TO MATCH EXISTING.
5. (E) FLOORING TO REMAIN - PROTECT FROM DAMAGE.
6. (E) CASEWORK TO REMAIN - PROTECT FROM DAMAGE.
7. REMOVE (E) DESK. PATCH/REPAIR FLOORING AS NEEDED.
8. REMOVE (E) CARPET TILES AND SALVAGE FOR RE-USE. SAWCUT (E) CONCRETE FLOOR FOR NEW FLOOR OUTLET. SEE ELECTRICAL.
9. REMOVE (E) FLOORING. PREP FOR NEW TILE FINISH.
10. REMOVE (E) WINDOW. SEE FLOOR PLAN FOR INFILL.
11. DEMO (E) WALL AS SHOWN. PATCH/ REPAIR CEILING/ FLOOR AS NEEDED.
12. REMOVE (E) CASEWORK AND/OR SINK.
13. EXTENT OF FLOORING/ CEILING DEMO.
14. REMOVE (E) DOOR.
15. REMOVE (E) WINDOW.

Floor Plan General Notes

A. THERE SHALL BE NO EXPOSED PIPES, CONDUIT, DUCTS, VENTS ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHES, U.O.N. AS EXPOSED CONSTRUCTION ON THE DRAWINGS.

B. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

C. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO MANUFACTURE OF ANY CABINET WORK, MILLWORK AND ANY OTHER SPECIAL ITEMS REQUIRING CUSTOM SHOP FABRICATION WORK.

D. INTERIOR DOORS (RATED AND NONRATED) ARE TO BE OFFSET 4" FROM ADJACENT WALL AT HINGE SIDE, U.O.N.

E. NEW WALL TO BE 3 5/8" STL. STUDS @ 16" O.C. WITH R-11 SOUND BATTS, 5/8" TYPE 'X' GWB BOTH SIDES. RUN GWB TO BOTTOM OF DECK @ EXPOSED CEILINGS AND 1'-0" ABOVE CEILING @ SUSPENDED CEILING SYSTEMS. RUN FRAMING TO BOTTOM OF DECK, TYP.

F. SEE G0.2 & G0.3 FOR TYPICAL ACCESSIBILITY DETAILS AND REQUIRED CLEARANCES.

G. ALL WALL MOUNTED DATA AND ELECTRICAL OUTLETS TO BE INSTALLED 18" ABOVE FLOOR AND 8" ABOVE COUNTERTOPS, U.O.N.

H. ALL TELEPHONE/COMPUTER WIRING AND TERMINATIONS SHALL BE PROVIDED AND PULLED BY TENANT'S CONTRACTOR, U.O.N. GC SHALL PROVIDE BOXES, CONDUIT, RING AND PULL STRING.

I. ALL POWER & DATA REQUIREMENTS TO BE VERIFIED WITH OWNER.

J. ALL FURNITURE O.F.O.I.

K. VERIFY ALL (E) ELECTRICAL AND COORDINATE WITH NEW LAYOUT AS INDICATED, PROVIDE ADDITIONAL CONNECTIONS AS NECESSARY. VERIFY ANY ADDITIONAL ELECTRICAL REQUIREMENTS WITH (E) PANEL CAPACITY AND COORDINATE ALL LOCATIONS WITH TENANT.

Legend

NEW WALLS

(E) WALLS TO REMAIN

(E) SPACE
NO WORK IN THIS AREA

(E) CARPET TILE FINISH TO BE PATCHED.
SEE NOTE 5.

Keyed Notes

MARK

1. NEW LECTERN, O.F.O.I. PROVIDE POWER/DATA, SEE ELECTRICAL PLANS.
2. FURNITURE, O.F.O.I.
3. NEW ACCESSIBLE SEATING AREA.
4. (E) REMOVABLE CHAIRS FOR WHEELCHAIR SPACE TO REMAIN.
5. PATCH (E) CARPET TILE WITH NEW TILES FROM OWNER'S SURPLUS AND SALVAGED TILE WHERE DEMO OCCURS AS REQUIRED.
6. NEW WALL FINISH/TEXTURE TO MATCH (E). PATCH NEW TO EXISTING WALL. RE-PAINT ENTIRE WALL.
7. DOOR(S) TO REMAIN-PROTECT FROM DAMAGE.
8. (E) HANDRAIL TO REMAIN. REMOVE AS NEEDED TO CONSTRUCT NEW WALL. REINSTALL AND REPAINT AS NEEDED.
9. PROVIDE MIN. STC 50 RATING BETWEEN CHAMBERS AND NEW RESTROOM WALL.

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LICENSED ARCHITECT
AR-1786
GARY M. BERNARDO
STATE OF IDAHO

IN ASSOCIATION WITH:

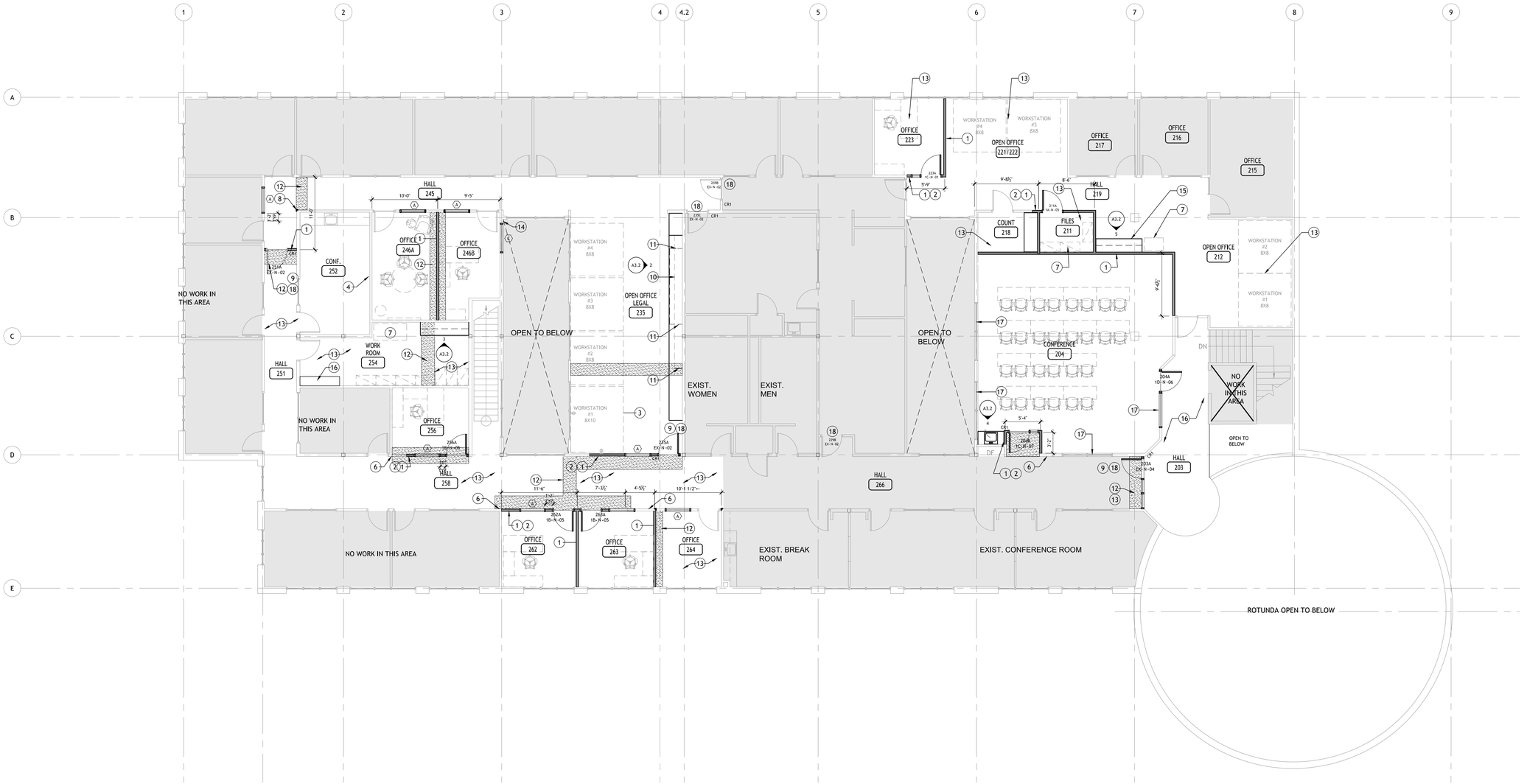
POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET
ISSUE DATE: 03/29/2024
PROJECT NUMBER: 23-01-017
REVISION SCHEDULE:
1 DESIGN REVISIONS 03.29.2024

1ST FLOOR ENLARGED PLAN

A2.1



NORTH

A Second Floor Plan

SCALE: 1/8" = 1-0"

General Notes

A. THERE SHALL BE NO EXPOSED PIPES, CONDUIT, DUCTS, VENTS ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHES, U.O.N. AS EXPOSED CONSTRUCTION ON THE DRAWINGS.

B. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

C. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO MANUFACTURE OF ANY CABINET WORK, MILLWORK AND ANY OTHER SPECIAL ITEMS REQUIRING CUSTOM SHOP FABRICATION WORK.

D. INTERIOR DOORS (RATED AND NONRATED) ARE TO BE OFFSET 4" FROM ADJACENT WALL AT HINGE SIDE, U.O.N.

E. NEW WALL TO BE 3 5/8" STL. STUDS @ 16" O.C. WITH R-11 SOUND BATTS, 5/8" TYPE 'X' GWB BOTH SIDES. RUN GWB TO BOTTOM OF DECK @ EXPOSED CEILINGS AND 1'-0" ABOVE CEILING @ SUSPENDED CEILING SYSTEMS. RUN FRAMING TO BOTTOM OF DECK, TYP.

F. SEE G0.2 & G0.3 FOR TYPICAL ACCESSIBILITY DETAILS AND REQUIRED CLEARANCES.

G. ALL WALL MOUNTED DATA AND ELECTRICAL OUTLETS TO BE INSTALLED 18" ABOVE FLOOR AND 8" ABOVE COUNTERTOPS, U.O.N.

H. ALL TELEPHONE/COMPUTER WIRING AND TERMINATIONS SHALL BE PROVIDED AND PULLED BY TENANT'S CONTRACTOR, U.O.N. GC SHALL PROVIDE BOXES, CONDUIT, RING AND PULL STRING.

I. ALL POWER & DATA REQUIREMENTS TO BE VERIFIED WITH OWNER.

J. ALL FURNITURE O.F.O.I., SHOWN FOR REFERENCE ONLY.

K. VERIFY ALL (E) ELECTRICAL AND COORDINATE WITH NEW LAYOUT AS INDICATED, PROVIDE ADDITIONAL CONNECTIONS AS NECESSARY. VERIFY ANY ADDITIONAL ELECTRICAL REQUIREMENTS WITH (E) PANEL CAPACITY AND COORDINATE ALL LOCATIONS WITH TENANT.

Legend

NEW WALLS

(E) WALLS TO REMAIN

(E) SPACE
NO WORK IN THIS AREA

(E) CARPET TILE FINISH TO BE PATCHED.
SEE NOTE 12.

Keyed Notes

MARK

1. NEW WALL - SEE GENERAL NOTE E.
2. ALIGN FACE OF NEW PARTITION WITH FACE OF EXISTING
3. POWERED SYSTEMS FURNITURE BY TENANT. COORDINATE WITH TENANT'S FURNITURE VENDOR FOR EXACT REQUIREMENTS.
4. NEW WALL MOUNTED MONITOR. VERIFY WALL BACKING REQUIREMENTS AT EXISTING WALLS AND PROVIDE IF REQUIRED. PATCH WALL FLUSH TO MATCH ADJACENT SURFACES. COORDINATE WITH ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. LINE OF NEW FLOORING. SEE INTERIOR FINISH SCHEDULE.
6. PATCH AND REPAIR EXISTING WALL FINISH AS NEEDED
7. COPIER - O.F.O.I.
8. REINSTALL (E) SALVAGED CORNERGUARD.
9. SALVAGED EXISTING DOOR/FRAME TO BE REINSTALLED. TOUCH UP FINISH ON FRAME/DOOR AS REQUIRED.
10. (E) UPPER CABINETS TO REMAIN.
11. PROVIDE PLASTIC LAMINATE END PANEL ON (E) UPPER CABINETS.
12. PATCH (E) CARPET TILE WITH NEW TILES FROM OWNER'S SURPLUS WHERE DEMO OCCURS AS REQUIRED.
13. (E) CARPET (CPT-1) TO REMAIN. PROTECT FROM DAMAGE.
14. ALIGN WINDOW WITH WINDOW IN LEGAL OPEN OFFICE.
15. NEW CASEWORK-SEE INTERIOR ELEVATIONS.
16. (E) VINYL TILE TO REMAIN. PROTECT FROM DAMAGE.
17. PROVIDE BACK OUT ROLLER SHADES ON (E) INTERIOR WINDOWS AND NEW WINDOW (TYP. OF 4 LOCATIONS)
18. (E) DOOR AND FRAME. ADD CARD ACCESS ROUGH IN AND ASSOCIATE HARDWARE TO EXISTING DOOR. SEE HARDWARE SCHEDULE.

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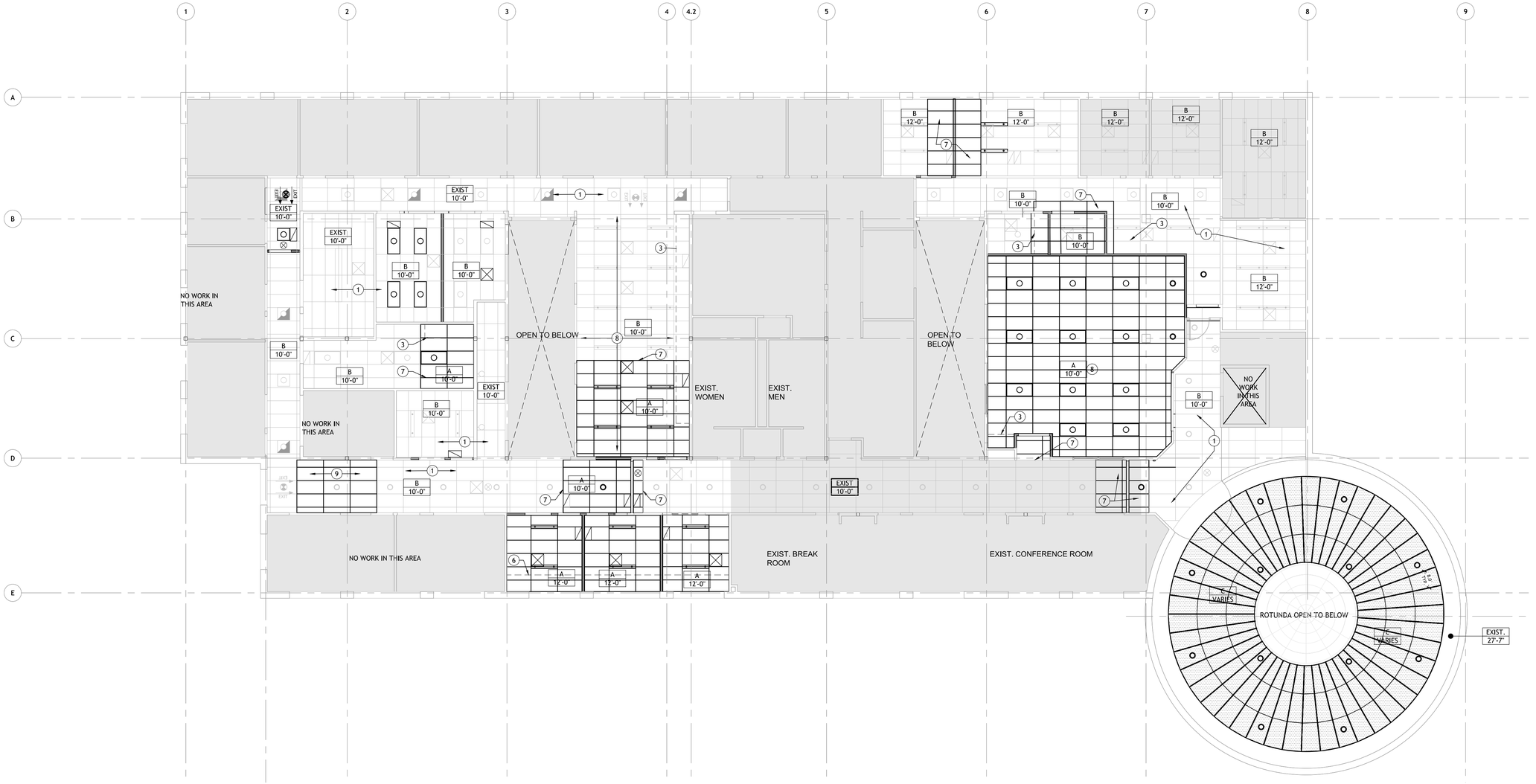
2ND FLOOR FLOOR PLAN

A2.2



NORTH

A Second Floor Reflected Ceiling Plan

SCALE: 3/16" = 1-0"

Reflected Ceiling Plan General Notes

A. LIGHTING AND MECHANICAL ON RCP SHOWN FOR INTENT ONLY. SEE MECHANICAL AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

B. CROSS REFERENCE REFLECTED CEILING PLANS WITH ELECTRICAL AND MECHANICAL. NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

C. LAY-IN CEILING GRID TO BE CENTERED IN SPACES AS SHOWN, VERIFY AS REQUIRED.

D. SUSPENDED CEILING GRIDS SHALL BE INSTALLED LEVEL AND TRUE TO A TOLERANCE OF 1/8" IN EVERY 12'-0".

E. PERIMETER CEILING ANGLE(S) SHALL BE INSTALLED FREE FROM CURVES, BREAKS, OR OTHER IRREGULARITIES.

F. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS.

G. ALL INSULATION MATERIALS SHALL HAVE A FLAME-SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED.

H. ALL REQUIRED EXIT SIGNS SHALL CONFORM WITH ALL APPLICABLE CODES, REFER TO ELECTRICAL FOR ILLUMINATED EXIT SIGNS

I. CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING, STROBE LIGHTS AND AUDIOVISUAL ALARMS TO MEET ALL APPLICABLE CODES, REFER TO ELECTRICAL DRAWINGS.

J. PROVIDE OCCUPANCY SENSOR SWITCHES FOR LIGHT FIXTURES AS REQUIRED BY CODE.

K. COORDINATE CAMERA LOCATIONS WITH OWNER'S SECURITY VENDOR.

L. CONTRACTOR SHALL ADJUST SPRAY HEADS ON EXISTING FIRE SPRINKLER SYSTEM FOR REQUIRED COVERAGE PER NFPA REQUIREMENTS AS NEEDED. PROVIDE ALL NECESSARY PIPE EXTENSIONS AND ADJUSTMENTS. CONTRACTOR SHALL SUBMIT DESIGN DOCUMENTS FOR SUBMITTALS AND REVIEW ALONG WITH CERTIFICATIONS. SYSTEM SHALL BE DESIGNED AND CONSTRUCTED PER A LICENSED FIRE SPRINKLER ENGINEER DIRECTION.

M. RELOCATE OR PROVIDE NEW MECHANICAL SUPPLY REGISTERS AND RETURN GRILLES AS NEEDED. SEE MECHANICAL. C PROVIDE NEW GRILLES AND REGISTERS IF DAMAGED DURING DEMOLITION ACTIVITIES. PAINT EXISTING TO MATCH CEILING FINISH SYSTEM.

Reflected Ceiling Plan Keyed Notes

MARK

1. (E) LIGHTS AND CEILING TO REMAIN
2. (E) LIGHT WELL - OPEN TO BELOW
3. CASEWORK BELOW
4. RELOCATED (E) PENDANT FIXTURE
5. PATCH (E) ACT CEILING AS NEEDED DUE TO DEMO
6. DASHED LINE INDICATES (E) LIGHT SHELF @ 8'-8" A.F.F.
7. MATCH EXISTING CEILING GRID LAYOUT AND TILES FOR CONTINUITY. IT IS THE CONTRACTORS RESPONSIBILITY TO REMOVE THE EXISTING CEILING TILE SYSTEM AT A CEILING MODULE POINT TO MAINTAIN A CONTINUOUS LAYOUT. SEE CEILING TYPES FOR TILES AND APPLICABLE SUSPENSION SYSTEM. ALL SHALL MATCH EXISTING.
8. PROVIDE SOUND BATTING ABOVE (E) & NEW CEILING.
9. REPAIR (E) GRID AND PROVIDE NEW ACT TILES WHERE MISSING.

Reflected Ceiling Plan Legend

SHOWN FOR INTENT ONLY. SEE MECHANICAL & ELECTRICAL DRAWINGS FOR MORE INFORMATION.

- (E) 2x2 TROFFER
- (E) 2x2 EMERGENCY TROFFER
- (E) RELOCATED 2x2 TROFFER
- (E) 2x4 TROFFER
- NEW 2x4 TROFFER (MATCH EXISTING)
- (E) LED LIGHT FIXTURE, PENDANT MOUNTED
- (E) RELOCATED LED LIGHT FIXTURE, PENDANT MOUNTED
- (E) DOWN LIGHT FIXTURE
- (E) RELOCATED DOWN LIGHT FIXTURE
- (E) WALL MOUNTED LIGHT FIXTURE
- (E) EMERGENCY LIGHT
- (E) RELOCATED EMERGENCY LIGHT
- (E) RETURN AIR GRILL
- (E) RELOCATED RETURN AIR GRILL
- (E) SUPPLY AIR DIFFUSER
- (E) RELOCATED SUPPLY AIR DIFFUSER

Ceiling Legend

X / X'-X" — CEILING MATERIAL TYPE / CEILING HEIGHT

A NEW 2X4 LAY-IN CEILING GRID AND ACOUSTICAL TILE
- PROVIDE SUSPENDED FRAMING AS REQUIRED
- TIE INTO (E) GRID WHERE NOTED ON DRAWINGS
- MATCH (E) BUILDING STANDARD TILE
- (ADD SOUND ATTENUATION REQUIREMENTS WHEN NEEDED)

B (E) 2X4 LAY-IN CEILING GRID AND ACOUSTICAL TILE
- REPLACE DAMAGED TILES AS REQUIRED

C CERTAINTEED DECOUSTICS IMPRESSIONS (DIGITAL PRINTI PRE-CURVED CONICAL TO MATCH (EX) SLOPE/RADIUS W/ CEILENCIO FULLY ACCESSIBLE TORSION GRID MOUN SYSTEM
COLOR: MAHOGANY

NO WORK IN THIS AREA

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2ND FLOOR RCP

A2.3

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOORING		BASE	NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		CEILING		NOTES	ROOM NO.
		MATL	FIN	MATL	MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN	MATL	FIN		
171	RECEP.	E	E	E	GWB	PNT	E	E	E	E	E	E	E	E		171
176	COUNCIL	E/CPT	E/ CPT-1	E	E	E	E	E	E	E	E	E	E	E		176
178	COUNCIL CHAMBERS	CPT	E/ CPT-1	RB	E	E	E	E	E/GWB	E/ PNT	GWB	PNT	E	E		178
184	FAMILY RESTROOM	TL-1	TL-1	TL-2	TL-2/GWB	PNT	TL-2/PNT	TL-2/PNT	TL-2/GWB	TL-2/PNT	TL-2/GWB	TL-2/PNT	GWB	PNT		184
203	HALL	E	E	E	E	E	E	E	E	E	E	E	E	E		203
204	CONFERENCE	CPT-2	CPT-2	RB	GWB	PNT	GWB	PNT	GWB	PNT	E	PNT	ACT	FF		204
211	FILES	E	E	RB	GWB	PNT	GWB	PNT	GWB	PNT	GWB	PNT	E	E		211
212	OPEN OFFICE	E	E	RB	E	E	E	E	GWB	PNT	GWB	PNT	E/ACT	E		212
215	OFFICE	E	E	E	E	E	E	E	E	E	E	E	E	E		215
216	OFFICE	E	E	E	E	E	E	E	E	E	E	E	E	E		216
217	OFFICE	E	E	E	E	E	E	E	E	E	E	E	E	E		217
218	COUNT	E	E	RB	E	PNT	PNT	GWB	GWB	PNT	E	PNT	E	E		218
219	HALL	E	E	E	E	E	E	E	GWB	PNT	E	E	E	E		219
221/222	OPEN OFFICE	E	E	E	E	E	E	E	E	E	GWB	PNT	E	E		221/222
223	OFFICE	E	E	RB	E	E	GWB	PNT	GWB	PNT	E	PNT	E	E		223
235	OPEN OFFICE LEGAL	E	E	E	E	PNT	-	PNT	E	PNT	E	PNT	E/ACT	E/FF		235
245	HALL	E	E	E	E	PNT	-	PNT	E	PNT	E	PNT	E/ACT	E/FF		245
246A	OFFICE	E	E	E	E	PNT	GWB	PNT	E	PNT	GWB	PNT	E	E	1	246A
246B	OFFICE	E	E	E	E	PNT	E	PNT	E	PNT	GWB	PNT	E	E	1	246B
251	HALL	E	E	E	E	PNT	E	PNT	E	PNT	E	PNT	E	E	1	251
252	CONF.	E	E	E	E	E	E	E	E	E	E	E	E	E	2	252
254	WORK ROOM	E	E	RB	E	PNT	E	PNT	E	PNT	E	PNT	E/ACT	E/GWB	1	254
256	OFFICE	E	E	E	E	PNT	E	PNT	GWB	PNT	E	PNT	ACT	FF		256
258	HALL	E	E	E	E	PNT	E	PNT	E	PNT	E	PNT	E	E	1	258
262	OFFICE	E	E	E	GWB	PNT	GWB	PNT	E	PNT	E	PNT	ACT	FF		262
263	OFFICE	E	E	E	G/GWB	PNT	GWB	PNT	E	PNT	GWB	PNT	ACT	FF		263
264	OFFICE	E	E	E	-	-	E	PNT	E	PNT	GWB	PNT	ACT	FF		264
266	HALL	E	E	E	E/GWB	PNT	GWB	PNT	E/GWB	PNT	GWB	PNT	E	E	1	266

Finish Legend

PAINT

PNT GENERAL PAINT
MFR.: COLUMBIA PAINT
FINISH: EGGSHELL
COLOR: MATCH (EX)
*PAINT GWB AND HM FRAMES SAME COLOR

CARPET TILE

CPT-1 (E) CARPET SALAVGED FROM DEMO/FROM OWNER'S STOCK
SHAW CONTRACT
COLLECTION: SPICE COLLECTION (DISCONTINUED)
COLOR: BORNEO EW24
INSTALL: MATCH (E)

CPT-2
MFR: MANNINGTON COMMERCIAL
COLLECTION: RAFFIA
FINISH: CARMEL 8445
SIZE: 24X24
INSTALL: HORIZONTAL BRICK ASHLAR

RUBBER BASE

RB MFR: JOHNSONITE WALL BASE
HEIGHT: TRADITIONAL (TYPE TV) - 4" PROFILE
COLOR: MATCH EXISTING

PLASTIC LAMINATE

PL-1 MFR: FORMICA
COLOR: AUTUMN INDIAN SLATE 3687
*VERIFY COLOR MATCHES EXISTNG

PL-2 MFR: WILSONART
COLOR: WILD CHERRY 7054
*VERIFY COLOR MATCHES EXISTING

TILE

TL-1
MFR: AO, CONCRETE CHIC
SIZE: 12 X 24
COLOR: ELEGANT GRAY
GROUT: TEC GROUT, 973 WARM TAUPE

TL-2 MFR: DALTILE, COLOR WHEEL LINEAR
SIZE: 4X12 WALL TILE
COLOR: MATTE ARCHITECTURAL GRAY (0709)
GROUT: TBD

ACOUSTICAL CEILING TILE

ACT MATCH (E) TILE & GRID

WINDOW COVERINGS

WC MFR: MECHO SHADE
SERIES: MANUAL ROLLER SHADES
FABRIC: BLACKOUT
COLOR: BLACKOUT
FRAME COLOR: ANOD. ALUM.

ACOUSTICAL CEILING PANEL

AWP 1 CERTAINTEED DECOUSTICS CLEAN-AIR CLARO SYSTEM
PRE-CURVED SYSTEM TO MATCH (EX) RADIUS
SMOOTH TEXTURE
COLOR: CUSTOM COLOR TO MATCH (EX) PAINT COLOR

SOLID SURFACE

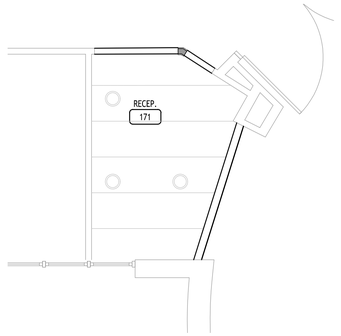
SS-1 WILSONART
COLOR: SEA STONE 9202CS

Finish Schedule Notes

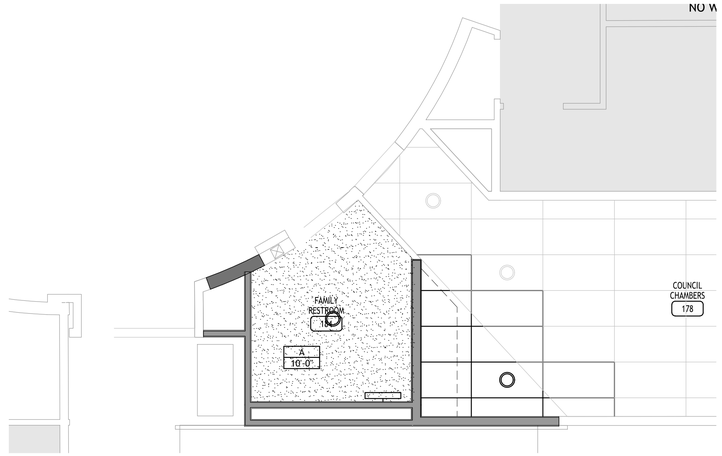
1. WHERE DEMO OCCURS, PATCH (E) CARPET TILE WITH NEW TILES FROM OWNER'S SURPLUS OR SALVAGED DURING DEMO.
2. (E) FINISHES TO REMAIN.
3. USE SCHLUTER SCHIENE SERIES AT TOP OF TILE (ALUM. FINISH).
4. USE SCHLUTER DILEX-HKS AT TILE BASE (ALUM FINISH).

Abbrebriations

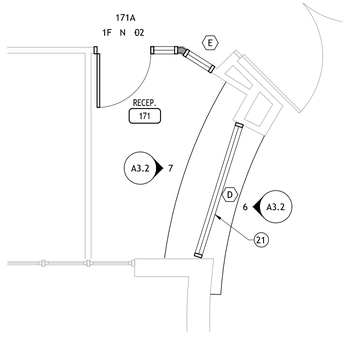
ACT	ACOUSTICAL CEILING TILE
CPT	CARPET TILE
FF	FACTORY FINISH
PL	PLASTIC LAMINATE
GWB	GYPSUM WALL BOARD
TYP	TYPICAL
PNT	PAINT
RB	RUBBER BASE
TBD	TO BE DETERMINED
UNO	UNLESS NOTED OTHERWISE
E	EXISTING



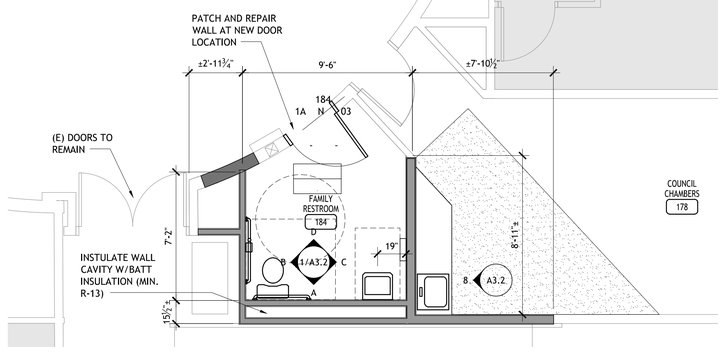
D Reception/Check-In 171 - Enlarged RCP
SCALE: 1/4" = 1'-0"



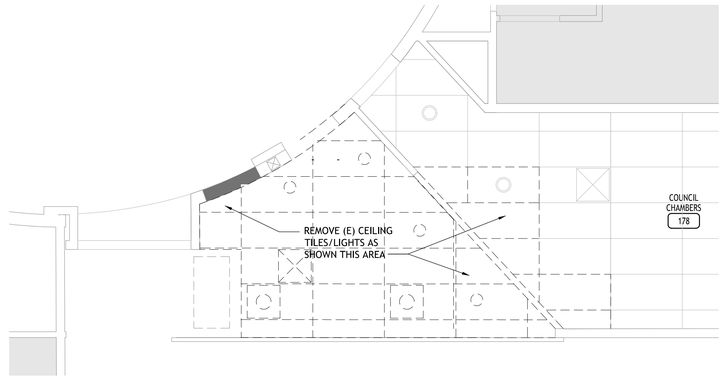
A Restroom 184- Enlarged RCP
SCALE: 1/4" = 1'-0"



E Reception/Check-In 171 - Enlarged Plan
SCALE: 1/4" = 1'-0"



B Restroom 184-Enlarged Plan
SCALE: 1/4" = 1'-0"



C Restroom 184-Enlarged Demo RCP
SCALE: 1/4" = 1'-0"

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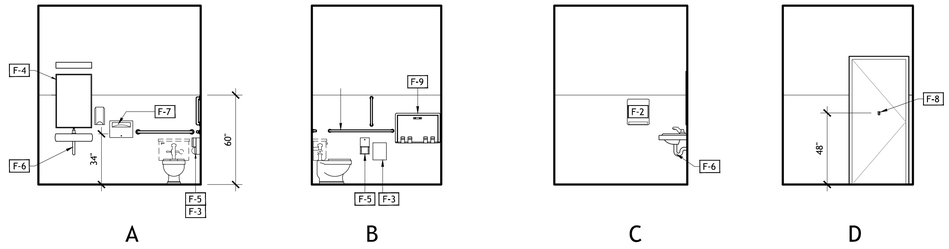
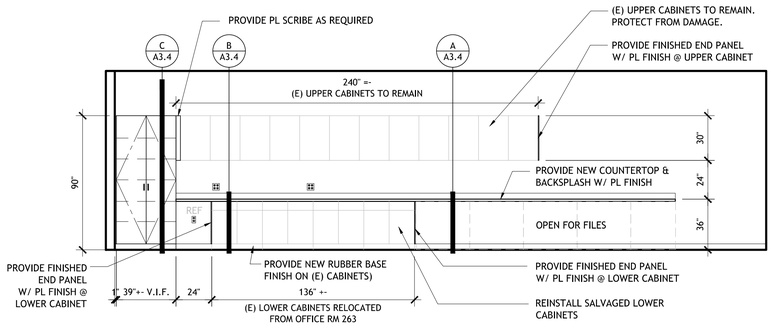
ENLARGED PLANS
FINISH SCHED.

A3.1



1 Family Restroom 184

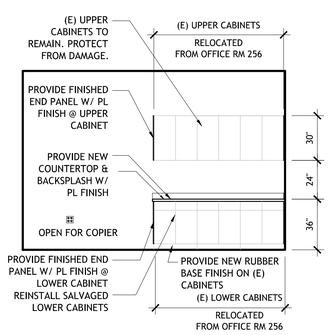
SCALE: 1/4" = 1'-0"



2 Open Office - Legal 235

SCALE: 1/4" = 1'-0"

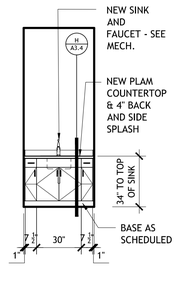
COUNTERTOP/BACKSPLASH/SELF-EDGE:	PL 1
BASE/UPPER CABINETS:	(E)
END PANELS:	PL 2
FULL HEIGHT CABINET:	PL 2



3 Work Room 254

SCALE: 1/4" = 1'-0"

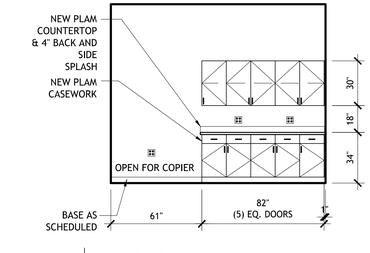
COUNTERTOP/BACKSPLASH/SELF-EDGE:	PL 1
BASE/UPPER CABINETS:	(E)
END PANELS:	PL 2



4 Conference 204

SCALE: 1/4" = 1'-0"

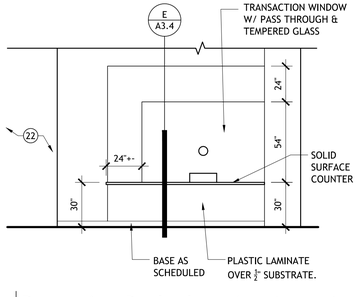
COUNTERTOP/BACKSPLASH/SELF-EDGE:	PL 1
BASE/UPPER CABINETS:	PL 2



5 Hall 219 - Finance

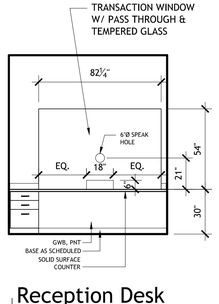
SCALE: 1/4" = 1'-0"

COUNTERTOP/BACKSPLASH/SELF-EDGE:	PL 1
BASE/UPPER CABINETS:	PL 2



6 Reception Desk Elevation (Front)

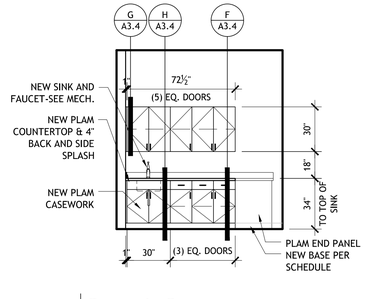
SCALE: 1/4" = 1'-0"



7 Reception Desk Elevation (Back)

SCALE: 1/4" = 1'-0"

COUNTERTOP/BACKSPLASH/SELF-EDGE:	SS
BASE/UPPER CABINETS:	PL 2



8 Council Chambers

SCALE: 1/4" = 1'-0"

COUNTERTOP/BACKSPLASH/SELF-EDGE:	PL 1
BASE/UPPER CABINETS:	PL 2

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LICENSED ARCHITECT
AR-1786
GARY M. BERNARDO
STATE OF IDAHO

IN ASSOCIATION WITH:

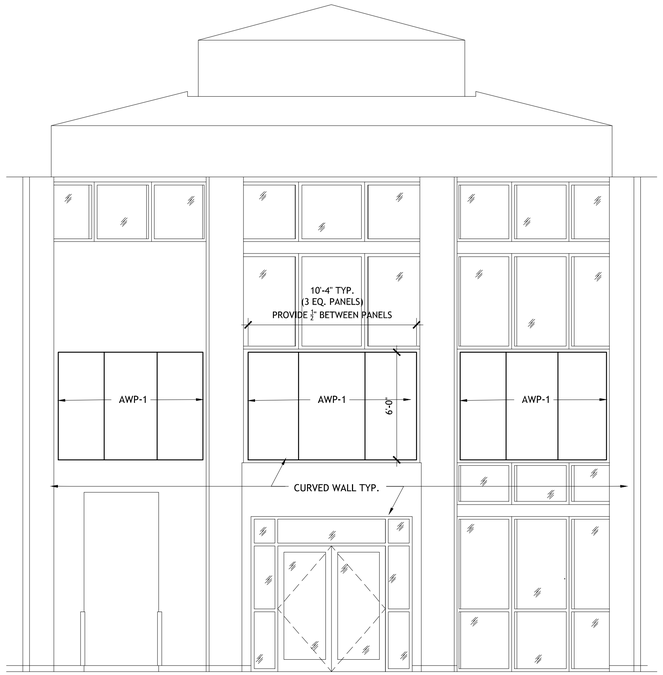
POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

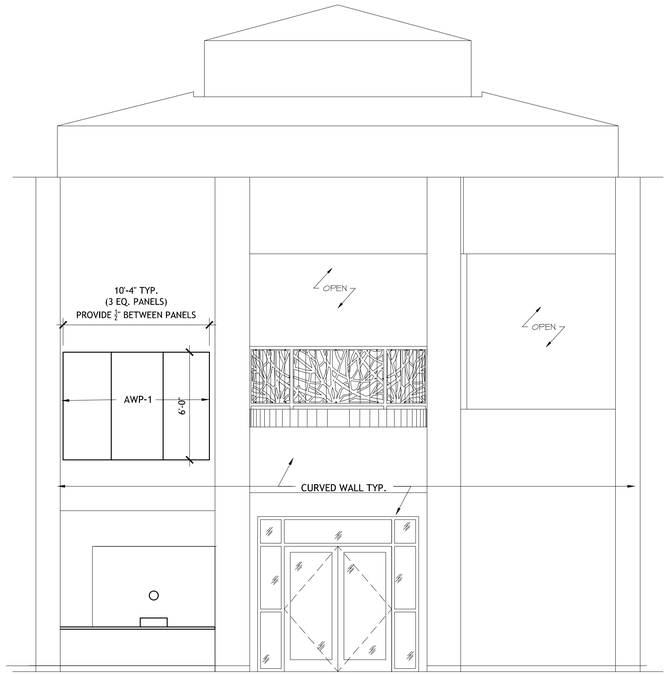
BID SET
ISSUE DATE: 03/29/2024
PROJECT NUMBER: 23-01-017
REVISION SCHEDULE:
1 DESIGN REVISIONS 03.29.2024

INT. ELEVATIONS & DETAILS

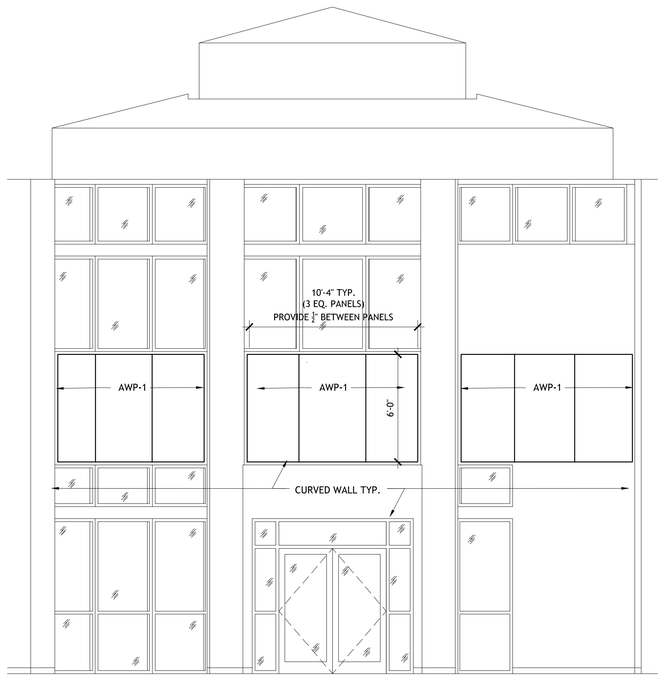
A3.2



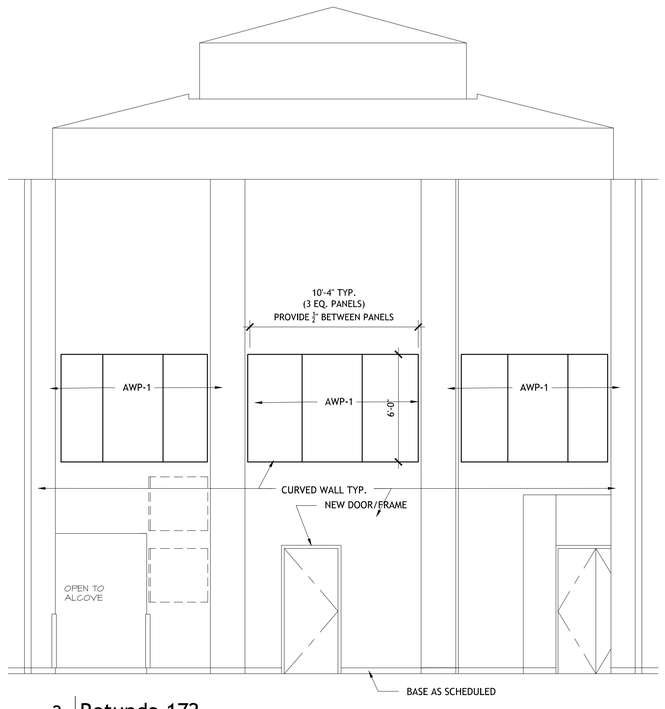
3 Rotunda 172
SCALE: 1/4" = 1'-0"



4 Rotunda 172
SCALE: 1/4" = 1'-0"



1 Rotunda 172
SCALE: 1/4" = 1'-0"



2 Rotunda 172
SCALE: 1/4" = 1'-0"

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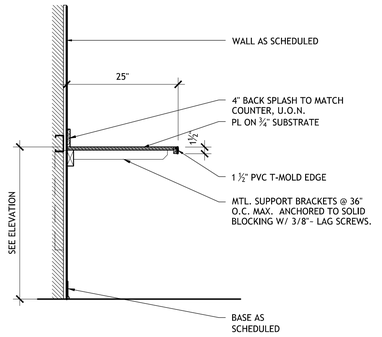
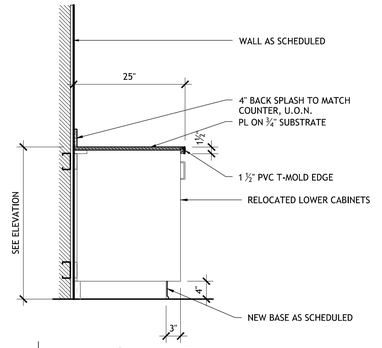
INT. ELEVATIONS & DETAILS

A3.3



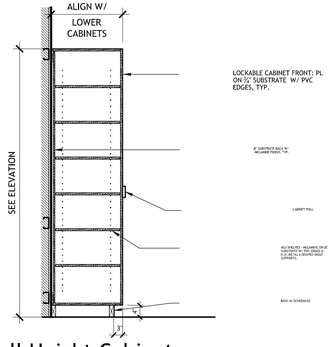
A Counter, Typ.

SCALE: 3/4" = 1'-0"



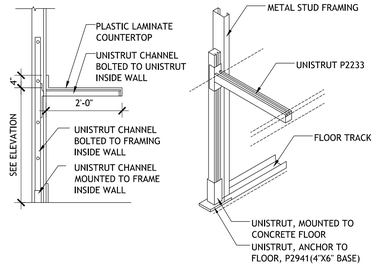
B Base Cabinet, Typ.

SCALE: 3/4" = 1'-0"



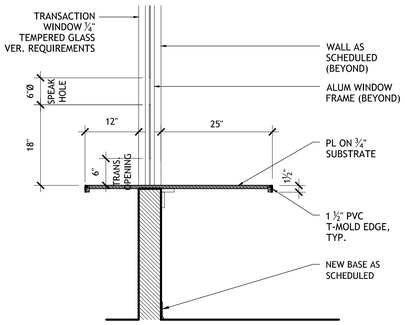
C Full Height Cabinet

SCALE: 1/2" = 1'-0"



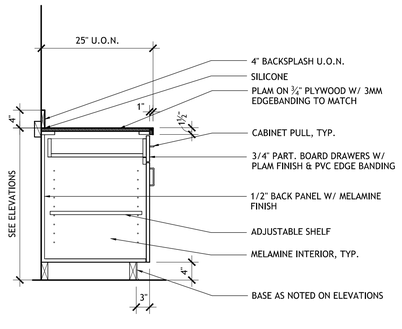
D Counter Reinforcing

SCALE: N.T.S.



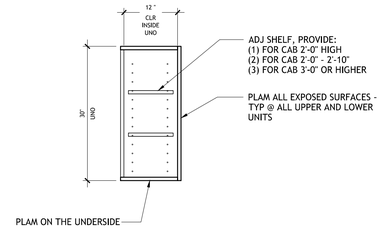
E Section at Pass Through Window

SCALE: 3/4" = 1'-0"



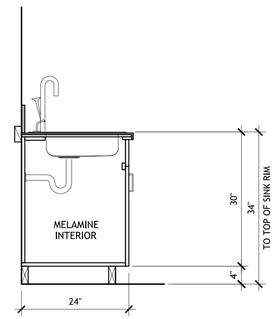
F LOWER CABINET

SCALE: 3/4" = 1'-0"



G UPPER CABINET

SCALE: 3/4" = 1'-0"



H CABINET @ SINK

SCALE: 3/4" = 1'-0"

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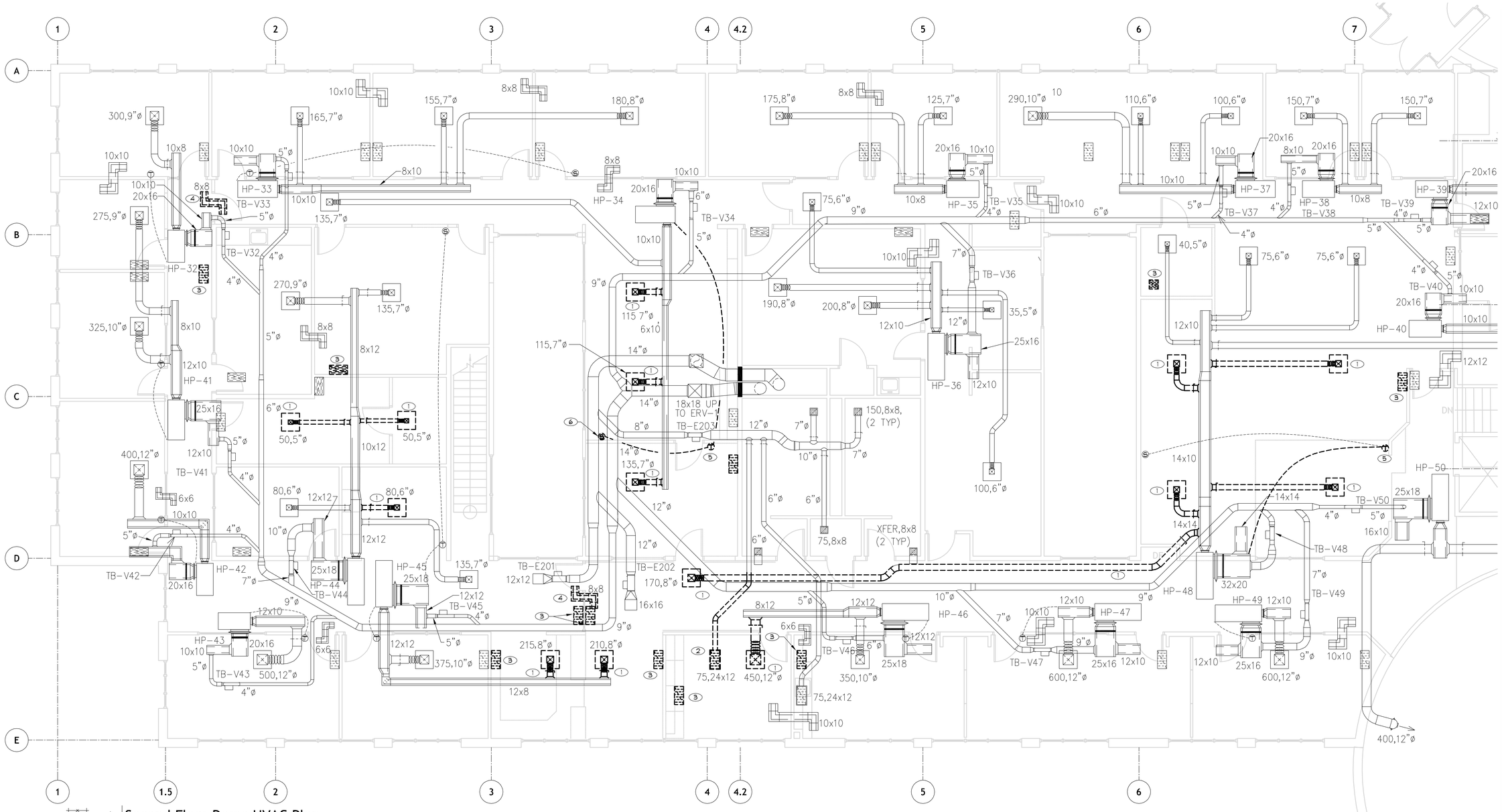
REVISION SCHEDULE:

1	DESIGN REVISIONS	03.29.2024

INTERIOR DETAILS

A3.4



A Second Floor Demo HVAC Plan

SCALE: 3/16" = 1-0"

MECHANICAL LEGEND

GENERAL SYMBOLS

- PLAN NOTE
- CONNECTION OF NEW TO EXISTING
- HP(E) EXISTING WATER SOURCE HEAT PUMP
- TBV(E) EXISTING VENTILATION TERMINAL BOX
- TBE(E) EXISTING EXHAUST TERMINAL BOX

HVAC SYMBOLS

- DUCT TURNING VANES
- MANUAL DAMPER
- FLEXIBLE CONNECTION
- SOUND LINED DUCT (NET INSIDE DIMENSION) — AXB
- AXB SOUND LINED DUCT (NET INSIDE DIMENSION)
- ROUND SUPPLY DUCT
- RECTANGULAR SUPPLY DUCT
- RECTANGULAR RETURN DUCT
- RECTANGULAR EXHAUST DUCT
- ROUND DUCT
- FLAT OVAL DUCT
- THERMOSTAT
- AVERAGING SENSOR
- CONTINUATION OF DUCT
- D14 325 OR D14-325 — DIFFUSER/GRILLE DESIGNATION; CFM

GENERAL NOTES:

1. CONTRACTOR SHALL SITE VERIFY EXACT LOCATIONS AND DIMENSIONS OF EXISTING DUCTWORK AND POINTS OF CONNECTION, PRIOR TO COMMENCING CONSTRUCTION.

PLAN NOTES:

1. REMOVE DIFFUSER AND BRANCH DUCT TO POINT INDICATED. CAP AND SEAL DUCT MAIN WHERE BRANCH HAS BEEN REMOVED.
2. REMOVE EXHAUST GRILLE AND BRANCH DUCT TO POINT INDICATED SEE NEW WORK PLAN FOR CONTINUATION.
3. REMOVE RETURN PLENUM GRILLE.
4. REMOVE RETURN PLENUM TRANSFER DUCT.
5. REMOVE THERMOSTAT, RELOCATE TO POSITION INDICATED ON NEW WORK PLAN.
6. REMOVE SENSOR, RELOCATE TO POSITION INDICATED ON NEW WORK PLAN.

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PROFESSIONAL ENGINEER REGISTERED 7833 STATE OF IDAHO JEFF ROMANS

EXPIRES 08/31/2024

IN ASSOCIATION WITH:

DUMAIS ● ROMANS, INC.
Consulting Mechanical Engineers

POST FALLS CITY HALL REMODEL

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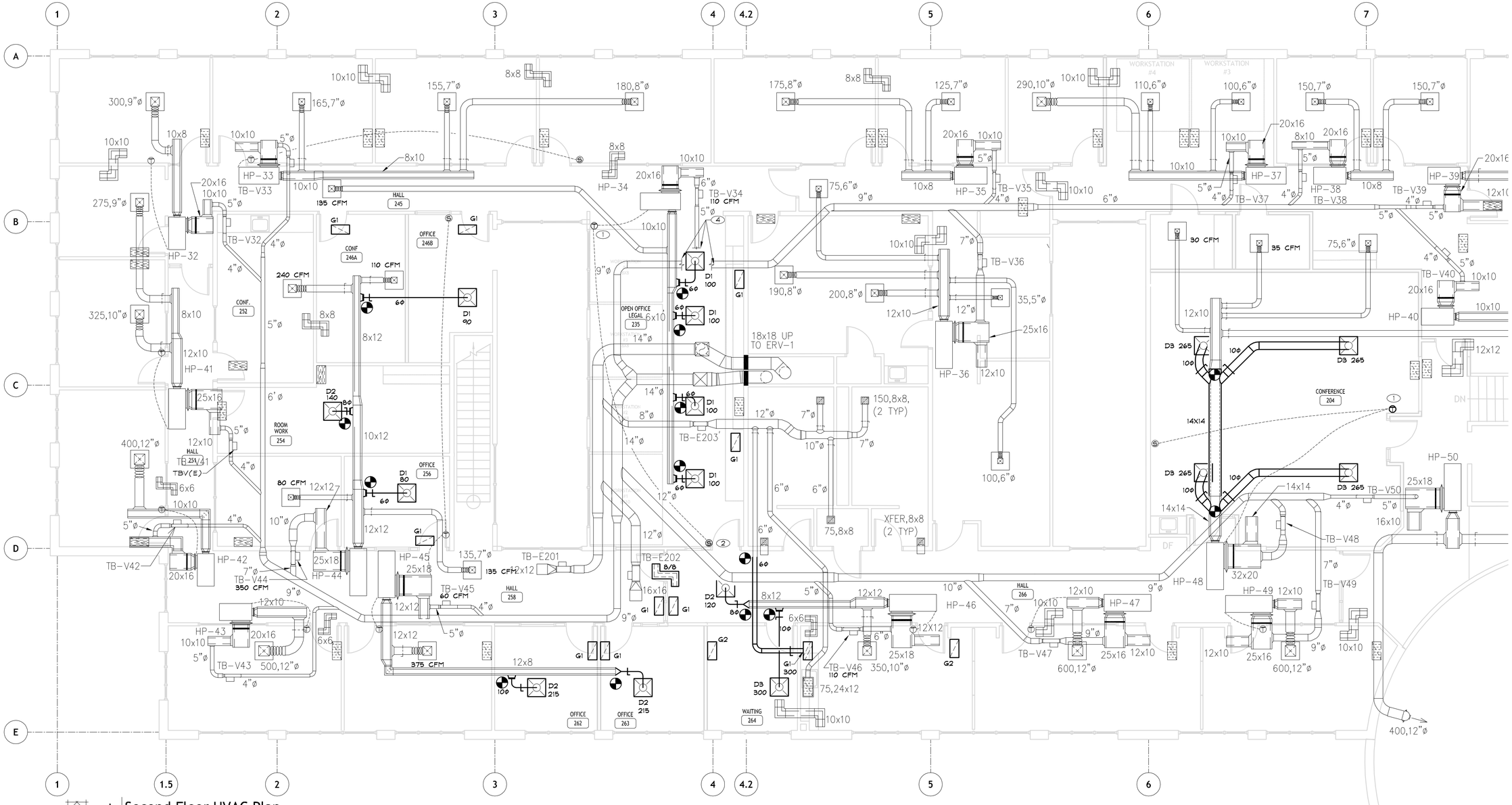
2ND FLOOR DEMO HVAC PLAN

M1.1



A Second Floor HVAC Plan

SCALE: 3/16" = 1'-0"

GRILLE SCHEDULE		
ITEM NO.:	G1	G2
NECK SIZE (IN.)	8X8	10X10
MANUFACTURER:	TITUS	TITUS
MODEL:	350RL	350RL
NOTES:	1,2	1,2

1. CONTRACTOR IS TO COORDINATE FRAME TYPE WITH CONSTRUCTION.
2. ALL GRILLES SELECTED FOR NC LEVELS BELOW 30, AND AIR PRESSURE DROP BELOW 0.15" W.G.

DIFFUSER SCHEDULE			
ITEM NO.:	D1	D2	D3
NECK SIZE (IN.)	6X6	8X8	10X10
MANUFACTURER:	TITUS	TITUS	TITUS
MODEL:	MCD	MCD	MCD
NOTES:	1,2	1,2	1,2

1. CONTRACTOR IS TO COORDINATE FRAME TYPE WITH CONSTRUCTION.
2. ALL DIFFUSERS SELECTED FOR NC LEVELS BELOW 30, AND AIR PRESSURE DROP BELOW 0.15" W.G.

GENERAL NOTES:

1. SET SUPPLY OUTLET AIRFLOW TO RATES INDICATED ON PLAN.
2. SET TERMINAL BOX AIRFLOW TO RATES INDICATED ON PLAN.

PLAN NOTES:

1. RELOCATED THERMOSTAT.
2. RELOCATED SENSOR.
3. EXISTING TERMINAL BOX HIDDEN FOR CLARITY.
4. VENTILATION AIR DUCT HIDDEN FOR CLARITY.

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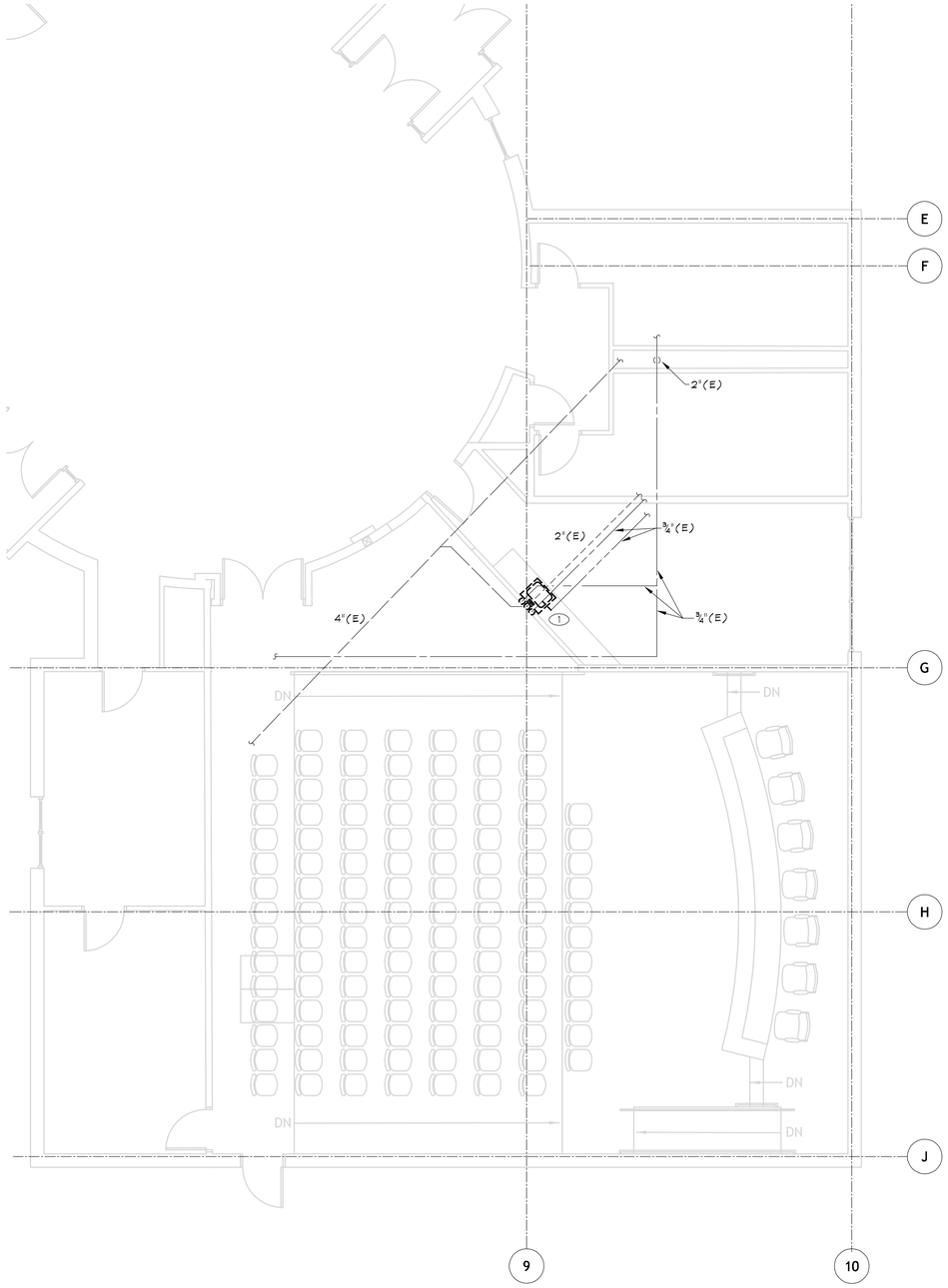
2ND FLOOR HVAC PLAN

M2.1



GENERAL NOTES:

1. SITE VERIFY EXISTING PIPING LOCATIONS AND DEPTH.
2. WASTE PIPING INDICATED IS BELOW GRADE.

PLAN NOTES:

(1) REMOVE THE EXISTING SINK, CAP THE DOMESTIC WATER AND VENT PIPING ABOVE THE CEILING, AND THE WASTE PIPING BELOW THE FLOOR FOR FUTURE CONNECTION.

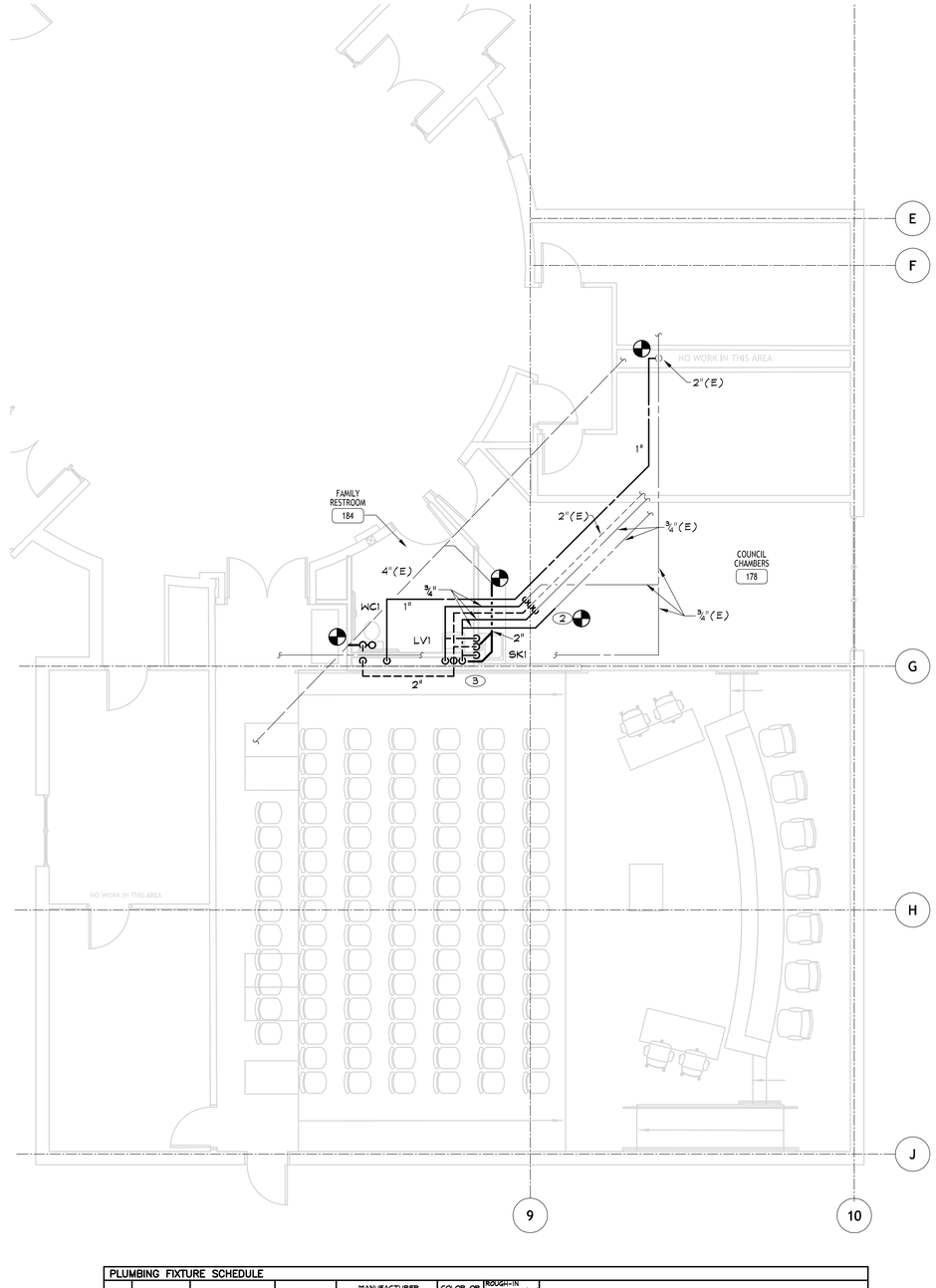
(2) CONNECT TO THE EXISTING SERVICES TO EXTEND TO THE NEW SINKS.

(3) PROVIDE A WALL CLEANOUT TO SERVICE BOTH SINKS.

NORTH

A First Floor Rotunda Demo

SCALE: 3/16" = 1-0"



PLUMBING FIXTURE SCHEDULE											
ITEM	FIXTURE	TYPE	SIZE	MANUFACTURER AND MODEL NO.	COLOR OR FINISH	ROUGH-IN CONNECTION (IN.) W	V	CW	HW	REMARKS
WC1	ADA WATER CLOSET	FLR. MTD, FL. VALVE	ADA ELONGATED	AMERICAN STANDARD RIGHT WIDTH, 3641.001	WHITE	4	2	1	--	PROVIDE W/ WHITE OPEN FRONT ELONGATED SEAT, CHURCH MODEL 2155CT, (1.6 GAL. PER FLUSH). FLUSH VALVE: SENSOR BATTERY POWERED, SLOAN, MODEL 8111.
LV1	ADA LAVATORY	WALL MOUNTED	20 5/8" X 18 1/4"	AMERICAN STANDARD LUCERNE, 0356.028	WHITE	1 1/2	1 1/2	1/2	1/2	PROVIDE W/ 0.5 GPM FLOW CHICAGO FAUCET MODEL 2200-AE2805ABCP FAUCET, 4" CENTER HOLES, OFFSET TAIL PIECE, KOHLER K-9018 P-TRAP. BARRIER FREE PIPE INSULATION KIT ON EXPOSED PIPING, TRUEBRO LAVGUARD #101, W/ #105 OFFSET TAIL PIECE.
SK2	SINGLE BOWL SINK	COUNTER MOUNTED	22 X 19 X 7 1/2	JUST SL-2219-A-GR	STAINLESS STEEL	2	1 1/2	1/2	1/2	PROVIDE W/ SPEAKMAN FAUCET & SPRAY, MODEL S-3762-HS-LF. PROVIDE SINK WITH FOUR FAUCET HOLES. KOHLER K-9000 P-TRAP.
NOTES: 1. CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED FOR A COMPLETE OPERATIONAL INSTALLATION PER STATE AND LOCAL PLUMBING CODES AND REQUIREMENTS.											

NORTH

A First Floor Rotunda New Work

SCALE: 3/16" = 1-0"

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1ST FLOOR
HVAC & PLUMBING

M3.1

SECTION 220200 - MECHANICAL GENERAL PROVISIONS

1.1 PART 1 - GENERAL
A. THE SCOPE OF WORK IN THIS SECTION IS TO INCLUDE ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE ENTIRE MECHANICAL WORK AS HEREIN SPECIFIED, AND/OR INDICATED ON RELATED DRAWINGS. EACH MECHANICAL SECTION OF THE SPECIFICATIONS IS SUBJECT TO ALL PROVISIONS OF THE COMPLETE CONTRACT SET OF DOCUMENTS.
B. THE CONTRACTOR SHALL VERIFY THE INSTALLATION REQUIREMENTS OF ALL MECHANICAL EQUIPMENT FROM THE SUBMITTALS AND INSTALLATION INSTRUCTIONS PROVIDED WITH THE EQUIPMENT. THE CONTRACTOR SHALL VERIFY THESE REQUIREMENTS AND COORDINATE THEM WITH THE ELECTRICAL, CONTROL, PLUMBING, HVAC, AND OTHER RELATED CONTRACTORS PRIOR TO MECHANICAL, CONTROL, PLUMBING, OR ELECTRICAL ROUGH-IN. IF THERE IS A DISCREPANCY BETWEEN THE DRAWINGS, AND INSTALLATION MATERIALS OR METHODS IN THE INSTALLATION INSTRUCTIONS, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR ADDITIONAL CLARIFICATION IF NECESSARY.
C. DRAWINGS ARE PARTLY DIAGRAMMATIC AND DO NOT NECESSARILY SHOW THE EXACT LOCATION OF ALL NEW PIPING AND EXISTING UTILITIES, UNLESS SPECIFICALLY DIMENSIONED.
D. LOCATION OF THE PIPING AND DUCTWORK SHALL BE CHECKED TO DETERMINE THAT IT CLEARS ALL OPENINGS AND STRUCTURAL MEMBERS, THAT IT MAY BE PROPERLY CONCEALED AND THAT IT CLEARS CABINETS, LIGHTS AND ALL EQUIPMENT HAVING FIXED LOCATIONS. NO EXTRA PAYMENTS WILL BE ALLOWED WHERE PIPING AND/OR DUCTWORK MUST BE OFFSET TO AVOID OTHER WORK, OR WHERE MINOR CHANGES ARE NECESSARY TO FACILITATE INSTALLATION. THE DRAWINGS SHOW THE VARIOUS PIPING AND DUCT SYSTEMS SCHEMATICALLY, AND DO NOT ATTEMPT TO SHOW DETAILS OF ALL PIPING AND DUCTWORK, OR TO SHOW ALL OFFSETS THAT MAY BE REQUIRED. NO ADDED COMPENSATION WILL BE PERMITTED FOR VARIATIONS DUE TO FIELD CONDITIONS. THE CONTRACTOR SHALL CAREFULLY CHECK SPACE REQUIREMENTS TO ENSURE THAT EQUIPMENT, DUCTS, PIPES, ETC. CAN BE INSTALLED IN THE SPACE ALLOTTED PRIOR TO FABRICATION OR ORDERING. LINES THAT MUST PITCH, OR THAT MUST HAVE A CONSTANT ELEVATION, SHALL HAVE THE RIGHT-OF-WAY OVER LINES NOT SO RESTRICTED. THE CONTRACTOR SHALL INSTALL PIPING AND DUCTS IN SUCH A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR, WITHOUT FURTHER INSTRUCTIONS OR COST TO THE OWNER.
E. DRAWINGS DO NOT ATTEMPT TO SHOW COMPLETE DETAILS OF BUILDING CONSTRUCTION WHICH AFFECT THE MECHANICAL INSTALLATION. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, STRUCTURAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND BUILDING DETAILS WHICH AFFECT INSTALLATION OF HIS WORK.
F. THE SPECIFICATIONS AND PLANS ARE COMPLEMENTARY, AND ANYTHING CALLED FOR IN EITHER IS AS BINDING AS IF CALLED FOR IN BOTH. ITEMS NOT SPECIFICALLY MENTIONED IN THE SPECIFICATION OR NOTED ON THE DRAWINGS, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING SYSTEM SHALL BE INCLUDED. CONTRACTOR CLAIMS FOR ADDITIONAL PAYMENT FOR SUCH ITEMS WILL NOT BE ALLOWED.
G. THE LOCATIONS OF EXISTING CONNECTION POINTS HAVE BEEN INDICATED AS CLOSELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE CONTRACTOR SHALL ASSUME THAT SUCH CONNECTION POINTS ARE WITHIN A 10-FOOT RADIUS OF THE INDICATED LOCATION. CONTRACTOR SHALL VERIFY INVERT ELEVATIONS AT CONNECTION POINTS TO EXISTING CONCEALED PIPING AS SOON AS POSSIBLE. CONTRACTOR SHALL NOTIFY ENGINEER OF INVERT CONFLICTS BEFORE PROCEEDING WITH AFFECTED PIPING.
H. THE CONTRACTOR SHALL NOT USE PERMANENT HEATING/VENTILATING UNITS FOR TEMPORARY HEAT/VENTILATION UNLESS APPROVED BY THE OWNER, AND PROVISIONS ARE MADE TO PROTECT EQUIPMENT.
I. ALL MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
J. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYMENT FOR ALL PERMITS, LICENSES, AND INSPECTION CERTIFICATES REQUIRED BY THE CONTRACT DOCUMENTS, AND SHALL PAY ALL FEES FOR THE UTILITY CONNECTIONS AS REQUIRED FOR THIS PART OF THE WORK.
K. ELECTRICALLY DRIVEN OR ELECTRICALLY CONNECTED EQUIPMENT SHALL BEAR THE UL LABEL OR EQUIVALENT.

1.2 PRODUCT OPTIONS AND SUBSTITUTIONS
A. SUBSTITUTIONS OF EQUIPMENT OR MATERIALS SHALL BE MADE ONLY WITH THE WRITTEN PRIOR APPROVAL OF THE ENGINEER.
B. SUBMITTAL REVIEW BY THE ENGINEER, IS TO ASSIST THE CONTRACTOR IN PROVIDING AN EQUAL PRODUCT. SUBMITTAL ACCEPTANCE AND DOES NOT RELIEVE THE CONTRACTOR FROM ALL SUBMITTAL REQUIREMENTS IF THE PRODUCT IS SUBSEQUENTLY DISCOVERED AS INFERIOR TO THE SPECIFIED PRODUCT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUBSTITUTED EQUIPMENT AND MATERIALS, AND HOW THEY RELATE TO THE ENGINEER'S DESIGN. THE CONTRACTOR SHALL ALSO ASSUME THE COST OF ANY REDESIGN, IN THE FORM OF CHANGES TO THE DRAWINGS, AND THE WORK OF ANY OTHER TRADE DUE TO SUBSTITUTION OF MATERIAL AND SHALL PROVIDE ADDITIONAL MATERIALS AS REQUIRED TO PROPERLY INSTALL ANY EQUIPMENT SUBSTITUTIONS.

1.3 AS-BUILT DRAWINGS:
A. AS-BUILT DRAWINGS SHALL BE BROUGHT UP-TO-DATE AT THE END OF EACH WORKING DAY.
B. ALL CHANGE ORDERS, ADDENDUM ITEMS AND CLARIFICATIONS TO THE CONTRACT SHALL BE NOTED ON THE AS-BUILT DRAWINGS AND SHALL INCLUDE ALL REVISIONS ACCOMPLISHED BY THESE ITEMS.
C. WHERE BURIED PIPING HAS BEEN REROUTED, THE CONTRACTOR SHALL DIMENSION FROM THE GRID LINES, COLUMNS, OR A FIXED PART OF THE BUILDING.

1.4 PRESSURE TESTING OF SYSTEMS:
A. PIPING SYSTEMS SHALL BE SUBJECT TO TESTS AS SPECIFIED BELOW. TESTS SHALL BE MADE IN PRESENCE OF OWNER'S REPRESENTATIVES AND ANY LOCAL INSPECTOR HAVING JURISDICTION.
1. SANITARY WASTE AND VENT PIPING : MINIMUM 10 FEET HEAD OF WATER OR 5 PSI AIR PRESSURE FOR AT LEAST 30 MINUTES.
2. DOMESTIC HOT AND COLD WATER PIPING: HYDROSTATIC TEST EQUAL TO SYSTEM WORKING PRESSURE OR AIR TEST AT MINIMUM 50 PSI FOR AT LEAST 30 MINUTES
B. FURNISH ALL TOOLS, MATERIALS, FUEL, AIR, WATER, GASES, PUMPS, GAUGES, BLOWERS, INSTRUMENTS, TEST EQUIPMENT AND PERSONNEL REQUIRED FOR TESTS. MAKE ALL PROVISIONS FOR REMOVAL OF TEST EQUIPMENT AND DRAINING OF PIPES AFTER TESTS.
C. ALL TESTS SHALL BE ENTERED INTO A TEST LOG, WHICH SHALL BE MAINTAINED ON SITE.
D. SUBMIT CERTIFICATES OF APPROVAL FROM AGENCIES HAVING JURISDICTION, AND INCLUDE A COPY IN THE TEST LOG. WORK IS NOT CONSIDERED COMPLETE UNTIL ALL CERTIFICATES HAVE BEEN SUBMITTED. PROVIDE LOG INDICATING TESTS PERFORMED, TESTED BY, OWNER'S REPRESENTATIVE OR LOCAL INSPECTOR'S SIGNATURE AND DATE OF TEST.

1.5 INSTALLATION:
A. ALL TEMPORARY OPENINGS IN PIPES AND DUCTS SHALL BE CAPPED OR SEALED DURING CONSTRUCTION. CAPS SHALL BE REMOVED FOR FINAL CONNECTIONS.
B. VALVES, DAMPER OPERATORS, THERMOMETERS, PRESSURE GAUGES, CLEANOUT FITTINGS, AND INDICATING EQUIPMENT OR SPECIALTIES REQUIRING READING, ADJUSTING, INSPECTION, REPAIRING, REMOVAL, OR REPLACEMENT SHALL BE CONVENIENTLY AND ACCESSIBLY LOCATED WITH REFERENCE TO FINISHED BUILDING.
C. NO PIPING OR DUCTWORK SHALL BE RUN OVER ANY ELECTRICAL PANEL. CONTRACTOR SHALL BE REQUIRED TO MOVE AT HIS EXPENSE ANY PIPE OR DUCT RUN OVER AN ELECTRICAL PANEL REGARDLESS OF WHERE DIAGRAMMATICALLY INDICATED ON THE DRAWINGS.
D. PROVIDE SUPPLEMENTAL SUPPORT STEEL TO SPAN BUILDING STRUCTURAL ELEMENTS AS NECESSARY FOR EQUIPMENT FOUNDATIONS, SUPPORTS, HANGERS, ETC.

1.6 DOMESTIC WATER CHLORINATION:
A. ALL DOMESTIC WATER LINES SHALL BE DISINFECTED IN CONFORMANCE WITH THE MOST CURRENT AMERICAN WATER WORKS ASSOCIATION STANDARD C651. AFTER DISINFECTING, ALL DOMESTIC WATER LINES SHALL BE FLUSHED AND RETURNED TO NORMAL LEVELS OF RESIDUAL CHLORINE.
B. AFTER FLUSHING, THE WATER SHALL BE SAMPLED AND SHOWN TO BE SAFE BEFORE BEING USED FOR DRINKING. A LABORATORY CERTIFIED BY THE STATE DEPARTMENT OF HEALTH SHALL ANALYZE THE WATER SAMPLE. A COPY OF THE LABORATORY RESULT SHALL BE INCLUDED IN THE TEST LOG, AND WITH THE O&M MANUAL.

1.7 TEST LOG DATA:
A. THE TEST DATA SHALL INCLUDE THE TESTING AND FLUSHING OF ALL PIPING ON THE PROJECT AS WELL AS THE RESULTS OF ANY OTHER TESTING REQUIRED BY THIS SPECIFICATION.
B. THE CONTRACTOR'S SUPERINTENDENT AND THE ARCHITECT'S REPRESENTATIVE OR THE CODE AUTHORITY HAVING JURISDICTION SHALL SIGN ALL LOG DATA TEST ENTRIES.
C. TEST LOG SHALL BE INCLUDED IN THE O&M MANUAL AT PROJECT CLOSEOUT.

1.8 CUTTING AND PATCHING:
A. CUTTING AND PATCHING OF EXISTING OR NEW BUILDING WALLS, FLOORS AND ROOF REQUIRED TO INSTALL THE MECHANICAL SYSTEMS SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. THIS WORK INCLUDES BUT IS NOT LIMITED TO PATCHING OF HOLES LEFT BY THE REMOVAL OF MECHANICAL UTILITIES, EQUIPMENT, AND FIXTURES. ALL PATCHING SHALL MATCH THE EXISTING CONSTRUCTION, AND SHALL BE MADE IN ACCORDANCE WITH THE EXISTING MANUFACTURER'S REQUIREMENTS AS REQUIRED TO MAINTAIN ANY EXISTING WARRANTY IF ONE EXISTS.
B. NEGLIGENT DAMAGE TO EXISTING OR NEW STRUCTURES BY THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
C. PRECAUTIONS SHALL BE TAKEN TO PROTECT ADJACENT AREAS FROM DUST AND DIRT.

1.9 CLEANUP:
A. THE CONTRACTOR SHALL BE EXPECTED TO POLICE HIS DAY-TO-DAY OPERATION AND MAINTAIN A CLEAN AND SAFE WORKING AREA.

1.10 ACCESS DOORS AND PANELS:
A. THE CONTRACTOR SHALL PROVIDE WALL, FLOOR AND CEILING ACCESS DOORS AS REQUIRED TO MAINTAIN AND REPAIR ALL EQUIPMENT.
1. ACCEPTABLE MANUFACTURERS: MIFAB

1.11 GUARANTEE
A. THE CONTRACTOR SHALL GUARANTEE ALL WORK INCLUDED IN THIS SECTION FOR A PERIOD OF ONE YEAR AFTER DATE OF CERTIFICATE OF SUBSTANTIAL COMPLETION. DURING THAT PERIOD, ALL DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND DAMAGE TO OTHER WORK, RESULTING FROM THE DEFECTS, OR THE CORRECTION OF IT, SHALL BE REMEDIED AT THE CONTRACTOR'S EXPENSE.

1.12 ELECTRICAL WORK AND COORDINATION
A. THE MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MOTOR STARTERS AND DISCONNECTS REQUIRED FOR MECHANICAL EQUIPMENT, EXCEPT WHERE THEY ARE IDENTIFIED TO BE PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR IN THE ELECTRICAL CONTRACT DOCUMENTS. ALL STARTERS AND DISCONNECTS SHALL BE SIZED PER NEMA STANDARDS.

END OF SECTION

SECTION 220300 - MECHANICAL DEMOLITION

1.1 PART 1 - GENERAL
A. THE WORK UNDER THIS SECTION SHALL INCLUDE PROVIDING ALL LABOR, EQUIPMENT, AND MATERIALS OF EVERY KIND NECESSARY TO COMPLETE THE DEMOLITION OF EXISTING MECHANICAL SYSTEMS AS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.

2.1 PART 2 - PRODUCTS
A. THE OWNER SHALL HAVE FIRST SALVAGE RIGHTS TO ALL REMOVED FIXTURES AND EQUIPMENT. CONTRACTOR SHALL COORDINATE SELECTION WITH THE OWNER'S REPRESENTATIVE.

3.1 PART 3 - EXECUTION
A. REMOVE PIPING, DUCTWORK, EQUIPMENT AND CONTROLS AS INDICATED OR REFERENCED IN THE SPECIFICATIONS AND DRAWINGS, INCLUDING ASSOCIATED COMPONENTS OF THE SYSTEM WHICH WILL NOT BE NECESSARY FOR FUTURE OPERATION. CAP OR OTHERWISE PROTECT ALL OPEN PIPING AND DUCTWORK WHICH IS TO REMAIN. NOT ALL ITEMS REQUIRING DEMOLITION ARE SPECIFICALLY IDENTIFIED ON THE DRAWINGS.
B. EXISTING UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.

END OF SECTION

SECTION 220400 - MECHANICAL SHOP DRAWINGS AND PRODUCT DATA

1.1 PART 1 - GENERAL
A. SUBMIT SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES REQUIRED BY CONTRACT DOCUMENTS PROMPTLY TO AVOID DELAYS. ALL MATERIALS AND EQUIPMENT MUST BE SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE DESIGN ENGINEER AND ARCHITECT BEFORE BEING RELEASED FOR SHIPMENT.
B. PROVIDE MECHANICAL SUBMITTALS IN AN ELECTRONIC PDF FILE, WITH INDEX TABS CORRESPONDING TO THE SPECIFICATION OR DRAWINGS.
1. PIPING: INCLUDING ALL MATERIAL, FIXTURES, TRIM, AND EQUIPMENT.
2. VENTILATION: INCLUDING ALL MATERIALS, EQUIPMENT, TEMPERATURE CONTROLS, AND BALANCING FIRM.

2.1 PART 2 - PRODUCTS
A. CLEARLY MARK EACH COPY TO IDENTIFY PERTINENT PRODUCTS OR MODELS, PERFORMANCE CHARACTERISTICS, DIMENSIONS, AND CLEARANCES. MODIFY DRAWINGS AND DIAGRAMS TO DELETE INFORMATION WHICH IS NOT APPLICABLE TO THE WORK.
B. SEND **ONE** COPY OF THE ELECTRONIC SUBMITTALS TO THE ENGINEER FOR REVIEW. THE ENGINEER WILL REVIEW THE SUBMITTAL PACKAGE, AND RETURN A REVIEWED COPY OUTLINING APPROVAL AND RESUBMITTAL REQUIREMENTS. RESUBMIT ON ITEMS AS REQUIRED UNTIL THE SUBMITTAL IS ACCEPTED.

3.1 PART 3 - EXECUTION
A. REVIEW SHOP DRAWINGS, PRODUCT DATA AND SAMPLES PRIOR TO SUBMISSION.
B. DETERMINE AND VERIFY FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, CATALOG NUMBERS AND SIMILAR DATA, AND CONFORMANCE WITH SPECIFICATIONS.
C. SUBSTITUTIONS FROM THE REQUIREMENTS OUTLINED IN THE CONTRACT DOCUMENTS WILL ONLY BE ALLOWED THROUGH THE PRIOR APPROVAL PROCESS.
D. DEVIATIONS FROM CONTRACT DOCUMENTS SHALL BE CONSPICUOUSLY IDENTIFIED, SO AS TO BE EASILY RECOGNIZED BY THE REVIEWER.
E. CONTRACTOR'S STAMP, ELECTRONICALLY INITIALED OR SIGNED, SHALL BE ON THE SUBMITTAL, CERTIFYING REVIEW OF SUBMITTAL, VERIFICATION OF PRODUCTS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA, AND COORDINATION OF THE INFORMATION WITHIN THE SUBMITTAL WITH REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
F. THE ENGINEER WILL REVIEW EACH SUBMITTAL INDICATING THAT ONE OF THE FOLLOWING CATEGORIES APPLIES TO THE SUBMITTAL WITH THE CORRESPONDING ACTION TO BE TAKEN BY THE CONTRACTOR: NO EXCEPTION TAKEN, FURNISH AS CORRECTED, REVISE AND RESUBMIT, OR REJECTED.
1. CORRECTIONS OR COMMENTS OR ACCEPTANCE DURING THIS REVIEW DO NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS. THIS CHECK IS ONLY FOR REVIEW OF GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES, AND PERFORMING HIS WORK IN A SAFE AND SATISFACTORY MANNER.

END OF SECTION

SECTION 220529 - SUPPORTS AND ANCHORS

1.1 PART 1 - GENERAL
A. PIPE AND EQUIPMENT HANGERS AND SUPPORTS, EQUIPMENT BASES AND SUPPORTS, SLEEVES AND SEALS, FLASHING AND SEALING EQUIPMENT AND PIPE STACKS.

2.1 PART 2 - PRODUCTS
A. PIPE HANGER AND SUPPORTS TO BE ERICO/MICHIGAN HANGER, MIRO, OR PIPE PIER.
B. THE CONTRACTOR SHALL SELECT ATTACHMENT DEVICES IN COMPLIANCE WITH THE SEISMIC ZONE REQUIREMENTS FOR THIS PROJECT. INSTALLATIONS NOT IN CONFORMANCE WITH THE SEISMIC REQUIREMENTS FOR THIS ZONE SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
C. HORIZONTAL SUPPORTS SHALL CONSIST OF UPPER ATTACHMENT, THREADED HANGER ROD(S) WITH TURNBUCKLES AND LOWER ATTACHMENT.
D. LOWER ATTACHMENTS SHALL BE AS RECOMMENDED BY THE HANGER MANUFACTURER FOR SERVICE.
E. HANGERS SHALL BE SIZED FOR INSULATION, AND ALL REFRIGERANT PIPING SHALL HAVE WITH VIBRATION ISOLATION BUSHING DESIGNED FOR THIS PURPOSE BETWEEN PIPING AND CLAMP.

3.1 PART 3 - EXECUTION
A. HANGER INSTALLATION AND SPACING TO BE PER PIPING MANUFACTURER'S RECOMMENDATIONS.
B. PLACE HANGERS WITHIN 12" OF EACH HORIZONTAL ELBOW.
C. WHERE SEVERAL PIPES CAN BE INSTALLED IN PARALLEL AND AT SAME ELEVATION, PROVIDE MULTIPLE OR TRAPEZE HANGERS. TRAPEZE HANGERS SHALL BE UNISTRUT (OR APPROVED EQUAL) WITH ELECTRO-CHROMATE FINISH.
D. PROVIDE COPPER PLATED HANGERS AND SUPPORTS FOR COPPER PIPING. SUPPORT ALL REFRIGERANT PIPING WITH VIBRATION ISOLATION BUSHING DESIGNED FOR THIS PURPOSE, BETWEEN PIPING AND CLAMP.
E. PROVIDE ALL NECESSARY SUPPLEMENTAL STEEL FOR SUPPORT OR ATTACHMENT OF HANGERS AND PIPE IN SHAFTS AND BETWEEN BUILDING STRUCTURAL MEMBERS
F. SUPPORT AT EQUIPMENT: PIPING AT EQUIPMENT SHALL BE SUPPORTED SO THAT PIPE WEIGHT IS NOT EXERTED UPON THE EQUIPMENT.
G. SUSPENDED EQUIPMENT SHALL BE BRACED AGAINST LATERAL MOVEMENT DUE TO ITS OPERATION.
H. INSTALL CHROME PLATED BRASS ESCUTCHEONS WHERE EXPOSED PIPES PASS THROUGH FINISHED SURFACES (WALLS, FLOORS AND CEILINGS). PROVIDE EXTRA DEEP ESCUTCHEONS AS REQUIRED FOR PROPER FIT.

END OF SECTION

SECTION 220553 - MECHANICAL IDENTIFICATION

1.1 PART 1 - GENERAL
A. THIS SECTION INCLUDES PIPE MARKERS.

2.1 PART 2 - PRODUCTS
A. ACCEPTABLE PIPE MARKER MANUFACTURERS ARE SETON NAMEPLATE CORP., BRIMAR, AND T&B/WESTLINE.
B. PIPE MARKER COLOR TO CONFORM TO EXISTING COLOR SCHEME, AND SHALL BE FACTORY FABRICATED, FLEXIBLE, SEMI- RIGID PLASTIC, PREFORMED TO FIT AROUND PIPE OR PIPE COVERING, INDICATING FLOW DIRECTION AND MEDIUM BEING CONVEYED.
C. FOR DIRECT BURY APPLICATIONS, INSTALL WARNING TAPE. TAPE TO BE BRIGHT COLORED CONTINUOUSLY PRINTED METAL DETECTABLE PLASTIC RIBBON TAPE, MINIMUM 6" WIDE BY 5 MIL THICK, MANUFACTURED FOR DIRECT BURIAL SERVICE. PROVIDE FOR ALL SERVICES BURIED EXTERIOR OF THE BUILDING BY THE MECHANICAL CONTRACTOR.

3.1 PART 3 - EXECUTION
A. DEGREASE AND CLEAN SURFACES TO RECEIVE ADHESIVE FOR IDENTIFICATION MATERIALS, AND INSTALL IDENTIFICATION PER MANUFACTURERS RECOMMENDATIONS.
B. INSTALL UNDERGROUND PIPE WARNING TAPE 6" TO 8" BELOW FINISHED GRADE, DIRECTLY ABOVE BURIED PIPE.

END OF SECTION

SECTION 220719 - PIPING INSULATION

1.1 PART 1 - GENERAL
A. THIS SECTION INCLUDES PIPING INSULATION, JACKETS, AND ACCESSORIES.
B. ALL COMPONENTS OF INSULATION FOR PIPING INCLUDING COVERINGS, MASTICS AND ADHESIVES SHALL HAVE A FLAME SPREAD/SMOKE DEVELOPED RATING OF 25/50 OR LESS IN ACCORDANCE WITH ASTM E84. NO COMPONENT OF INSULATION SHALL CONTAIN ASBESTOS.
C. DELIVER MATERIALS TO SITE IN ORIGINAL FACTORY PACKAGING, LABELED WITH MANUFACTURER'S IDENTIFICATION, INCLUDING PRODUCT DENSITY AND THICKNESS, AND STORE INSULATION IN ORIGINAL WRAPPING AND PROTECT FROM WEATHER, DIRT, AND CONSTRUCTION TRAFFIC.

2.1 PART 2 - PRODUCTS
A. FIBERGLASS INSULATION ACCEPTABLE MANUFACTURERS ARE SCHULLER CORP., OWENS-CORNING, AND KNAUF.
1. INSULATION TO BE ASTM C547; RIGID MOLDED, NONCOMBUSTIBLE, WITH A 'K' ('KSI') VALUE ASTM C335, 0.23 AT 75º F, WITH A MAXIMUM SERVICE TEMPERATURE OF 850º F, AND MAXIMUM MOISTURE ABSORPTION 0.2 % BY VOLUME, IN A PREMOLDED PIPE INSULATION, 3½ #/FT3 MINIMUM. ELBOWS TO HAVE MANVILLE ZESTON PVC JACKET.
2. THE VAPOR BARRIER JACKET SHALL BE ASTM C921, WHITE KRAFT PAPER REINFORCED WITH GLASS FIBER YARN AND BONDED TO ALUMINIZED FILM, WITH A MOISTURE VAPOR TRANSMISSION ASTM E96; 0.02 PERM INCHES. SECURE WITH SELF SEALING LONGITUDINAL LAPS AND BUTT STRIPS, OUTWARD CLINCH EXPANDING STAPLES AND VAPOR BARRIER MASTIC.

3.1 PART 3 - EXECUTION
A. INSULATE DOMESTIC COLD WATER, DOMESTIC HOT WATER, AND OTHER HOT OR COLD FLUID CONVEYING PIPING AS REQUIRED BY APPLICABLE CODES.
B. VERIFY THAT PIPING HAS BEEN TESTED AND IS CLEAN AND DRY BEFORE APPLYING INSULATION MATERIALS, AND INSTALL MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
1. FOR INSULATED PIPES CONVEYING FLUIDS BELOW AMBIENT TEMPERATURE, PROVIDE VAPOR BARRIER JACKETS, FACTORY APPLIED.
2. INSULATE FITTINGS, JOINTS, AND VALVES WITH MOLDED INSULATION OF LIKE MATERIAL AND THICKNESS AS ADJACENT PIPE. CONTINUE INSULATION THROUGH WALLS, SLEEVES, PIPE HANGERS, AND OTHER PIPE PENETRATIONS. INSULATE ENTIRE SYSTEM INCLUDING FITTINGS, VALVES, UNIONS, FLANGES, AND STRAINERS. UTILIZE REMOVABLE FIBERGLASS INSULATION PADS EXTENDING 6" BEYOND FLANGE OR UNION FOR WATER PUMP BODIES, EXPANSION TANKS, AND VALVE BODIES.
C. FOR PIPE EXPOSED IN FINISHED SPACES BELOW 10 FEET ABOVE FINISHED FLOOR, FINISH WITH PVC JACKET.
D. ADA FIXTURE EXPOSED COLD WATER, HOT WATER, AND WASTE PIPING TO BE PROTECTED WITH CLEANABLE PVC COVER, TRUBRO OR EQUAL.

END OF SECTION

SECTION 221116 - PLUMBING PIPING

1.1 PART 1 - GENERAL
A. THIS SECTION INCLUDES PIPE, PIPE FITTINGS, AND VALVES.
B. PERFORM WORK IN ACCORDANCE WITH UNIFORM PLUMBING CODE, THE WATER PURVEYOR, AND OTHER JURISDICTIONAL CODES AND WATER PURVEYOR REQUIREMENTS. PROVIDE CERTIFICATE OF COMPLIANCE FROM AUTHORITY HAVING JURISDICTION INDICATING APPROVAL OF INSTALLATION OF BACKFLOW PREVENTION DEVICES.
C. PROVIDE TEMPORARY END CAPS AND CLOSURES ON PIPING AND FITTINGS. MAINTAIN IN PLACE UNTIL INSTALLATION. PIPING SYSTEMS TO INCLUDE PIPE, FITTINGS, JOINTS, AND INSTALLATION PER ASTM REQUIREMENTS AND THE MANUFACTURERS RECOMMENDATIONS FOR THE APPLICATION.

2.1 PART 2 - PRODUCTS
A. SANITARY SEWER BURIED WITHIN THE BUILDING FOOTPRINT.
1. CAST IRON PIPE, ASTM A888, HUBLESS, EXTRA HEAVY WEIGHT, WITH CAST IRON FITTINGS. JOINTS TO BE HEAVYWEIGHT, 4-BAND STAINLESS SLEEVE AND CLAMP, MADE BY MISSION RUBBER COMPANY, OR HUSKEY.
2. ABS PIPE, ASTM F628 OR D2751, WITH SOLVENT WELD ASTM D2235 ABS FITTINGS AND JOINTS.
B. SANITARY SEWER AND VENT PIPING ABOVE GRADE.
1. CAST IRON PIPE, ASTM A888, HUBLESS, EXTRA HEAVY WEIGHT, WITH CAST IRON FITTINGS. JOINTS TO BE HEAVYWEIGHT, 4-BAND STAINLESS SLEEVE AND CLAMP, MADE BY MISSION RUBBER COMPANY, OR HUSKEY.
C. SANITARY VENT PIPING ABOVE GRADE (NON PLENUM RETURN)
1. ABS PIPE, ASTM F628 OR D2751, WITH SOLVENT WELD ASTM D2235 ABS FITTINGS AND JOINTS.
D. CONDENSATE, RELIEF, AND INDIRECT WASTE PIPING
1. COPPER TUBE, ASTM B88 TYPE L HARD DRAWN WITH ASME B16.29 WROUGHT COPPER FITTINGS AND ASTM B32 JOINTS, SOLDERED WITH GRADE 50B.
2. PVC PIPE, SCHEDULE 40 PVC (NON PLENUM RETURN) WITH SOLVENT WELD PVC FITTINGS AND JOINTS.
E. WATER PIPING, ABOVE GRADE
1. COPPER TUBING, ASTM B88, TYPE L, HARD DRAWN WITH ASME B16.22, WROUGHT COPPER AND BRONZE FITTINGS, AND ASTM B32 JOINTS, SOLDERED WITH GRADE 95TA.

3.1 PART 3 - EXECUTION
A. INSTALL ALL PIPING PER THE MANUFACTURERS RECOMMENDATIONS.
B. PROVIDE SYSTEM APPROPRIATE LINE SIZED VALVES AND UNIONS AT EACH PIECE OF EQUIPMENT TO ALLOW REMOVAL OR SERVICE.
C. EXCAVATE AND BACKFILL IN ACCORDANCE WITH CODES AND UTILITY COMPANY REQUIREMENTS.
D. PROVIDE BALL VALVES AT BRANCH PIPING SERVING MORE THAN A SINGLE FIXTURE.
E. ESTABLISH INVERT ELEVATIONS, SLOPES FOR DRAINAGE TO 1/4"/FT MINIMUM UNLESS NOTED OTHERWISE OR INVERT ELEVATIONS DICTATE.

END SECTION

SECTION 221119 - PLUMBING SPECIALTIES

1.1 PART 1 - GENERAL
A. THIS SECTION INCLUDES TRAP PRIMERS, CLEANOUTS, BACKFLOW PREVENTERS, AND WATER HAMMER ARRESTORS.

2.1 PART 2 - PRODUCTS
A. TRAP PRIMERS TO BE MIFAB, JAY R. SMITH, OR ZURN.
1. PROVIDE TRAP PRIMERS COMPLETE WITH PIPING, VALVES, SHUTOFF VALVE, AND OTHER COMPONENTS TO ALL FLOOR DRAIN TRAPS. PRIMERS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS.
2. TRAP PRIMERS ARE NOT INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL LOCATE IN ACCESSIBLE LOCATIONS (JANITOR CLOSETS, STORAGE ROOMS, SINK BASE CABINETS) OR WHERE DIRECTED ON THE JOB WHERE NECESSARY TO CONCEAL IN WALL. BELOW GRADE PIPING BETWEEN THE TRAP PRIMER AND TRAP TO BE SOFT COPPER TUBING OR PEX PIPING WITH TUBING MANUFACTURER RECOMMENDED FITTINGS.
B. CLEANOUTS TO BE MIFAB, JAY R. SMITH, WADE, OR ZURN
1. FLOOR CLEANOUTS TO HAVE ROUND TOP WITH NICKEL-BRONZE HEAD. PROVIDE CARPET MARKER AS REQUIRED. WALL CLEANOUTS TO BE CAST BRASS COUNTERSUNK PLUG AND STAINLESS STEEL ACCESS COVER PLATE SECURED TO PLUG BY COUNTERSUNK SCREW. UNFINISHED AREA CLEANOUTS TO BE CAST IRON, FITTED WITH BRASS COUNTERSUNK PLUG.
C. WATER HAMMER ARRESTORS TO BE MIFAB, J.R. SMITH, WADE, ZURN, OR AMTROL, WITH ANSI A112.26.1 STAINLESS STEEL, COPPER OR BUTYL LINED AND DIAPHRAGM CONSTRUCTION, BELLOWS PISTON OR BLADDER TYPE SIZED IN ACCORDANCE WITH PDI WH-201, PRECHARGED SUITABLE FOR OPERATION IN TEMPERATURE RANGE -100 ° F TO 300º F AND MAXIMUM 250 PSI WORKING PRESSURE.

3.1 PART 3 - EXECUTION
A. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
B. INSTALL WATER HAMMER ARRESTORS COMPLETE WITH ACCESSIBLE ISOLATION VALVE AT ALL QUICK CLOSING VALVES.
C. INSTALL AIR CHAMBERS ON HOT AND COLD WATER SUPPLY PIPING TO EACH FIXTURE OR GROUP OF FIXTURES (EACH WASHROOM). FABRICATE SAME SIZE AS SUPPLY PIPE OR ¾" MINIMUM, AND MINIMUM 18" LONG.

END OF SECTION

SECTION 233113 - DUCTWORK

1.1 PART 1 - GENERAL
A. SECTION INCLUDES METAL DUCTWORK, FLEXIBLE DUCTWORK, AND DUCT HANGERS.
B. FIELD VARIATION OF DUCT CONFIGURATION OR SIZES IS PERMITTED TO AVOID INTERFERENCE WITH BUILDING STRUCTURE, PROVIDED ASPECT RATIO (H/W) IS NOT APPRECIABLE ALTERED. SUBSTANTIAL VARIATIONS SHALL BE REVIEWED WITH THE ENGINEER PRIOR TO FABRICATION. SIZE SPIRAL SEAM ROUND DUCTS INSTALLED IN PLACE OF RECTANGULAR DUCTS IN ACCORDANCE WITH ASHRAE TABLE OF EQUIVALENT RECTANGULAR AND ROUND DUCTS.
C. THE CONTRACTOR SHALL VERIFY INTENDED DUCT ROUTING IS FREE OF OBSTRUCTIONS THROUGH COORDINATION WITH OTHER TRADES AND CAREFUL FIELD MEASUREMENTS PRIOR TO FABRICATION. NO EXTRA PAYMENT WILL BE ALLOWED FOR DUCTWORK FABRICATED AND FOUND TO BE UNUSABLE DUE TO BUILDING STRUCTURE INTERFERENCE OR CONFLICT WITH OTHER TRADES.
D. CONSTRUCT DUCTWORK TO NFPA STANDARDS.

2.1 PART 2 - PRODUCTS
A. GALVANIZED STEEL DUCTS: ASTM A527 GALVANIZED STEEL SHEET, LOCK-FORMING QUALITY, WITH TOTAL WEIGHT OF GALVANIZED COATING FOR BOTH SIDES BEING NOT LESS THAT 1-1/4 OUNCES PER SQUARE FOOT. CONSTRUCTION, HANGERS, TRANSITIONS, AND INSTALLATION TO CONFORM TO THE LATEST ISSUE OF SMACNA METAL AND FLEXIBLE DUCT CONSTRUCTION STANDARDS, AND DRAWING DETAILS.
B. INSULATED FLEXIBLE DUCT ACCEPTABLE MANUFACTURERS ARE CLEVAFLEX, THERMAFLEX, AND GENFLEX, WITH TWO PLY VINYL FILM SUPPORTED BY HELICALLY WOUND SPRING STEEL WIRE, FIBERGLASS INSULATION, AND A POLYETHYLENE VAPOR BARRIER FILM. PRESSURE RATING TO BE 10" W.G. POSITIVE AND 1.0" W.G. NEGATIVE, WITH A MAXIMUM VELOCITY OF 4000 FPM, AND TEMPERATURE RANGE: -10º F TO 160º F.
C. DUCT SEALANT TO BE HARDCAST WATER-BASED, AND MEET ALL LEED REQUIREMENTS.
D. ROUND, RECTANGULAR AND FLAT OVAL DUCTWORK SHALL BE CONSTRUCTED TO 2" PRESSURE CLASSES AS DEFINED BY SMACNA HVAC DUCT CONSTRUCTION STANDARDS, EXCEPT WHERE BETWEEN A SUPPLY FAN AND TERMINAL BOX, WHERE IT WILL BE 10" PRESSURE CLASS.

3.1 PART 3 - EXECUTION
A. INSTALL AND SEAL DUCTS IN ACCORDANCE WITH SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE.
B. ALL OFFSETS IN DUCTWORK ARE NOT SHOWN ON THE DRAWINGS. PROVIDE ALL OFFSETS REQUIRED TO AVOID STRUCTURE AND OTHER TRADES WITHOUT ADDITIONAL COST TO THE OWNER. OFFSET ANGLES TO BE AS SMALL AS POSSIBLE.
C. DUCT SIZES ARE INSIDE CLEAR DIMENSIONS. FOR LINED DUCTS, MAINTAIN SIZES INSIDE LINING.
D. DURING CONSTRUCTION PROVIDE TEMPORARY CLOSURES OF METAL OR TAPED POLYETHYLENE ON OPEN DUCTWORK TO PREVENT CONSTRUCTION DUST FROM ENTERING DUCTWORK SYSTEM.
E. JOINT SEALING: SEAL THE LONGITUDINAL AND TRANSVERSE JOINTS OF ALL DUCTS.

END OF SECTION

SECTION 233300 - DUCTWORK ACCESSORIES

1.1 PART 1 - GENERAL
A. THIS SECTION INCLUDES TURNING VANES, AND VOLUME CONTROL DAMPERS.

2.1 PART 2 - PRODUCTS
A. TURNING VANES SHALL BE PROVIDED AT EACH 90 DEGREE RECTANGULAR ELBOW, CONSTRUCTED OF 1½" WIDE CURVED BLADES SUPPORTED WITH BARS PERPENDICULAR TO BLADES SET AT 2" O.C., AND SET INTO SIDE STRIPS SUITABLE FOR MOUNTING IN DUCTWORK.
B. VOLUME CONTROL DAMPERS BY DURO-DYNE. SINGLE BLADE DAMPERS TO BE USED FOR DUCT SIZES UP TO 12" WIDE. MULTI-BLADE DAMPERS SHALL BE OF OPPOSED BLADE PATTERN WITH MAXIMUM BLADE WIDTH 12". ASSEMBLE CENTER AND EDGE CRIMPED BLADES IN PRIME COATED OR GALVANIZED CHANNEL FRAME WITH SUITABLE HARDWARE; MODEL OPAX MANUFACTURED BY DURO-DYNE. PROVIDE END BEARINGS ON MULTIPLE BLADE DAMPERS, PROVIDE OIL-IMPREGNATED NYLON OR SINTERED BRONZE BEARINGS, KP SERIES MANUFACTURED BY DURO-DYNE.
C. QUADRANTS TO BE LOCKING STYLE, INDICATING QUADRANT REGULATORS ON SINGLE AND MULTI-BLADE DAMPERS.
1. ON INSULATED DUCTS MOUNT QUADRANT REGULATORS ON STAND-OFF MOUNTING BRACKETS, BASES, OR ADAPTERS. WHERE ROD LENGTHS EXCEED 30" PROVIDE REGULATOR AT BOTH ENDS. FOR DUCT SIZE 12" AND ABOVE, USE MODEL KS-38 MANUFACTURED BY DURO-DYNE, FOR DUCT SIZE 11" AND BELOW, USE MODEL KSR-19 MANUFACTURED BY DURO-DYNE.
D. CONCEALED VOLUME DAMPERS TO BE USED WHERE DAMPERS ARE LOCATED ABOVE INACCESSIBLE CEILINGS, PROVIDE BOWDEN CABLE CONTROL AS MANUFACTURED BY YOUNG REGULATOR.

3.1 PART 3 - EXECUTION
A. INSTALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, NFPA 90A, AND FOLLOW SMACNA HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE.
B. PROVIDE BALANCING DAMPERS ON DUCT TAKE-OFF TO DIFFUSERS, GRILLES, AND REGISTERS, REGARDLESS OF WHETHER DAMPERS ARE SPECIFIED AS PART OF THE DIFFUSER, GRILLE, OR REGISTER ASSEMBLY. LOCATE DAMPERS AS CLOSE TO BRANCH TAKEOFF AS POSSIBLE.

END OF SECTION

SECTION 15990 - TESTING, ADJUSTING, AND BALANCING

1.1 PART 1 - GENERAL
A. THIS SECTION INCLUDES TESTING, ADJUSTMENT, AND BALANCING OF AIR SYSTEMS.
B. SUBMIT NAME OF ADJUSTING AND BALANCING AGENCY FOR APPROVAL WITHIN 30 DAYS AFTER AWARD OF CONTRACT. THE AABC OR NEBB BALANCING AGENCY SHALL BE CHOSEN FROM THE LIST OF APPROVED AGENCIES, AND SHALL NOT BE AFFILIATED WITH NOR BE AN EMPLOYEE OF THE MECHANICAL CONTRACTOR.
C. PERFORM TOTAL SYSTEM BALANCE IN ACCORDANCE WITH AABC NATIONAL STANDARDS FOR FIELD MEASUREMENT AND INSTRUMENTATION, TOTAL SYSTEM BALANCE OR NEBB PROCEDURAL STANDARDS FOR TESTING, BALANCING AND ADJUSTING OF ENVIRONMENTAL SYSTEMS, AND REPORT THE RESULTS ON COMPLETED AABC OR NEBB FORMS.
D. SEQUENCE WORK TO COMMENCE AFTER COMPLETION OF SYSTEMS AND SCHEDULE COMPLETION OF WORK BEFORE SUBSTANTIAL COMPLETION OF PROJECT.
E. AIR BALANCING WILL BE REQUIRED ON ALL DIFFUSERS, GRILLES, LOUVERS, AND EQUIPMENT WITH AIRFLOWS INDICATED ON THE DRAWING. BALANCING SCOPE SHALL INCLUDE ALL EQUIPMENT, NEW OR EXISTING, THAT HAS AIRFLOWS IDENTIFIED, OR ARE SUPPLYING OUTLETS WITH AIRFLOWS IDENTIFIED.

3.1 PART 3 - EXECUTION
A. APPROVED AGENCIES ARE TEST COMM, AIR COMMANDER, AND RILEY.
B. THE AIR BALANCE CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL CONTRACTORS TO VERIFY THAT SYSTEMS ARE COMPLETE AND OPERABLE BEFORE COMMENCING WORK.
C. AIR SYSTEM PROCEDURE, MAKE AIR QUANTITY MEASUREMENTS IN DUCTS BY PITOT TUBE TRAVERSE OF ENTIRE CROSS SECTIONAL AREA OF DUCT. WHERE THE INSTALLATION DOES NOT ALLOW FOR A SINGLE TRAVERSE OF THE MAIN SUPPLY/RETURN/EXHAUST DUCT, PROVIDE MULTIPLE TRAVERSES AS CLOSE TO THE FAN AS PRACTICAL TO DETERMINE TOTAL AIRFLOW. ALL FANS SHALL HAVE TRAVERSES TAKEN TO DETERMINE TOTAL AIRFLOW.
D. PROVIDE ALL RAW DATA GATHERED DURING TRAVERSE READING(S) IN THE FORM OF A GRID DRAWING WITH THE DATA LISTED ON THE GRID CORRESPONDING TO WHERE IT WAS TAKEN IN THE DUCT. INCLUDE THIS INFORMATION IN THE BALANCE REPORT.
E. ADJUST DISTRIBUTION SYSTEM TO OBTAIN UNIFORM SPACE TEMPERATURES FREE FROM OBJECTIONABLE DRAFTS AND NOISE.
F. ON FAN POWERED VAV BOXES, ADJUST AIR FLOW SWITCHES FOR PROPER OPERATION.

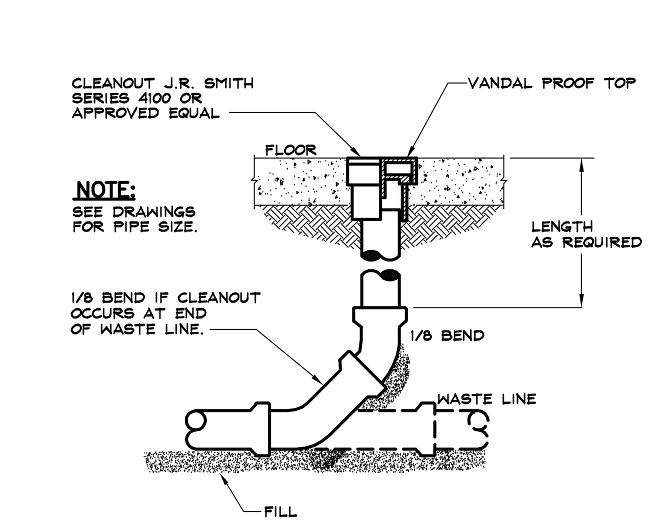
END OF SECTION

SECTION 230900 - FINAL COMPLETION AND PROJECT CLOSEOUT

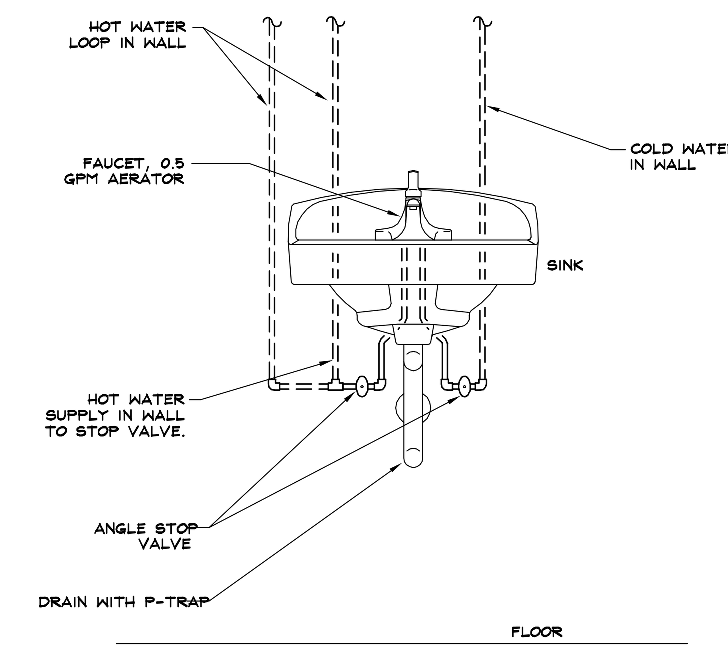
1.1 PART 1 GENERAL
A. CONTRACTOR SHALL CORRECT ANY KNOWN DEFICIENCIES WHICH HAVE BEEN NOTED DURING CONSTRUCTION AND DETERMINE PRIOR TO REQUEST FOR FINAL INSPECTION THAT ALL WORK HAS BEEN PERFORMED.
B. THE CONTRACTOR SHALL REVIEW THE PUNCHLISTS GENERATED, AND PROVIDE VERIFICATION OF COMPLETION BY SIGNING AND DATING EACH ITEM PRIOR TO REQUEST FOR A FINAL OBSERVATION VISIT.

2. PART 2 PRODUCTS
A. OPERATING AND MAINTENANCE MANUALS (O&M) SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED FOR MECHANICAL SYSTEMS PROVIDED UNDER THIS CONTRACT. COMPLY WITH DIVISION 1 REQUIREMENTS FOR PROCEDURES AND REQUIREMENTS FOR PREPARATION AND SUBMITTAL OF MANUALS.
B. PROVIDE A MASTER INDEX AT BEGINNING OF MANUAL SHOWING ITEMS INCLUDED. USE PLASTIC TAB INDEXES FOR SECTIONS OF MANUAL.
C. COVER SECTION SHALL CONSIST OF NAME, ADDRESS, AND PHONE NUMBER OF PROJECT ARCHITECT, GENERAL CONTRACTOR, MECHANICAL ENGINEER, MECHANICAL CONTRACTOR AND ALL MECHANICAL SUB-CONTRACTORS.
D. PROVIDE A SEPARATE SECTION FOR EACH SECTION OF THE SPECIFICATIONS. PROVIDE INDEX FOR EACH SECTION LISTING EQUIPMENT INCLUDED. INCLUDE ALL ITEMS SPECIFIED IN SECTIONS 15010 THROUGH 15995. PROVIDE A LIST OF EQUIPMENT SUPPLIERS WITH ADDRESS AND PHONE NUMBER.
E. INCLUDE IN EACH SECTION A COPY OF THE APPROVED SUBMITTAL, FOLLOWED BY DESCRIPTIVE LITERATURE (MANUFACTURER'S O&M DATA) OF EACH MANUFACTURED ITEM. LITERATURE SHALL SHOW ALL INFORMATION LISTED BELOW, AND ANY DATA NOT RELEVANT TO THE SPECIFIC EQUIPMENT INSTALLED SHALL BE LINED OUT. DATA SHEETS SHALL BE ORIGINAL, OR VERY CLEAR PHOTOCOPIES.
F. PROVIDE CERTIFICATES TO THE OWNER WITH A COPY TO THE ARCHITECT SHOWING THE SIGNED ACCEPTANCE OF EACH SYSTEM BY THE PUBLIC INSPECTOR HAVING JURISDICTION.
G. PROVIDE ORIGINAL COPIES OF WARRANTY INFORMATION TO THE OWNER.
H. PROVIDE THE BALANCING REPORT PRIOR TO FINAL INSPECTION, AND INCLUDE A COPY IN THE O&M.

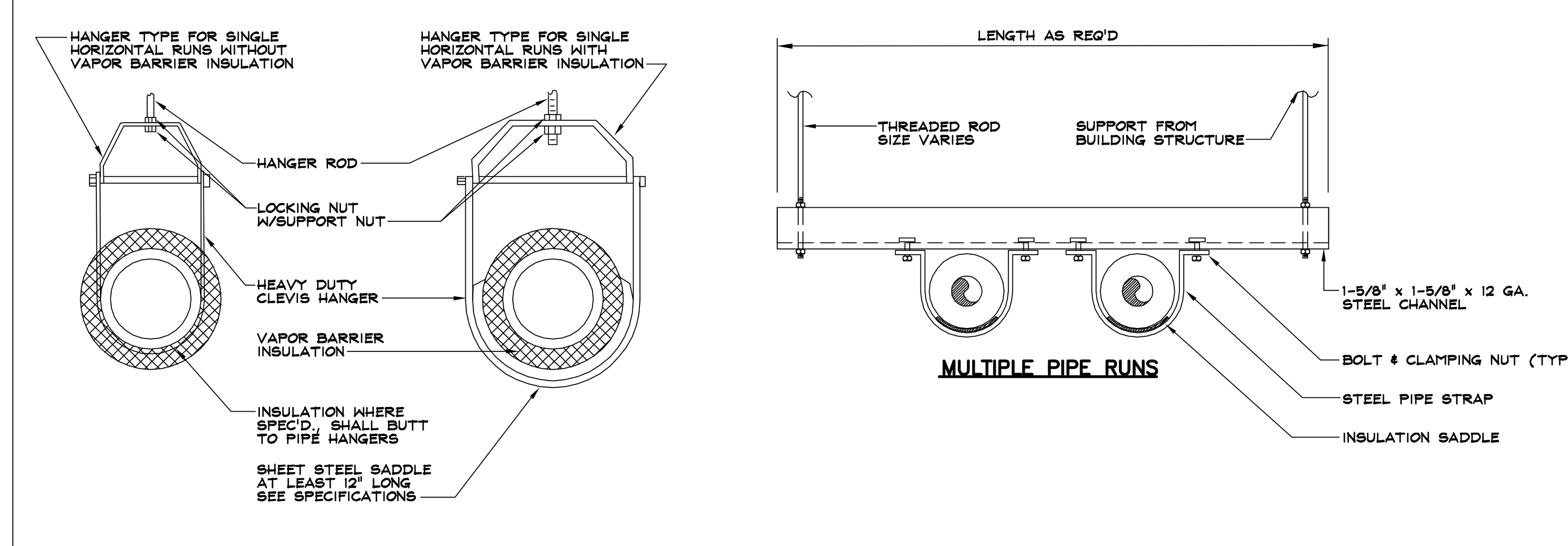
END OF SECTION



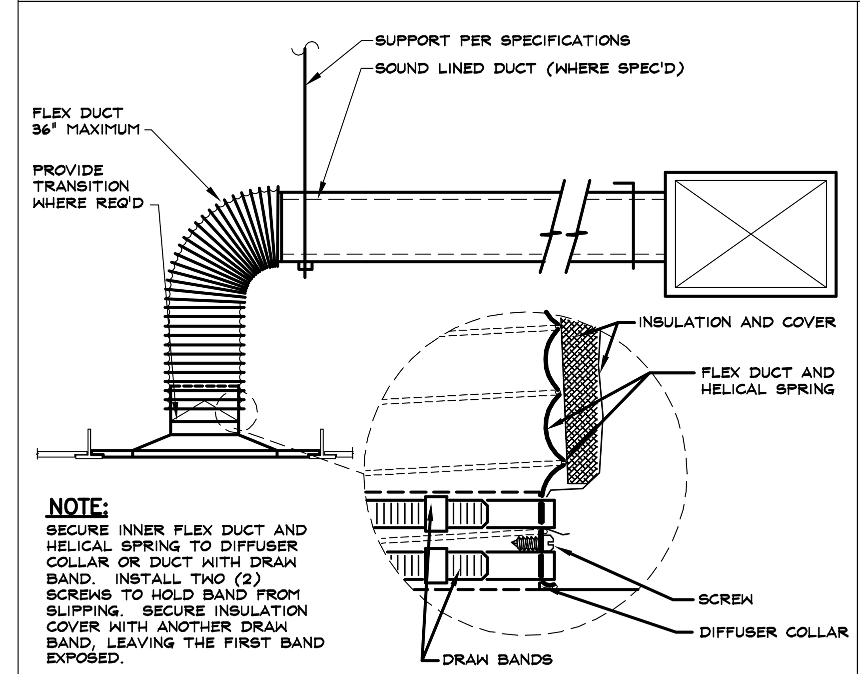
1 CLEANOUT THRU FLOOR
NOT TO SCALE



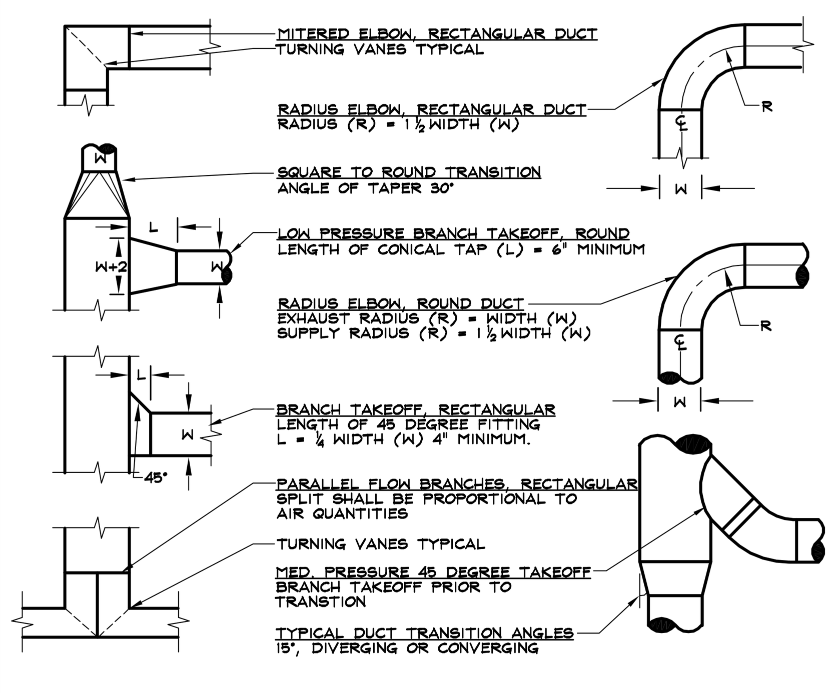
2 LAVATORY PIPING
NOT TO SCALE



3 PIPE HANGERS
NOT TO SCALE



4 DIFFUSER/GRILLE CONNECTION
NOT TO SCALE



5 TYPICAL DUCT FITTINGS
NOT TO SCALE

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EXPIRES 08/31/2024

IN ASSOCIATION WITH:

DUMAIS ● ROMANS, INC.
Consulting Mechanical Engineers

POST FALLS CITY HALL REMODEL

CITY OF POST FALLS

408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET

ISSUE DATE: 03/29/2024
PROJECT NUMBER: 23-01-017
REVISION SCHEDULE:
1 DESIGN REVISIONS 03.29.2024

DETAILS & SPECIFICATION

M4.1

SYMBOL LEGENDS

ELECTRICAL SYMBOLS

NEMA 5-20R DUPLEX RECEPTACLE, +18" AFF UON
- 'A' MOUNTED +4" ABOVE COUNTER BACKSPLASH, TO CENTER OTHERWISE +48" AFF TO CENTER WHERE NO COUNTER
- 'C' CEILING MOUNTED RECEPTACLE
- 'DW' DISHWASHER CONNECTION BELOW COUNTER, GFCI PROTECTED
- 'EM' RECEPTACLE ON EMERGENCY POWER
- 'G' GFCI RECEPTACLE
- 'GD' RECEPTACLE FOR GARBAGE DISPOSAL
- 'IG' ISOLATED GROUND RECEPTACLE, +18" AFF UON
- 'M' MICROWAVE RECEPTACLE, +66" AFF UON
- 'R' REFRIGERATOR RECEPTACLE, +48" AFF
- 'TR' TAMPER RESISTANT RECEPTACLE
- 'V' VENDING MACHINE RECEPTACLE, +48" AFF
- 'WC' WATER COOLER CONNECTION BEHIND COOLER, GFCI PROTECTED
- 'WP' GFCI RECEPTACLE WITH WEATHERPROOF COVER

NEMA 5-20R CONTROLLED DUPLEX RECEPTACLE, +18" AFF UON
METHOD OF CONTROL SHALL BE VIA TIMECLOCK OR OCCUPANCY SENSOR

CIRCUIT 'X'
DUPLEX RECEPTACLE, SPLIT WIRED, +18" AFF UON
CIRCUIT 'Y'

NEMA 5-20R SWITCHED RECEPTACLE, +18" AFF UON
LOWERCASE SUBSCRIPT DENOTES SWITCHLEG

NEMA 5-20R FLUSH FLOOR BOX DUPLEX RECEPTACLE

FB1 MULTIPURPOSE FLOOR BOX
NUMBER INDICATES FLOOR BOX CONFIGURATION, SEE DETAILS

NEMA 5-20R QUADPLEX RECEPTACLE, +18" AFF UON

NEMA 5-20R CONTROLLED QUADPLEX RECEPTACLE, +18" AFF UON
METHOD OF CONTROL SHALL BE VIA TIMECLOCK OR OCCUPANCY SENSOR

J OR J JUNCTION BOX, RECESSED OR SURFACE, 4" UON

6-30R SPECIAL RECEPTACLE
NEMA CONFIGURATION AS INDICATED

P POWER AND/OR DATA DISTRIBUTION POLE

NON-FUSED DISCONNECT SWITCH

FUSED DISCONNECT SWITCH

COMBINATION MOTOR STARTER/DISCONNECT SWITCH

S_M MANUAL MOTOR STARTER

MOTOR CONNECTION

G GENERATOR CONNECTION

POWER DISTRIBUTION PANELBOARD

POWER DISTRIBUTION SWITCHBOARD
SECTIONS AS INDICATED

T DRY-TYPE TRANSFORMER

TAG ID EQUIPMENT TAG
REFERENCE APPROPRIATE SCHEDULE FOR DETAILS

HARDWIRED EQUIPMENT CONNECTION

HT HEAT TAPE CONNECTION

P LOW VOLTAGE POWER SUPPLY

HH HAND HOLE

GENERAL DRAWING SYMBOLS

DRAWING KEYNOTE INDICATOR. NUMBER INDICATES KEYNOTE REFERENCED ON EACH DRAWING

/ # DETAIL CALLOUT, TOP NUMBER INDICATES THE DETAIL NUMBER, BOTTOM NUMBER INDICATES THE DRAWING NUMBER

# / E#.# ELEVATION VIEW IDENTIFIER
TOP = REFERENCE VIEW NUMBER
BOTTOM = REFERENCE SHEET NUMBER

SHEET: E#.# MATCHLINE, TEXT INDICATES CONTINUED VIEW DRAWING SHEET

ELECTRICAL DEVICE, NEW (THICK LINESTYLE)

ELECTRICAL DEVICE, EXISTING TO REMAIN (THIN LINESTYLE)

ELECTRICAL DEVICE, TO BE REMOVED (DASHED LINESTYLE)

AREA OF ELECTRICAL REVISION, ADDENDA, RFI, OR OTHER CHANGE

1 ADD / RFI INDICATES ELECTRICAL CHANGE NUMBER
"ADD" INDICATES ADDENDA
"RFI" REQUEST FOR INFORMATION REFERENCE
"F" FIELD CHANGE

DATA SYMBOLS

DATA OUTLET, MOUNTED +18" AFF, UON
- 'D1' TOTAL (4) PORTS, (1) RJ-45 PORT ACTIVE, (3) PORTS BLANK
- 'D2' TOTAL (4) PORTS, (2) RJ-45 PORTS ACTIVE, (2) PORTS BLANK
- 'D3' TOTAL (6) PORTS, (3) RJ-45 PORTS ACTIVE, (3) PORTS BLANK
- 'D4' TOTAL (6) PORTS, (4) RJ-45 PORTS ACTIVE, (2) PORTS BLANK
- 'WAP' TOTAL (2) PORTS, (1) RJ-45 PORT ACTIVE, (1) PORT BLANK

INFORMATIONAL NOTE:
BLANK INDICATES ROUGH-IN ONLY. PROVIDE 4" SQUARE BOX AND 1" CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE OR BACK TO NETWORK EQUIPMENT ROOM.

PHONE OUTLET, MOUNTED +18" AFF, UON
- 'T1' TOTAL (2) PORTS, (1) RJ-12 PORT ACTIVE, (1) PORT BLANK
- 'T2' TOTAL (2) PORTS, (2) RJ-12 PORTS ACTIVE, (0) PORTS BLANK
- 'T3' TOTAL (4) PORTS, (3) RJ-12 PORTS ACTIVE, (1) PORT BLANK
- 'T4' TOTAL (4) PORTS, (4) RJ-12 PORTS ACTIVE, (0) PORTS BLANK

INFORMATIONAL NOTE:
BLANK INDICATES ROUGH-IN ONLY. PROVIDE 4" SQUARE BOX AND 1" CONDUIT STUBBED INTO NEAREST ACCESSIBLE CEILING SPACE OR BACK TO NETWORK EQUIPMENT ROOM.

TP TELEPHONE POLE

FLOOR MOUNTED DATA OUTLET, SEE DETAIL SHEET WHERE APPLICABLE

DATA RACK, SEE DETAIL SHEET WHERE APPLICABLE

LIGHTING SYMBOLS

$S_{a,b}$ LIGHT SWITCH, +48" AFF UON
LOWERCASE LETTERS DENOTE ZONE(S) OF CONTROL
COMMA BETWEEN LOWERCASE ZONES INDICATES MULTIPLE SWITCHES
IF NO ZONE OF CONTROL IS INDICATED, IT SHALL BE ASSUMED THAT THE SWITCH SHALL CONTROL ALL FIXTURES WITHIN THE SPACE ITS LOCATED.
SUBSCRIPTS DENOTE:
- '3' 3-WAY SWITCH
- '4' 4-WAY SWITCH
- 'D' DIMMING
- 'K' KEY OPERATED
- 'OS' OCCUPANCY SENSOR INTEGRAL

$S_{3a,Db,c}$ EXAMPLE: (1) 3 WAY SWITCH 'a', (1) DIMMER SWITCH 'b', (1) SWITCH 'c'

$_{D}S_{abcd}$ EXAMPLE: (1) 4 ZONE SWITCH WITH DIMMING CAPABILITIES

OS CEILING MOUNTED OCCUPANCY SENSOR

OS WALL MOUNTED OCCUPANCY SENSOR

PC PHOTOCELL

R1E FIXTURE ON EMERGENCY/BATTERY POWER
HALF SHADED HATCH AND/OR 'E' WITHIN FIXTURE CALLOUT

FIXTURE DESIGNATORS:
R1E CALLOUT TAG
a SWITCH ZONE OF CONTROL
dz1 DAYLIGHT ZONE

DIAGRAMATIC SYMBOLS

CIRCUIT BREAKER, SIZE AS INDICATED

ENCLOSED CIRCUIT BREAKER, SIZE AS INDICATED

SWITCH, SIZE AS INDICATED

FUSE, SIZE AS INDICATED

FUSIBLE SWITCH, FUSE AND SWITCH SIZE AS INDICATED

GROUND ELECTRODE, GROUND BUS, GROUND CONNECTION

NORMALLY CLOSED CONTACT OR RELAY

NORMALLY OPEN CONTACT OR RELAY

CURRENT TRANSFORMER, CT OR METER CONNECTION

PT POTENTIAL TRANSFORMER

M KWH/KW METER

V VOLTMETER

A AMMETER

200N FEEDER IDENTIFIER, REFERENCE THE FEEDER SCHEDULE
CONDUIT AND CONDUCTOR REQUIREMENTS

LOCKABLE DISCONNECT SWITCH WITH SEPARATE MOTOR STARTER

LOCKABLE, UNFUSED, DISCONNECT SWITCH

LOCKABLE, FUSED, DISCONNECT SWITCH

COMBINATION MOTOR STARTER/DISCONNECT SWITCH, LOCKABLE

MAGNETIC MOTOR STARTER

CIRCUIT BREAKER WITH DRAWOUT FEATURE

MOTOR CONNECTION

TRANSFORMER

CONTROL TRANSFORMER

THERMAL OVERLOAD

INLINE FUSE, SIZE AS INDICATED

MANUAL PUSHBUTTON, NORMALLY CLOSED

MANUAL PUSHBUTTON, NORMALLY OPEN

I N E TRANSFER SWITCH, AUTOMATIC OR MANUAL

CONNECTION TO REMOTE DEVICE

WIRING CONNECTION

NOTE: NOT ALL LEGEND SYMBOLS OR ABBREVIATIONS ARE NECESSARILY USED ON THIS PROJECT.

ABBREVIATIONS

A, AMP	AMPERES
AF	AMP FUSE
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERES INTERRUPTION CURRENT
ANN	ANNUNCIATOR
AR	AS REQUIRED
AT	AMP TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BPI	BYPASS ISOLATION
C	CONDUIT
CATV	CABLE TV
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
CLG	CEILING
CO	CONDUIT ONLY
COM	COMMON
COMM	COMMUNICATIONS
DAS	DISTRIBUTED ANTENNA SYSTEM
DDC	DIRECT DIGITAL CONTROL (BY MECHANICAL CONTRACTOR)
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DPIS	DOOR POSITION INDICATION SWITCH
DVR	DIGITAL VIDEO RECORDER
EA	EACH
ELEC	ELECTRIC OR ELECTRICAL
ELEV	ELEVATION OR ELEVATOR
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
EUH	ELECTRIC UNIT HEATER
EWH	ELECTRIC WATER HEATER
F	FRACTIONAL HORSEPOWER
FA	FIRE ALARM
FAA	FIRE ALARM ANNUNCIATOR
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPERES
FO	FIBER OPTIC
FPS	FRAMES PER SECOND
FS	FUSED SWITCH
FSD	FIRE/SMOKE DAMPER
FVNR	FULL VOLTAGE NON-REVERSING
G, GND	GROUND
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFI	GROUND FAULT INTERRUPT
GRC	GALVANIZED RIGID CONDUIT
HZ	HERTZ
HOA	HAND-OFF-AUTOMATIC
IC	INTERCOM SYSTEM
ID	INNERDUCT OR INNER DIAMETER
IDF	INTERMEDIATE DISTRIBUTION FRAME
IG	ISOLATED GROUND
IP-GSM	INTERNET/CELLULAR FIRE ALARM COMMUNICATOR
IMC	INTERMEDIATE METAL CONDUIT
ISC	SHORT CIRCUIT AMPERES
JB	JUNCTION BOX
K	KEY OPERATED SWITCH OR LOCK
KVA	KILOVOLT AMPERES
KW	KILOWATT
KWH	KILOWATT HOUR
LTG	LIGHTING
LV	LOW VOLTAGE
LVE	LOW VOLTAGE ELECTRONICS
LVSE	LOW VOLTAGE SECURITY ELECTRONICS
LSI	LONG, SHORT, INSTANTANEOUS PICK UP AND TIME DELAY
LSIG	LSI FUNCTION WITH GROUND FAULT PROTECTION
MAX	MAXIMUM
MCA	MINIMUM CIRCUIT AMPS
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCP	MOTOR CIRCUIT PROTECTOR
MDF	MAIN DISTRIBUTION FRAME
MES	MEDICAL EMERGENCY SYSTEM
MIN	MINIMUM
MLO	MAIN LUG ONLY
MMS	MANUAL MOTOR STARTER
MOV	METAL OXIDE VARISTOR
MTS	MANUAL TRANSFER SWITCH
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NF	NON-FUSIBLE OR NON-FUSED
NL	NIGHTLIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NVR	NETWORK VIDEO RECORDER
OCP	OVERCURRENT PROTECTION
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
OHP	OVERHEAD POWER
OL	OVERLOADS
P	POLE OR Ø PHASE
PNC	PATIENT NURSE CALL
PNL	PANEL
PH	PHASE Ø
PVC	POLY VINYL CHLORIDE
REQD	REQUIRED
REX	REQUEST-TO-EXIT
RGS	RIGID GALVANIZED STEEL
RVNR	REDUCED VOLTAGE NON-REVERSING
SASD	SILICONE AVALANCHE SURGE SUPPRESSION
SC	SHORT CIRCUIT
SCCR	SHORT CIRCUIT CURRENT RATING
SCA	SHORT CIRCUIT AMPERES
SP	SPARE
SPD	SURGE PROTECTION DEVICE
SPDT	SINGLE POLE, DOUBLE THROW
SPST	SINGLE POLE, SINGLE THROW
SPKR	SPEAKER
SSRV	SOLID STATE REDUCED VOLTAGE
ST	SHUNT TRIP
SW	SWITCH
SWBD	SWITCHBOARD
TBD	TO BE DETERMINED
TFCI	TENANT FURNISHED CONTRACTOR INSTALLED
TBB	TELEPHONE TERMINAL BOARD
TV	TELEVISION
TYP	TYPICAL
UFER	CONCRETE ENCASED GROUNDING ELECTRODE
UG	UNDERGROUND
UGP	UNDERGROUND POWER
UGT	UNDERGROUND TELEPHONE
UON	UNLESS OTHERWISE NOTED
VA	VOLT AMPERES
VFD	VARIABLE FREQUENCY DRIVE
VFSC	VARIABLE FREQUENCY SPEED CONTROLLER
W	WATTS OR WIRE
WP	WEATHERPROOF
W	WITH
W/O	WITHOUT
WS	WORKSTATION
WSR	WITHSTAND RATING
XFMR	TRANSFORMER
(D)	(DEMOLISHED) EXISTING TO BE REMOVED
(E)	(EXISTING) EXISTING TO REMAIN
(R)	(RELOCATED) EXISTING TO BE RELOCATED
1P	SINGLE POLE
2P	TWO POLE
2W	TWO WIRE
3P	THREE POLE
3W	THREE WIRE
4W	FOUR WIRE

PROJECT NOTES

1. COORDINATE THE LOCATION OF WALL MOUNTED DEVICES AND OUTLETS WITH CASEWORK. REFERENCE THE ARCHITECTURAL ELEVATIONS.
2. COORDINATE THE EXACT LOCATION OF ALL CEILING MOUNTED DEVICES AND FIXTURES WITH THE ARCHITECTURAL DRAWINGS PRIOR TO INSTALLATION.
3. COORDINATE MOUNTING HARDWARE OF ALL LUMINAIRES WITH TYPE OF CEILING IN EACH ROOM.
4. ALL FLOOR PENETRATIONS AND PENETRATIONS THROUGH FIRE OR SMOKE PARTITIONS SHALL BE FIRE-STOPPED.
5. IN FIRE-RESISTIVE WALLS, BOXES THAT EXCEED 16 SQUARE INCHES OR ARE SEPARATED BY LESS THE 24" ON OPPOSITE SIDES OF THE WALLS SHALL BE PROTECTED WITH FIRE-RESISTIVE INTUMESCENT COMPOUND MEMBRANE PADS.
6. IN ALL CONDUITS THAT PASS THROUGH SEISMIC JOINTS, PROVIDE SUITABLE FITTINGS TO ALLOW FOR SEISMIC MOVEMENT. REFERENCE THE STRUCTURAL DRAWINGS FOR LOCATION OF SEISMIC JOINTS.
7. ALL CONDUIT PENETRATIONS OF STRUCTURAL ELEMENTS OR CONDUITS THAT RUN WITHIN MASONRY WALLS OR FLOOR SLABS SHALL REQUIRE APPROVAL BY THE ARCHITECT PRIOR TO INSTALLATION.
8. PROVIDE COMPLETE SEISMIC ANCHORAGE AND BRACING FOR THE LATERAL, LONGITUDINAL, AND VERTICAL SUPPORT OF ALL CONDUIT AND ELECTRICAL EQUIPMENT.
9. UNLESS OTHERWISE IDENTIFIED ON THE SYMBOL LEGEND, NUMBERS ADJACENT TO ELECTRICAL RECEPTACLES OR LUMINAIRES INDICATE THE CIRCUIT TO WHICH THE RECEPTACLE OR LUMINAIRE IS TO BE CONNECTED. NUMBERS THAT ARE PRECEDED BY THE + SIGN INDICATE MOUNTING HEIGHTS.
10. UNLESS OTHERWISE IDENTIFIED ON THE SYMBOL LEGEND, LOWER CASE LETTERS ADJACENT TO LUMINAIRES INDICATES THE SWITCH CIRCUIT OR DIMMING CIRCUIT THAT THE LUMINAIRE IS TO BE CONTROLLED BY.
11. PROVIDE EQUIPMENT GROUNDING CONDUCTORS TOGETHER WITH ALL FEEDER AND BRANCH CIRCUIT RUNS.
12. ALL EXIT SIGNS, NIGHT LIGHTS, AND BATTERY BACKED FIXTURES SHALL BE CONNECTED TO UN-SWITCHED CIRCUITS.
13. RECEPTACLES ARE ONLY SHOWN ON THE PLANS FOR CERTAIN SIGNAL AND COMMUNICATIONS SYSTEMS. REFER TO THE APPLICABLE WIRING DIAGRAMS AND TO THE SPECIFICATIONS FOR RACEWAYS AND CABLE TO BE PROVIDED FOR SIGNAL AND COMMUNICATION WIRING.
14. COORDINATE WITH THE ARCHITECT FOR DIMENSIONED LOCATION OF ALL FLOOR BOXES, POKE-THROUGHS, OR OTHER FLOOR MOUNTED DEVICES, TO AVOID CONFLICT WITH MODULAR FURNITURE OR OTHER EQUIPMENT.
15. FOR CLARITY, EXISTING CONDITIONS HAVE BEEN SHOWN ONLY TO THE EXTENT NECESSARY TO SHOW CONNECTION WITH NEW WORK. IT IS THE RESPONSIBILITY OF THE TRADE CONTRACTOR TO COORDINATE ALL WORK AND VERIFY ALL EXISTING CONDITIONS INVOLVED PRIOR TO INSTALLATION AND/OR CONNECTION TO EXISTING SYSTEMS. ANY DISCREPANCIES IN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
16. REFERENCE DRAWINGS ARE AVAILABLE FROM THE OWNER FOR SOME EXISTING SERVICE TIES. IT SHALL BE THE RESPONSIBILITY OF THE TRADE CONTRACTOR TO VISIT THE SITE AND VERIFY THE ACCURACY OF ANY DRAWINGS UTILIZED.
17. CUT AND PATCH EXISTING CONSTRUCTION AS REQUIRED TO RUN CIRCUITS OR CONDUIT.

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03.29.2024

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POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

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ELECTRICAL LEGENDS

E0.1

ELECTRICAL SPECIFICATIONS

SCOPE

1. ELECTRICAL WORK SHALL INCLUDE FURNISHING ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES TO CONSTRUCT AND INSTALL THE COMPLETE ELECTRICAL SYSTEMS AS SHOWN ON THESE DRAWINGS AND DESCRIBED IN THESE SPECIFICATIONS.

CODES, PERMITS AND FEES:

1. THE INSTALLATION OF THIS WORK SHALL COMPLY IN EVERY WAY WITH THE REQUIREMENTS OF ALL APPLICABLE LAWS, ORDINANCES OF THE CITY, STATE, OSHA, AND THE NATIONAL ELECTRICAL CODE.
2. IF ANY CONFLICT OCCURS BETWEEN THESE RULES AND THIS SPECIFICATION, THE RULES SHALL GOVERN. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING WITH GOVERNING CODES. THIS SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR FROM COMPLYING WITH ANY REQUIREMENTS OF THE PLANS OR SPECIFICATIONS WHICH MAY BE IN EXCESS OF REQUIREMENTS OF HEREINBEFORE MENTIONED RULES AND NOT CONTRARY TO SAME.

SUBMITTALS

1. PROVIDE COMPREHENSIVE MATERIAL AND EQUIPMENT SUBMITTALS FOR ALL ELECTRICAL ITEMS SHOWN ON THE DRAWINGS.
2. INCLUDE THE FOLLOWING INFORMATION FOR EACH SUBMITTAL:
   A. PRODUCT DATA: SUBMIT MANUFACTURER'S PRODUCT INFORMATION, SPECIFICATIONS, AND TECHNICAL DATA FOR EACH ITEM.
   B. DRAWINGS: PROVIDE APPROVED SHOP DRAWINGS SHOWING THE INSTALLATION DETAILS, DIMENSIONS, AND CONNECTIONS.
3. COORDINATE WITH THE ARCHITECT TO ESTABLISH THE SUBMITTAL PROCESS AND REQUIREMENTS.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN AN ACCURATE RECORD OF ALL SUBMITTALS, APPROVALS, AND REVISIONS.

OPERATION AND MAINTENANCE MANUALS

1. PROVIDE COMPREHENSIVE OPERATION AND MAINTENANCE MANUALS THAT INCLUDE THE FOLLOWING:
   A. PROCEDURES: DESCRIBE THE NECESSARY PROCEDURES TO OPERATE THE SYSTEM, INCLUDING STARTUP, NORMAL OPERATION, EMERGENCY OPERATION, AND SHUTDOWN.
   B. PREVENTIVE MAINTENANCE: PROVIDE A SCHEDULE OF PREVENTIVE MAINTENANCE IN TABULAR FORM, INCLUDING ROUTINE CLEANING, INSPECTION, AND LUBRICATION. INCLUDE RECOMMENDED LUBRICANTS FOR EACH LUBRICATION POINT.
   C. MINOR REPAIRS AND ADJUSTMENTS: INCLUDE INSTRUCTIONS FOR MINOR REPAIRS OR ADJUSTMENTS REQUIRED FOR PREVENTIVE MAINTENANCE ROUTINES.
   D. DESCRIPTIVE LITERATURE: PROVIDE MANUFACTURER'S DESCRIPTIVE LITERATURE, INCLUDING APPROVED SHOP DRAWINGS, FOR DEVICES USED IN CONTRACTOR-PROVIDED EQUIPMENT OR SYSTEMS. INCLUDE ILLUSTRATIONS, EXPLODED VIEWS, AND OTHER RELEVANT DETAILS.
2. FORMAT AND ORGANIZATION:
   A. MANUALS SHALL BE CLEARLY ORGANIZED AND PRESENTED IN A PROFESSIONAL MANNER.
   B. USE CLEAR AND CONCISE LANGUAGE, WITH APPROPRIATE HEADINGS AND SUBHEADINGS.
   C. INCLUDE A TABLE OF CONTENTS FOR EASY NAVIGATION.
   D. USE DIAGRAMS, ILLUSTRATIONS, AND PHOTOGRAPHS AS NECESSARY TO ENHANCE UNDERSTANDING.

RACEWAY AND FITTINGS

1. RIGID STEEL CONDUIT (RGS) AND INTERMEDIATE METALLIC CONDUIT (IMC): HEAVY WALL, GALVANIZED STEEL, SCHEDULE 40, THREADED. FITTINGS: THREADED GALVANIZED OR CADMIUM PLATED STEEL FITTINGS.
2. ELECTRIC METALLIC TUBING (EMT): GALVANIZED TUBING. FITTINGS: STEEL, RAIN TIGHT COMPRESSION TYPE WITH NYLON INSULATED THROATS ON CONNECTORS.
3. FLEXIBLE METAL CONDUIT: FLEXIBLE, INTERLOCKED, GALVANIZED STEEL CONSTRUCTION, SPIRAL STRIP. FITTINGS AND CONDUIT BODIES: ANSI/NEMA FB 1. ALL STEEL, GALVANIZED, COMPRESSION TYPE. SPECIFICALLY DESIGNED FOR THE PURPOSE.
4. LIQUID TIGHT FLEXIBLE CONDUIT: FLEXIBLE, INTERLOCKED, GALVANIZED STEEL, SPIRAL STRIP WITH AN OUTER LIQUIDTIGHT, NONMETALLIC, SUNLIGHT-RESISTANT JACKET. FITTINGS: COMPRESSION TYPE.
5. PLASTIC CONDUIT: SCHEDULE 40 PVC MINIMUM, LISTED, SUNLIGHT RESISTANT, RATED FOR 90 DEGREES C CONDUCTORS.
6. USE RACEWAY TYPES AS INDICATED BELOW:
   A. UNDERGROUND INSTALLATIONS MORE THAN 5'-0" FROM FOUNDATION WALL: PLASTIC CONDUIT.
   B. INSTALLATIONS IN OR UNDER CONCRETE SLAB: PLASTIC CONDUIT, EXCEPT WITHIN 5'-0" FROM FOUNDATION WALL: RIGID STEEL CONDUIT. CONDUITS SHALL NOT BE INSTALLED IN CONCRETE WHICH IS LESS THAN 3" THICK.
   C. IN POURED CONCRETE OR MASONRY WALLS: RIGID STEEL CONDUIT OR IMC.
   D. EXPOSED OUTDOOR LOCATIONS: RIGID STEEL CONDUIT.
   E. WET INTERIOR LOCATIONS: RIGID STEEL CONDUIT.
   F. CONCEALED DRY INTERIOR LOCATIONS: ELECTRICAL METALLIC TUBING.
   G. EXPOSED DRY INTERIOR LOCATIONS: RIGID STEEL CONDUIT. INTERMEDIATE METAL CONDUIT. ELECTRICAL METALLIC TUBING. FLEXIBLE METAL CONDUIT (MOTOR, LIGHT FIXTURE AND EQUIPMENT CONNECTIONS ONLY).
   H. FOR CONNECTIONS TO MECHANICAL EQUIPMENT, VIBRATING EQUIPMENT, MOTORS OR TRANSFORMERS: FLEXIBLE METAL CONDUIT. WHERE INSTALLED IN EXTERIOR LOCATIONS, LIQUID TIGHT FLEXIBLE CONDUIT. MAXIMUM LENGTH SHALL BE 3'-0".
   I. LIGHT FIXTURES: DIRECT BOX OR CONDUIT CONNECTION FOR SURFACE MOUNTED AND RECESSED FIXTURES. FLEXIBLE METAL CONDUIT FROM A J-BOX FOR RECESSED LAY-IN LIGHT FIXTURES. CONDUIT SIZE SHALL BE 3/8" (10 MM) MINIMUM DIAMETER AND 6'-0" (1.8 M) MAXIMUM LENGTH.
   J. INTERIOR DATA/TELECOM CONDUITS SHALL BE METALLIC, AND SHALL BE 3/4" MINIMUM. PROVIDE NYLON THROAT BUSHINGS ON ALL CONDUIT ENDS.

ELECTRICAL BOXES

1. SHEET METAL OUTLET BOXES: GALVANIZED STEEL, WITH 3/8" MALE FIXTURE STUDS WHERE REQUIRED.
2. LUMINAIRE AND EQUIPMENT SUPPORTING BOXES: RATED FOR WEIGHT OF EQUIPMENT SUPPORTED.
3. PULL AND JUNCTION BOXES: GALVANIZED STEEL.
4. CAST METAL BOXES FOR OUTDOOR AND WET LOCATION INSTALLATIONS: FLAT FLANGED, SURFACE MOUNTED RAINTIGHT JUNCTION BOX. GALVANIZED CAST IRON BOX AND COVER WITH GROUND FLANGE, NEOPRENE GASKET, AND STAINLESS STEEL COVER SCREWS. UL LISTED RAINTIGHT.
5. OUTLET, PULL BOXES AND JUNCTION BOXES SHALL BE MINIMUM 4" SQUARE BY 2-1/8" DEEP FOR USE WITH 1" CONDUIT AND SMALLER. ON CONDUIT SYSTEMS USING 1-1/4" CONDUIT OR LARGER, PULL AND JUNCTION BOXES SHALL BE SIZED PER NEC BUT NOT LESS THAN 4-11/16" SQUARE. WHERE BOXES ARE INSTALLED IN MASONRY WALLS, PROVIDE MASONRY BOXES 3-1/2" DEEP. PROVIDE DEVICE RINGS, SIZE AS REQUIRED.
6. FOR TELECOMMUNICATION, FIBER OPTIC, SECURITY, AND OTHER LOW VOLTAGE CABLE INSTALLATIONS THE BOXES SHALL BE A 4-1/16" SQUARE WITH SINGLE GANG MUDRING.

WIRE AND CABLE

1. COMMERCIAL SPACES, COMMON AREAS, AND EXTERIOR APPLICATIONS: SINGLE CONDUCTOR, TYPE THW, THHN/THWN OR XHHW INSULATION, RATED 600 VOLTS. NO CONDUCTOR LESS THAN 10 AWG SHALL BE INSTALLED IN EXTERIOR UNDERGROUND CONDUIT. ALL CONDUCTOR SHALL BE COPPER UNLESS OTHERWISE NOTED.

WIRING DEVICES

1. WALL SWITCHES: SWITCHES FOR LIGHTING CIRCUITS SHALL BE NEMA WD1 AC GENERAL USE SNAP SWITCH WITH TOGGLE HANDLE, RATED 20 AMPERES AND 120-277 VOLTS AC. HANDLE: WHITE NYLON.
2. RECEPTACLES: CONVENIENCE AND STRAIGHT BLADE RECEPTACLES SHALL BE NEMA, TYPE 5-20R, WHITE NYLON FACE. SPECIFIC USE RECEPTACLES SHALL BE NEMA WD1 OR WD5; AS REQUIRED TO MATCH LOAD SERVED. GFCI RECEPTACLES SHALL BE 20A, DUPLEX CONVENIENCE RECEPTACLE WITH INTEGRAL CLASS 'A' GROUND FAULT CURRENT INTERRUPTER AND LOCKOUT FEATURE.
3. WALL PLATES: STAINLESS STEEL, ASTM A240, TYPE 304, WITH A BRUSHED OR POLISHED FINISH. STAINLESS STEEL SCREWS OR OTHER APPROVED FASTENERS.
4. INSTALLATION:
   A. UNLESS OTHERWISE NOTED ON THE DRAWINGS, INSTALL RECEPTACLES 18" ABOVE FINISH FLOOR, 6" ABOVE COUNTERS AND BACKSPLASHES WITH GROUNDING POLE ON BOTTOM. UNLESS OTHERWISE NOTED DIMENSIONS ARE TO CENTERLINE OF OUTLET.
   B. INSTALL WALL SWITCHES 48" ABOVE FLOOR, OFF POSITION DOWN.
   C. INSTALL GALVANIZED STEEL PLATES ON OUTLET BOXES AND JUNCTION BOXES IN UNFINISHED AREAS, ABOVE ACCESSIBLE CEILINGS, AND ON SURFACE-MOUNTED OUTLETS.

FIRE AND/OR SMOKE RATED PENETRATIONS

1. PROVIDE FIRESTOPPING MATERIAL WHERE FIRE/SMOKE RATED PENETRATIONS OCCUR. 3M, STI/SPECSEAL, TREMCO, OR EQUAL. ALL FIRESTOPPING SYSTEMS SHALL BE PROVIDED BY THE SAME MANUFACTURER.

GROUNDING AND BONDING

1. PROVIDE AN INSULATED-THROAT GROUNDING BUSHING ON THE CONDUIT PASSING THRU EACH METAL ENCLOSURE. PROVIDE A BONDING JUMPER CONNECTING THE BUSHING TO THE GROUND BUS AND METAL FRAME OF THE EQUIPMENT.
2. PROVIDE A COPPER EQUIPMENT GROUNDING TERMINAL BAR IN ALL NEW PANELBOARDS OR EXISTING PANELBOARDS MODIFIED UNDER THIS PROJECT, WHERE GROUNDING CONDUCTORS TERMINATE. BOND TO THE GROUNDING BUSHING ON THE CONDUIT FEEDING THE PANELBOARD.

LIGHTING FIXTURES

1. AS INDICATED ON THE DRAWINGS. SECURELY MOUNT ALL FIXTURES, PROVIDE ALL ADDITIONAL HANGERS AND SUPPORTING BRACKETS AS NECESSARY TO SECURELY FASTEN AND SUPPORT FIXTURES.
2. LED DRIVERS: PROVIDE UL LISTED LED DRIVER AS RECOMMENDED BY THE FIXTURE MANUFACTURER.
3. LED DIMMING DRIVERS: PROVIDE UL LISTED LED DIMMING DRIVER AS RECOMMENDED BY THE FIXTURE MANUFACTURER. ENSURE DRIVER COMPATIBILITY WITH DIMMING DEVICE.

LIGHTING CONTROL

1. PROVIDE PRODUCT DATA AND SHOP DRAWINGS FOR THE ENTIRE LIGHTING CONTROL SYSTEM ASSOCIATED WITH THE PROJECT.
2. CEILING MOUNTED OCCUPANCY SENSORS: UL LISTED, 120/277VAC OR 12-24VDC DUAL TECHNOLOGY (PIR/ULTRASONIC OR MICROPHONICS).
3. LOW VOLTAGE WALL SWITCHES: 12-24VDC, RJ45 ENABLED, BUTTONS AS INDICATED ON DRAWINGS, COLOR: WHITE.
4. ENSURE COMPATIBILITY WITH LED FIXTURE DRIVERS BEING CONTROLLED.

STRUCTURED CABLING SYSTEM

1. THE SYSTEM SHALL INCLUDE DATA OUTLETS, CM, CMR, CMP, TERMINATIONS AND ACCESSORIES AS REQUIRED TO FORM A COMPLETE AND FUNCTIONAL SYSTEM.
2. PROVIDE NUMBER AND TYPE OF MODULAR JACKS AS INDICATED ON THE DRAWINGS, AT EACH DATA OUTLET. IF NOT SO INDICATED, PROVIDE TWO RJ-45 JACKS AND TWO BLANK JACKS IN A 4-PORT COVER PLATE.
3. PROVIDE BLANK PORT INSERTS FOR ALL UNUSED PORT LOCATIONS. PROVIDE A BLANK COVERPLATE OVER EACH UNUSED DATA OUTLET.
4. HORIZONTAL CABLE: CATEGORY 6 CABLING SHALL BE EQUAL TO SYSTIMAX GIGASPEED XL. CABLING SHALL BE INSTALLED WITHOUT SPLICES.
5. CABLES SHALL BE DRESSED AND TERMINATED IN ACCORDANCE WITH ANSI/TIA/EIA-568-B, MANUFACTURER'S RECOMMENDATIONS AND/OR BEST INDUSTRY PRACTICES.
6. WHERE SHOWN ON THE DRAWINGS, CABLES MAY BE ROUTED ABOVE ACCESSIBLE CEILINGS. J-HOOK OR TRAPEZE SYSTEMS SHALL BE USED TO SUPPORT CABLE BUNDLES AT A MAXIMUM OF FOUR-FOOT INTERVALS. AT NO POINT SHALL CABLE(S) REST ON ACOUSTIC CEILING GRIDS OR PANELS. CABLE SHALL BE INSTALLED ABOVE FIRE-SPRINKLER AND SYSTEMS AND SHALL NOT BE ATTACHED TO THE SYSTEM OR ANY ANCILLARY EQUIPMENT OR HARDWARE. THE CABLING SYSTEM AND SUPPORT HARDWARE SHALL BE INSTALLED SO THAT IT DOES NOT OBSCURE ANY VALVES, FIRE ALARM CONDUIT, BOXES, OR OTHER CONTROL DEVICES. CABLES SHALL NOT BE ATTACHED TO CEILING GRID OR LIGHTING SUPPORT WIRES. WHERE LIGHT SUPPORT FOR DROP CABLE LEGS ARE REQUIRED, THE CONTRACTOR SHALL INSTALL CLIPS TO SUPPORT THE CABLING..

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PROFESSIONAL ENGINEER LICENSED 15689 STATE OF IDAHO DONALD R. EVANS JR.

03.29.2024

IN ASSOCIATION WITH:

E2C EVANS ENGINEERING AND CONSULTING, PLLC
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POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET

ISSUE DATE: 03/29/2024
PROJECT NUMBER: 23-01-017
REVISION SCHEDULE:
1 DESIGN REVISIONS 03.29.2024

ELECTRICAL SPECIFICATIONS

E0.2

LUMINAIRE SCHEDULE

CALLOUT	DESCRIPTION	CATALOG NUMBER (NOTE 1)	DRIVER	MOUNTING	ELECTRICAL DATA		LAMP DATA		NOTES
					VOLTS	WATTS	TYPE	LUMENS	
D1	6" RECESSED DOWNLIGHT	LITHONIA WF6LED 27K30K35K 90CRI MW M6	SD	CEILING	120	14	(1) LED	1110	1
D2	4.5" RECESSED ADJUSTABLE DOWNLIGHT	USAI B4RAM 25 36E1 R30 S BL BL NCSB UNV D6E XMT	SD	RECESSED	120	36	(1) LED	4150	1,3
D3	4" RECESSED DOWNLIGHT	LITHONIA WF4LED 27K30K35K 90CRI MW M6	SD	CEILING	120	11	(1) LED	780	1
R1	2X4 LED TROFFER	HE WILLIAMS LT 24 L52 8 35 AF DIM UNV	SD	RECESSED	120	45	(1) LED, 3500K	5200	1
R1E	2X4 LED TROFFER	HE WILLIAMS LT 24 L52 8 35 AF DIM UNV EM/10W	SD	RECESSED	120	45	(1) LED, 3500K	5200	1
V1	VANITY LIGHT	WAC LIGHTING WS-85624 3500K AL	SD	WALL	120	21	(1) LED	1255	1,2

NOTES:
1. OR APPROVED EQUAL.
2. VERIFY MOUNTING HEIGHT WITH ARCHITECT PRIOR TO INSTALL.
3. CONFIRM FINAL FIXTURE SELECTION AND MOUNTING REQUIREMENTS WITH THE ARCHITECT.

DRIVER ABBREVIATIONS:
BB - BATTERY BACKED
SD - INTEGRAL STANDARD LED DRIVER

PANEL: L2 (EXISTING)

LOCATION:	MOUNTING:	VOLTS & PHASE:	AIC RATING:	PANEL MAINS TYPE:	MAIN BREAKER SIZE:
SECOND FLOOR	FLUSH	208Y/120V 3-PH 4W	22,000	MLO	MLO
FED FROM:	**ENCLOSURE:**	**WIRES:**	**LUGS:**	**MAINS RATING:**	**NEUTRAL RATING:**
UTILITY		4	STANDARD	100	100%

CKT	CIRCUIT DESCRIPTION	TRIP	NOTE	LOADS (KVA) A		B		C		NOTE	TRIP	CIRCUIT DESCRIPTION	CKT
1	LIGHTS	20/1	2	0.92	1.1					1	20/1	LIGHTS	2
3	LIGHTS	20/1	2			1.1	0.98			1	20/1	LIGHTS	4
5	LIGHTS	20/1	1					0.7	1.1	1	20/1	LIGHTS	6
7	LIGHTS	20/1	1	1.2	0.53					2	20/1	LIGHTING, LTG	8
9	LIGHTS, HR TRAINING	20/1	1			0.84	0.84			1	20/1	LIGHTS	10
11	LIGHTS	20/1	2					0.9	1.2	1	20/1	LIGHTS, ADMIN HALL SCONCE	12
13	SPARE	20/1	1	0	0					1	20/1	SPARE	14
15	SPARE	20/1	1			0	0			1	20/1	SPARE	16
17	LCP2 POWER	20/1						0.5	0		20/1	SPARE	18
19	PROVISION	20/1		0	0						20/1	PROVISION	20
21	PROVISION	20/1				0	0				20/1	PROVISION	22
23	PROVISION	20/1						0	0		20/1	PROVISION	24
	TOTAL CONNECTED KVA BY PHASE			3.7		3.8		4.4					
	TOTAL CONNECTED AMPS BY PHASE			31		31		37					

	CONN KVA	CALC KVA			CALC KVA
LIGHTING	12	15	(125%)	TOTAL LOAD	15
				BALANCED 3-PHASE LOAD	41 A

NOTES
1. EXISTING BRANCH CIRCUIT, NO MODIFICATIONS.
2. EXISTING BRANCH CIRCUIT, TO BE MODIFIED.
3. NEW BRANCH CIRCUIT, TO BE ADDED.

PANEL: R2(1) (EXISTING)

LOCATION:	MOUNTING:	VOLTS & PHASE:	AIC RATING:	PANEL MAINS TYPE:	MAIN BREAKER SIZE:
SECOND FLOOR	RECESSED	208Y/120V 3-PH 4W	10,000	MLO	MLO
FED FROM:	**ENCLOSURE:**	**WIRES:**	**LUGS:**	**MAINS RATING:**	**NEUTRAL RATING:**
UTILITY		4	FEEDTHRU	200	100%

CKT	CIRCUIT DESCRIPTION	TRIP	NOTE	LOADS (KVA) A		B		C		NOTE	TRIP	CIRCUIT DESCRIPTION	CKT
1	RECEPTACLES	20/1	1	0.72	0.9					1	20/1	RECEPTACLES	2
3	RECEPTACLES	20/1	1			0.72	0.36			1	20/1	RECEPTACLES	4
5	RECEPTACLES	20/1	1					1.1	0.72	2	20/1	RECP	6
7	RECEPTACLES	20/1	2	1.1	0.54					2	20/1	RECP	8
9	RECEPTACLES ~~(COPIER)~~	20/1	2			1.5	0.72			1	20/1	RECEPTACLES	10
11	RECEPTACLES	20/1	2					0.9	0.72	1	20/1	RECEPTACLES	12
13	RECEPTACLE - BREAK ROOM	20/1	1	0.18	1.1					1	20/1	RECEPTACLES	14
15	RECEPTACLE - BREAK ROOM	20/1	1			0.18	0.9			1	20/1	RECEPTACLES	16
17	RECEPTACLE - BREAK ROOM	20/1	1					0.18	0.72	1	20/1	RECEPTACLES	18
19	REFRIGERATOR RECEPTACLE	20/1	1	0.75	0.72					2	20/1	RECEPTACLES	20
21	RECEPTACLES	20/1	1			0.9	0.72			1	20/1	RECEPTACLES	22
23	RECEPTACLES	20/1	1					0.9	0.72	1	20/1	RECEPTACLES	24
25	WATER COOLER	20/1	2	1.2	0.9					1	20/1	RECEPTACLES	26
27	RECP	20/1	2			0.36	0.72			1	20/1	RECEPTACLES	28
29	COPIER	20/1	2					0.5	0.72	1	20/1	RECEPTACLES	30
31	SPARE	20/1	2	0	1.5					1	20/1	DISHWASHER	32
33	RECEPTACLES	20/1	1			0.36	0.75			1	20/1	REFRIGERATOR	34
35	ELECTRIC WATER COOLER	20/1	1					0.7	0.72	3	20/1	RECEPTACLES	36
37	ROOF RECEPTACLES	20/1	1	0.72	0.72					3	20/1	RECEPTACLES	38
39	LCP	20/1	1			0.36	0.8			3	20/1	REFRIGERATOR	40
41	SPARE	20/1	1					0	0	1	20/1	SPARE	42
	TOTAL CONNECTED KVA BY PHASE			18		18		18					
	TOTAL CONNECTED AMPS BY PHASE			150		150		150					

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
RECEPTACLES	47	29	(50%>10)	NONCONTINUOUS	2	2	(100%)
KITCHEN EQUIPMENT	1	1	(100%)	HEATING	3.2	3.2	(100%)
				TOTAL LOAD		35	
				BALANCED 3-PHASE LOAD		97 A	

NOTES
1. EXISTING BRANCH CIRCUIT, NO MODIFICATIONS.
2. EXISTING BRANCH CIRCUIT, TO BE MODIFIED.
3. NEW BRANCH CIRCUIT, TO BE ADDED.

PANEL: R2(2) (EXISTING)

LOCATION:	MOUNTING:	VOLTS & PHASE:	AIC RATING:	PANEL MAINS TYPE:	MAIN BREAKER SIZE:
SECOND FLOOR	RECESSED	208Y/120V 3-PH 4W	10,000	MLO	MLO
FED FROM:	**ENCLOSURE:**	**WIRES:**	**LUGS:**	**MAINS RATING:**	**NEUTRAL RATING:**
R2(1)		4	STANDARD	200	100%

CKT	CIRCUIT DESCRIPTION	TRIP	NOTE	LOADS (KVA) A		B		C		NOTE	TRIP	CIRCUIT DESCRIPTION	CKT
43	RECEPTACLES	20/1	1	0.18	0.72					1	20/1	RECEPTACLES	44
45	RECEPTACLES	20/1	1			0.72	0.72			1	20/1	RECEPTACLES	46
47	RECEPTACLES	20/1	1					0.9	0.9	1	20/1	RECEPTACLES	48
49	RECEPTACLES	20/1	1	0.72	0.18					1	20/1	RECEPTACLES	50
51	RECEPTACLES	20/1	1			0.72	0.9			2	20/1	RECEPTACLES	52
53	RECEPTACLES	20/1	1					0.72	0.72	1	20/1	RECEPTACLES	54
55	RECEPTACLES	20/1	1	0.9	0.72					1	20/1	RECEPTACLES	56
57	RECEPTACLES	20/1	1			0.72	0.72			1	20/1	RECEPTACLES	58
59	RECEPTACLES	20/1	1					0.72	0.72	1	20/1	RECEPTACLES	60
61	RECEPTACLES	20/1	2	0.72	0.9					1	20/1	RECEPTACLES	62
63	RECEPTACLES	20/1	2			0.72	0.72			1	20/1	RECEPTACLES	64
65	RECEPTACLES	20/1	2					0.72	0.72	2	20/1	RECEPTACLES	66
67	RECEPTACLES	20/1	1	0.72	0.72					2	20/1	RECEPTACLES	68
69	RECEPTACLES	20/1	1			0.72	0.5			1	20/1	UNDERCOUNTER REFRIGERATOR	70
71	RECEPTACLES	20/1	1					0.9	0.5	1	20/1	UNDERCOUNTER REFRIGERATOR	72
73	SPARE	20/1	1	0	0.18					1	20/1	RECEPTACLES	74
75	SPARE	20/1	1			0	0.2			1	20/1	HEAT TRACE CONTACTOR	76
77	SPARE	20/1	1					0	0.18	3	20/1	RECP	78
79	SPARE	20/1	1	0	0					1	20/1	SPARE	80
81	SPARE	20/1	1			0	1.5			1	20/1	ROOF / GUTTER HEAT TRACE	82
83	SPARE	20/1	1					0	1.5	1	20/1	ROOF / GUTTER HEAT TRACE	84
	TOTAL CONNECTED KVA BY PHASE			6.7		8.9		9.2					
	TOTAL CONNECTED AMPS BY PHASE			56		74		77					

	CONN KVA	CALC KVA			CONN KVA	CALC KVA	
RECEPTACLES	21	15	(50%>10)	KITCHEN EQUIPMENT	1	1	(100%)
				HEATING	3.2	3.2	(100%)
				TOTAL LOAD		19	
				BALANCED 3-PHASE LOAD		54 A	

NOTES
1. EXISTING BRANCH CIRCUIT, NO MODIFICATIONS.
2. EXISTING BRANCH CIRCUIT, TO BE MODIFIED.
3. NEW BRANCH CIRCUIT, TO BE ADDED.

FEEDER / BRANCH SCHEDULE

Circuit Ampacity (Amps)	Circuit No.	Circuit Designator: S=(1)PH+(1)N+(1)G 1 Phase, 1 Pole	SG=(1)PH+(1)N+(2)G 1 Phase, 1 Pole W/ISOLATED GROUND	P=(2)PH+(1)G 1 Phase, 2 Pole, 2W	PN=(2)PH+(1)N+(1)G 1 Phase, 2 Pole, 3W	PG=(1)PH+(1)N+(2)G 1 Phase, 2 Pole, 3W W/ISOLATED GROUND	=(3)PH+(1)G 3 Phase, 3 Wire	N=(3)PH+(1)N+(1)G 3 Phase, 4 Wire	IG=(3)PH+(1)N+(2)G 3 Phase, 4 Wire W/ISOLATED GROUND	AWG Phase (PH) & Neutral (N)	AWG Ground (G)
		Conduit Size, (Sets)	Conduit Size, (Sets)	Conduit Size, (Sets)	Conduit Size, (Sets)	Conduit Size, (Sets)	Conduit Size, (Sets)	Conduit Size, (Sets)	Conduit Size, (Sets)		
20	20	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	#12	#12
30	30	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	#10	#10
40	40	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	3/4", (1)	#8	#10
50	50	1", (1)	1", (1)	1", (1)	1", (1)	1", (1)	1", (1)	1", (1)	1", (1)	#6	#10
60	60	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	#4	#10
70	70	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	#4	#8
80	80	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	1 1/4", (1)	#3	#8
90	90	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	#2	#8
100	100	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	1 1/2", (1)	#1	#8
125	125			2", (1)	2", (1)	2", (1)	2", (1)	2", (1)	2", (1)	#1	#6
150	150			2", (1)	2", (1)	2", (1)	2", (1)	2", (1)	2", (1)	#1/0	#6
175	175			2", (1)	2", (1)	2", (1)	2", (1)	2", (1)	2", (1)	#2/0	#6
200	200			2 1/2", (1)	2 1/2", (1)	2 1/2", (1)	2 1/2", (1)	2 1/2", (1)	2 1/2", (1)	#3/0	#6
225	225			2 1/2", (1)	2 1/2", (1)	2 1/2", (1)	2 1/2", (1)	2 1/2", (1)	2 1/2", (1)	#4/0	#4
250	250			3", (1)	3", (1)	3", (1)	3", (1)	3", (1)	3", (1)	#250	#4
300	300			3 1/2", (1)	3 1/2", (1)	3 1/2", (1)	3 1/2", (1)	3 1/2", (1)	3 1/2", (1)	#350	#4
350	350			4", (1)	4", (1)	4", (1)	4", (1)	4", (1)	4", (1)	#500	#3
400	400			4", (1)	4", (1)	4", (1)	4", (1)	4", (1)	4", (1)	#600	#3
450	450						2 1/2", (2)	2 1/2", (2)	2 1/2", (2)	#4/0	#2
500	500						3", (2)	3", (2)	3", (2)	#250	#2
600	600						3 1/2", (2)	3 1/2", (2)	3 1/2", (2)	#350	#1
700	700						4", (2)	4", (2)	4", (2)	#500	#1/0
800	800						4", (2)	4", (2)	4", (2)	#600	#1/0
1000	1000						3 1/2", (3)	3 1/2", (3)		#400	#2/0
1200	1200						4", (3)	4", (3)		#600	#3/0
1600	1600						4", (4)	4", (4)		#600	#4/0
2000	2000						4", (5)	4", (5)		#600	#250
2500	2500						4", (6)	4", (6)		#600	#350
3000	3000						4", (8)	4", (8)		#500	#400
4000	4000						4", (10)	4", (10)		#600	#500

Notes:
1. EXAMPLE: 500IG = (2) Sets of 3" conduit, each with (3) #250 Phase conductors, (1) #250 Neutral conductor, and (2) #2 Ground conductors.
2. Conduit sizes are based on THWN insulation for all conductors and RGS conduit.
3. Ground Conductors can be omitted from Service Entrance Feeders if applicable.
4. Reference NEC for metric conduit requirements.
5. If aluminum conductors are allowed for feeders, increase conductor sizing to match ampacity rating of copper conductors shown, and adjust conduit size appropriately.
6. To avoid voltage drop, increase conductor size and conduit for feeders over 150 ft in length.

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03.29.2024

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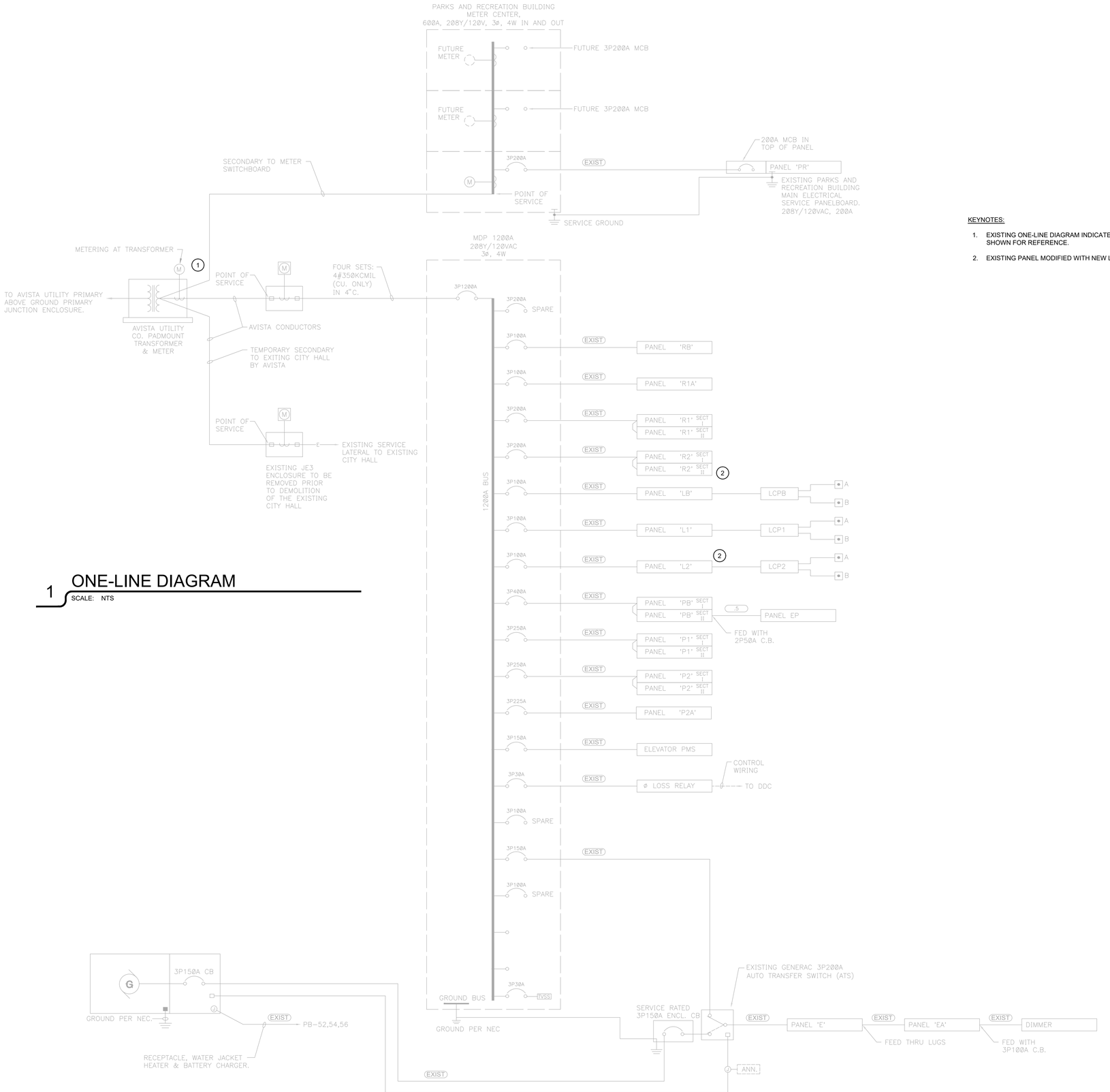
ELECTRICAL SCHEDULES

E0.3



1 ONE-LINE DIAGRAM

SCALE: NTS

KEYNOTES:

1. EXISTING ONE-LINE DIAGRAM INDICATED BASED ON RECORD DOCUMENTS, SHOWN FOR REFERENCE.
2. EXISTING PANEL MODIFIED WITH NEW LOADS ADDED.

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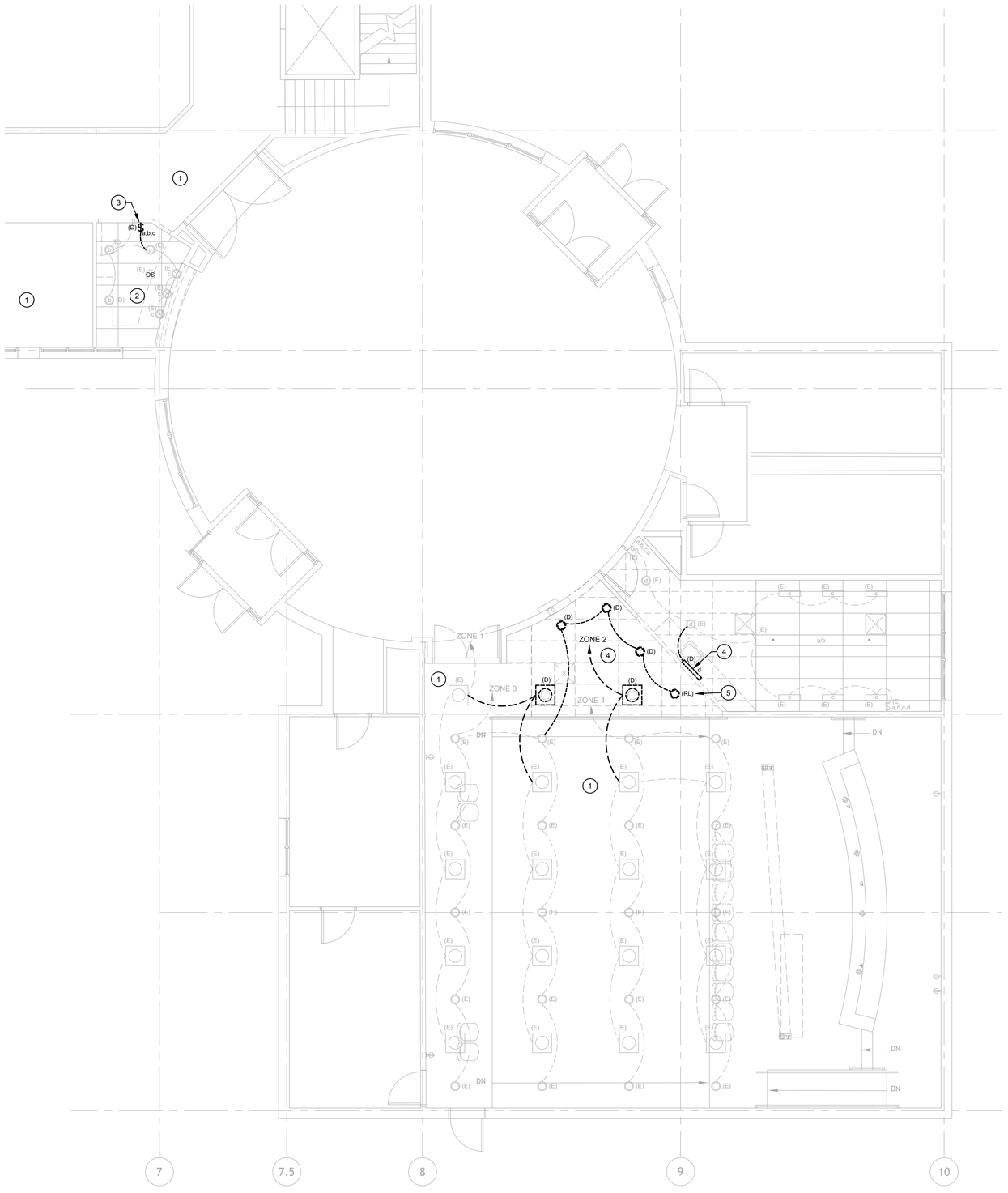
ONE-LINE DIAGRAM

E0.4



1 1ST FLOOR LIGHTING DEMO

NORTH

SCALE: 3/16" = 1'-0"

GENERAL NOTES

A. ALL ELECTRICAL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS, AND INDUSTRY STANDARDS.

B. EXERCISE CAUTION DURING DEMOLITION TO MINIMIZE DAMAGE TO EXISTING STRUCTURES, FINISHES, AND EQUIPMENT TO REMAIN. REPAIR ANY DAMAGE CAUSED AT NO ADDITIONAL COST TO THE OWNER.

C. REMOVE ALL ITEMS SHOWN AS DARK DASHED OR LABELED WITH A "(D)" ON THE DEMOLITION PLANS, INCLUDING BOXES, CONDUIT, WIRE, FASTENERS, AND ASSOCIATED APPURTENANCES.

D. ALL EXISTING CONDUITS AND WIRING THAT WILL NOT BE REUSED SHALL BE REMOVED WHERE THEY WILL BE EXPOSED UPON COMPLETION OF NEW WORK. CONCEALED CONDUITS IN WALLS SHALL BE ABANDONED.

E. PROVIDE CONDUIT PLUGS AND BLANKS FOR ALL OPENINGS CREATED BY THE REMOVAL OF CONDUIT. BLANK COVER PLATES SHALL BE PROVIDED FOR ALL OPENED OUTLET BOXES RESULTING FROM THE REMOVAL OF EQUIPMENT AND/OR DEVICES.

F. MATERIALS REMOVED DURING DEMOLITION, NOT DESIGNATED FOR RELOCATION OR TURNOVER TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE COMPLETELY REMOVED FROM THE SITE.

G. SCHEDULE ALL WORK AND POWER OUTAGES IN THE EXISTING BUILDING AT TIMES CONVENIENT TO THE OWNER. NOTIFY THE OWNER PRIOR TO TURNING OFF ANY CIRCUITS.

H. THE CONTRACTOR SHALL UPDATE THE PANELBOARD DIRECTORY TO INDICATE ANY AND ALL CIRCUIT MODIFICATIONS DURING CONSTRUCTION.

KEYNOTES

1. NO WORK THIS SPACE EXCEPT TO THROUGH FEED EXISTING DEVICES.
2. REMOVE AND REINSTALL EXISTING FIXTURES THIS SPACE TO THE EXTENT REQUIRED FOR NEW CEILING CONSTRUCTION.
3. REMOVE EXISTING SWITCHES EXTEND EXISTING CIRCUIT TO NEW SWITCH LOCATION.
4. REMOVE DEMO FIXTURES INDICATED THIS SPACE, SALVAGE TO OWNER.
5. REMOVE EXISTING FIXTURE FOR RELOCATION.

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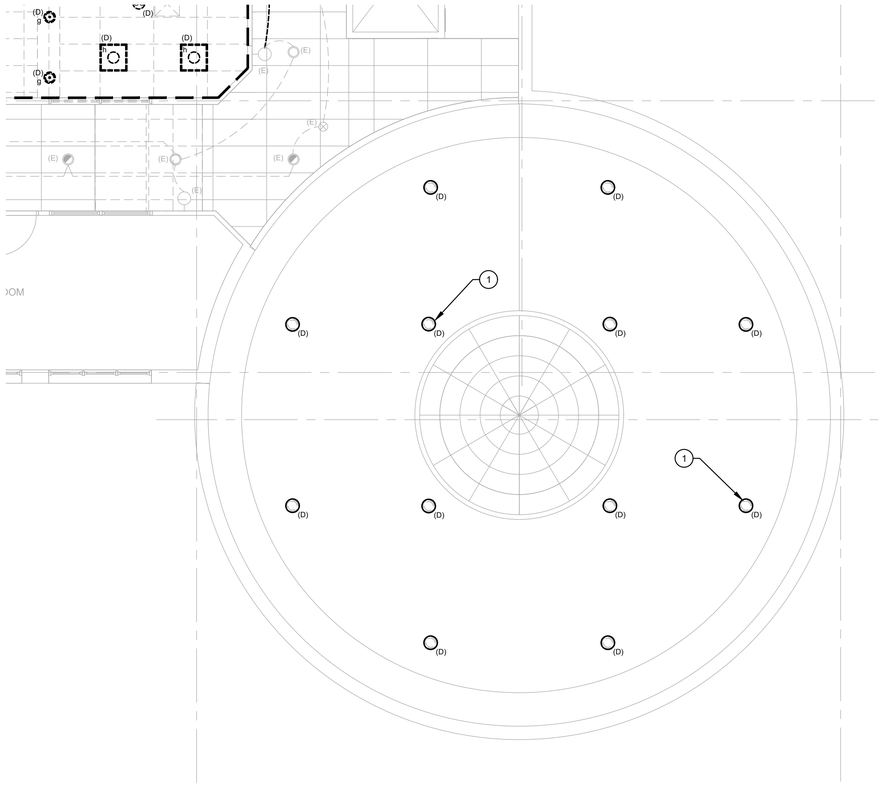
1ST FLOOR LIGHTING DEMO

E2.1



NORTH 1 2ND FLOOR ROTUNDA LIGHTING DEMO

SCALE: 3/16" = 1'-0"

GENERAL NOTES

A. ALL ELECTRICAL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS, AND INDUSTRY STANDARDS.

B. EXERCISE CAUTION DURING DEMOLITION TO MINIMIZE DAMAGE TO EXISTING STRUCTURES, FINISHES, AND EQUIPMENT TO REMAIN. REPAIR ANY DAMAGE CAUSED AT NO ADDITIONAL COST TO THE OWNER.

C. REMOVE ALL ITEMS SHOWN AS DARK DASHED OR LABELED WITH A "(D)" ON THE DEMOLITION PLANS, INCLUDING BOXES, CONDUIT, WIRE, FASTENERS, AND ASSOCIATED APPURTENANCES.

D. ALL EXISTING CONDUITS AND WIRING THAT WILL NOT BE REUSED SHALL BE REMOVED WHERE THEY WILL BE EXPOSED UPON COMPLETION OF NEW WORK. CONCEALED CONDUITS IN WALLS SHALL BE ABANDONED.

E. PROVIDE CONDUIT PLUGS AND BLANKS FOR ALL OPENINGS CREATED BY THE REMOVAL OF CONDUIT. BLANK COVER PLATES SHALL BE PROVIDED FOR ALL OPENED OUTLET BOXES RESULTING FROM THE REMOVAL OF EQUIPMENT AND/OR DEVICES.

F. MATERIALS REMOVED DURING DEMOLITION, NOT DESIGNATED FOR RELOCATION OR TURNOVER TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE COMPLETELY REMOVED FROM THE SITE.

G. SCHEDULE ALL WORK AND POWER OUTAGES IN THE EXISTING BUILDING AT TIMES CONVENIENT TO THE OWNER. NOTIFY THE OWNER PRIOR TO TURNING OFF ANY CIRCUITS.

H. THE CONTRACTOR SHALL UPDATE THE PANELBOARD DIRECTORY TO INDICATE ANY AND ALL CIRCUIT MODIFICATIONS DURING CONSTRUCTION.

KEYNOTES

1. REMOVE EXISTING FIXTURE, TYP. COORDINATE WITH OWNER FOR SALVAGE OR DISPOSAL REQUIREMENTS. MAINTAIN EXISTING LIGHTING CIRCUIT TO BE USED FOR NEW FIXTURES.

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2ND FLOOR LIGHTING DEMO

E2.2

GENERAL NOTES

A. ALL ELECTRICAL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS, AND INDUSTRY STANDARDS.

B. EXERCISE CAUTION DURING DEMOLITION TO MINIMIZE DAMAGE TO EXISTING STRUCTURES, FINISHES, AND EQUIPMENT TO REMAIN. REPAIR ANY DAMAGE CAUSED AT NO ADDITIONAL COST TO THE OWNER.

C. REMOVE ALL ITEMS SHOWN AS DARK DASHED OR LABELED WITH A "(D)" ON THE DEMOLITION PLANS, INCLUDING BOXES, CONDUIT, WIRE, FASTENERS, AND ASSOCIATED APPURTENANCES.

D. ALL EXISTING CONDUITS AND WIRING THAT WILL NOT BE REUSED SHALL BE REMOVED WHERE THEY WILL BE EXPOSED UPON COMPLETION OF NEW WORK. CONCEALED CONDUITS IN WALLS SHALL BE ABANDONED.

E. PROVIDE CONDUIT PLUGS AND BLANKS FOR ALL OPENINGS CREATED BY THE REMOVAL OF CONDUIT. BLANK COVER PLATES SHALL BE PROVIDED FOR ALL OPENED OUTLET BOXES RESULTING FROM THE REMOVAL OF EQUIPMENT AND/OR DEVICES.

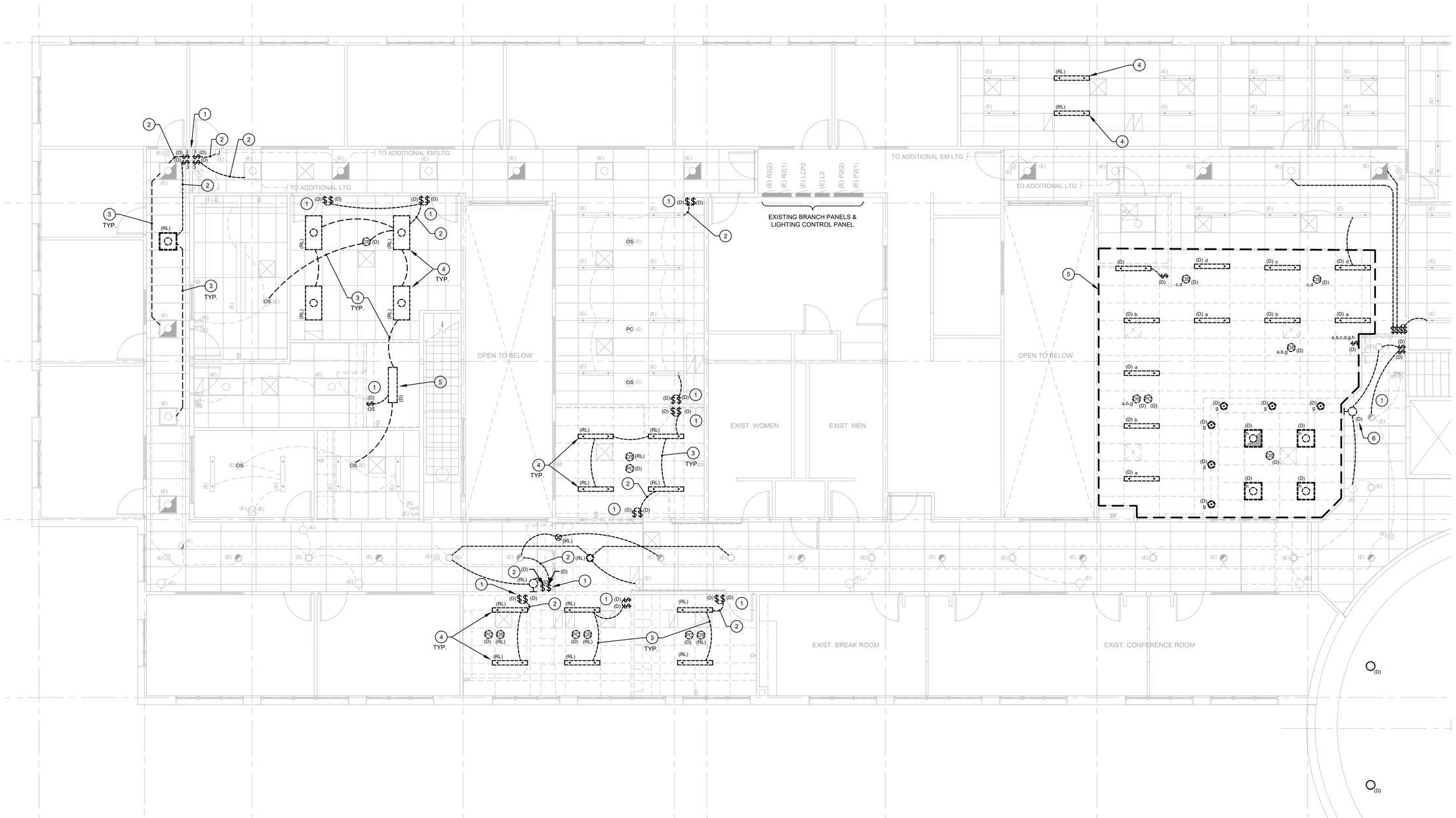
F. MATERIALS REMOVED DURING DEMOLITION, NOT DESIGNATED FOR RELOCATION OR TURNOVER TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE COMPLETELY REMOVED FROM THE SITE.

G. SCHEDULE ALL WORK AND POWER OUTAGES IN THE EXISTING BUILDING AT TIMES CONVENIENT TO THE OWNER. NOTIFY THE OWNER PRIOR TO TURNING OFF ANY CIRCUITS.

H. THE CONTRACTOR SHALL UPDATE THE PANELBOARD DIRECTORY TO INDICATE ANY AND ALL CIRCUIT MODIFICATIONS DURING CONSTRUCTION.

KEYNOTES

1. EXISTING LIGHTING CONTROLS TO BE REMOVED.
2. EXISTING SWITCH LEG(S) TO BE MODIFIED. REFER TO NEW WORK PLANS.
3. EXISTING LIGHTING CIRCUIT TO BE MODIFIED. REFER TO NEW WORK PLANS.
4. EXISTING LUMINAIRE TO BE RELOCATED. REFER TO NEW WORK PLANS.
5. EXISTING LUMINAIRES AND DEVICES THIS SPACE TO BE REMOVED. COORDINATE WITH OWNER FOR SALVAGE OR DISPOSAL REQUIREMENTS.
6. REMOVE EXISTING FIXTURE OR DEVICE, SALVAGE TO OWNER.



NORTH

1 2ND FLOOR LIGHTING DEMO

SCALE: 3/16" = 1'-0"

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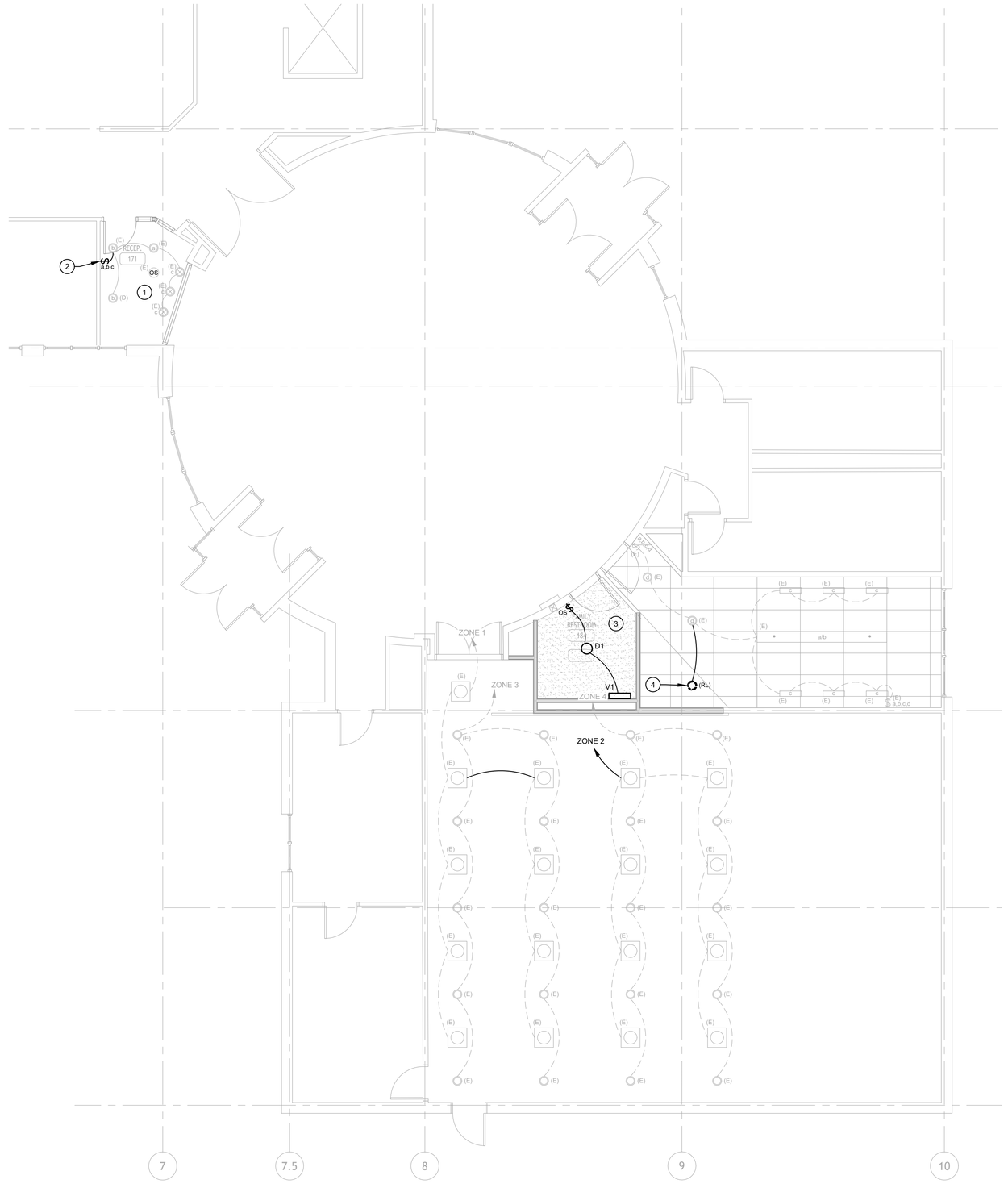
2ND FLOOR LIGHTING DEMO

E2.3



1 1ST FLOOR LIGHTING PLAN
NORTH
SCALE: 3/16" = 1'-0"

GENERAL NOTES

A. PROVIDE LIGHTING CONTROL SYSTEM MODIFICATIONS TO MAINTAIN EXISTING CONTROL FUNCTIONS. ADDITIONALLY, ADD CONTROL ZONES WHERE REQUIRED. LIGHTING AND CONTROLS SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH CURRENT GOVERNING IECC CODES AND MEET THE SPECIFICATIONS AND OWNER'S REQUIREMENTS.

B. ALL LUMINAIRES SHALL BE SECURELY MOUNTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS. PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES FOR PROPER LUMINAIRE INSTALLATION IN THE LOCATIONS SHOWN ON THE PLANS.

C. ENSURE THAT ALL EMERGENCY LIGHTS AND EXIT SIGNS ARE PROVIDED WITH AN UN-SWITCHED HOT CONDUCTOR. EMERGENCY LIGHTS CAN BE IDENTIFIED BY AN 'E' DESIGNATOR AT THE END OF THE FIXTURE CALLOUT (E.G., R1E) AND/OR A HALF HATCH PATTERN ON THE FIXTURE SYMBOL.

D. WHERE LIGHTING CONTROLS ARE SPECIFIED, PROVIDE THE NECESSARY COMPONENTS, SUCH AS OCCUPANCY SENSORS, DIMMERS, TIMERS, AND SWITCHES, AS INDICATED ON THE PLANS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND PROGRAMMING OF LIGHTING CONTROL DEVICES.

KEYNOTES

1. REPLACE EXISTING FIXTURES AND DEVICES THIS SPACE DUE TO NEW CEILING CONSTRUCTION.
2. PROVIDE NEW SWITCHING INDICATED AT LOCATION SHOWN.
3. EXTEND EXISTING UN-SWITCHED CIRCUIT FROM NEAREST LOCATION AVAILABLE, TO SPACE INDICATED. PROVIDE NEW LIGHTING SHOWN.
4. RELOCATED FIXTURE. EXTEND EXISTING SWITCHED CIRCUIT FROM NEAREST FIXTURE.

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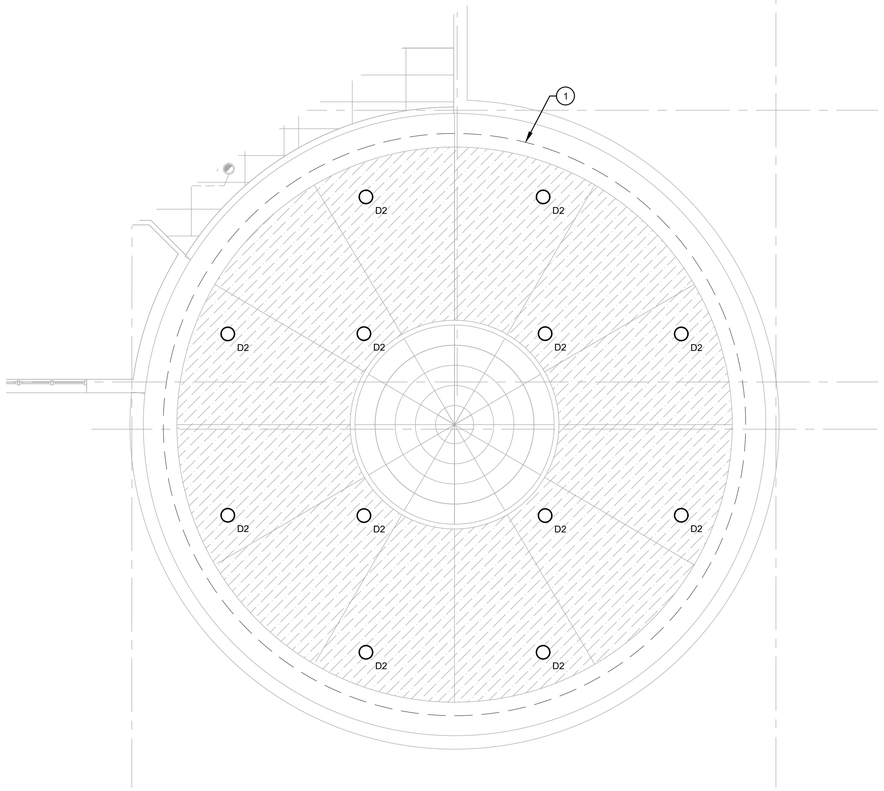
1ST FLOOR LIGHTING PLAN

E2.4



1 2ND FLOOR ROTUNDA LIGHTING PLAN

NORTH

SCALE: 3/16" = 1'-0"

GENERAL NOTES

A. PROVIDE LIGHTING CONTROL SYSTEM MODIFICATIONS TO MAINTAIN EXISTING CONTROL FUNCTIONS. ADDITIONALLY, ADD CONTROL ZONES WHERE REQUIRED. LIGHTING AND CONTROLS SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH CURRENT GOVERNING IECC CODES AND MEET THE SPECIFICATIONS AND OWNER'S REQUIREMENTS.

B. ALL LUMINAIRES SHALL BE SECURELY MOUNTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS. PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES FOR PROPER LUMINAIRE INSTALLATION IN THE LOCATIONS SHOWN ON THE PLANS.

C. ENSURE THAT ALL EMERGENCY LIGHTS AND EXIT SIGNS ARE PROVIDED WITH AN UN-SWITCHED HOT CONDUCTOR. EMERGENCY LIGHTS CAN BE IDENTIFIED BY AN 'E' DESIGNATOR AT THE END OF THE FIXTURE CALLOUT (E.G., R1E) AND/OR A HALF HATCH PATTERN ON THE FIXTURE SYMBOL.

D. WHERE LIGHTING CONTROLS ARE SPECIFIED, PROVIDE THE NECESSARY COMPONENTS, SUCH AS OCCUPANCY SENSORS, DIMMERS, TIMERS, AND SWITCHES, AS INDICATED ON THE PLANS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND PROGRAMMING OF LIGHTING CONTROL DEVICES.

KEYNOTES

1. PROVIDE NEW FIXTURES SHOWN. EXTEND EXISTING SWITCHED/CONTROLLED CIRCUIT TO NEW FIXTURE LOCATIONS. COORDINATE ALL MOUNTING REQUIREMENTS AND LOCATIONS WITH THE NEW CEILING INSTALLATION.

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2ND FLOOR LIGHTING PLAN

E2.5

GENERAL NOTES

A. PROVIDE LIGHTING CONTROL SYSTEM MODIFICATIONS TO MAINTAIN EXISTING CONTROL FUNCTIONS. ADDITIONALLY, ADD CONTROL ZONES WHERE REQUIRED. LIGHTING AND CONTROLS SHALL BE DESIGNED AND INSTALLED IN COMPLIANCE WITH CURRENT GOVERNING IECC CODES AND MEET THE SPECIFICATIONS AND OWNER'S REQUIREMENTS.

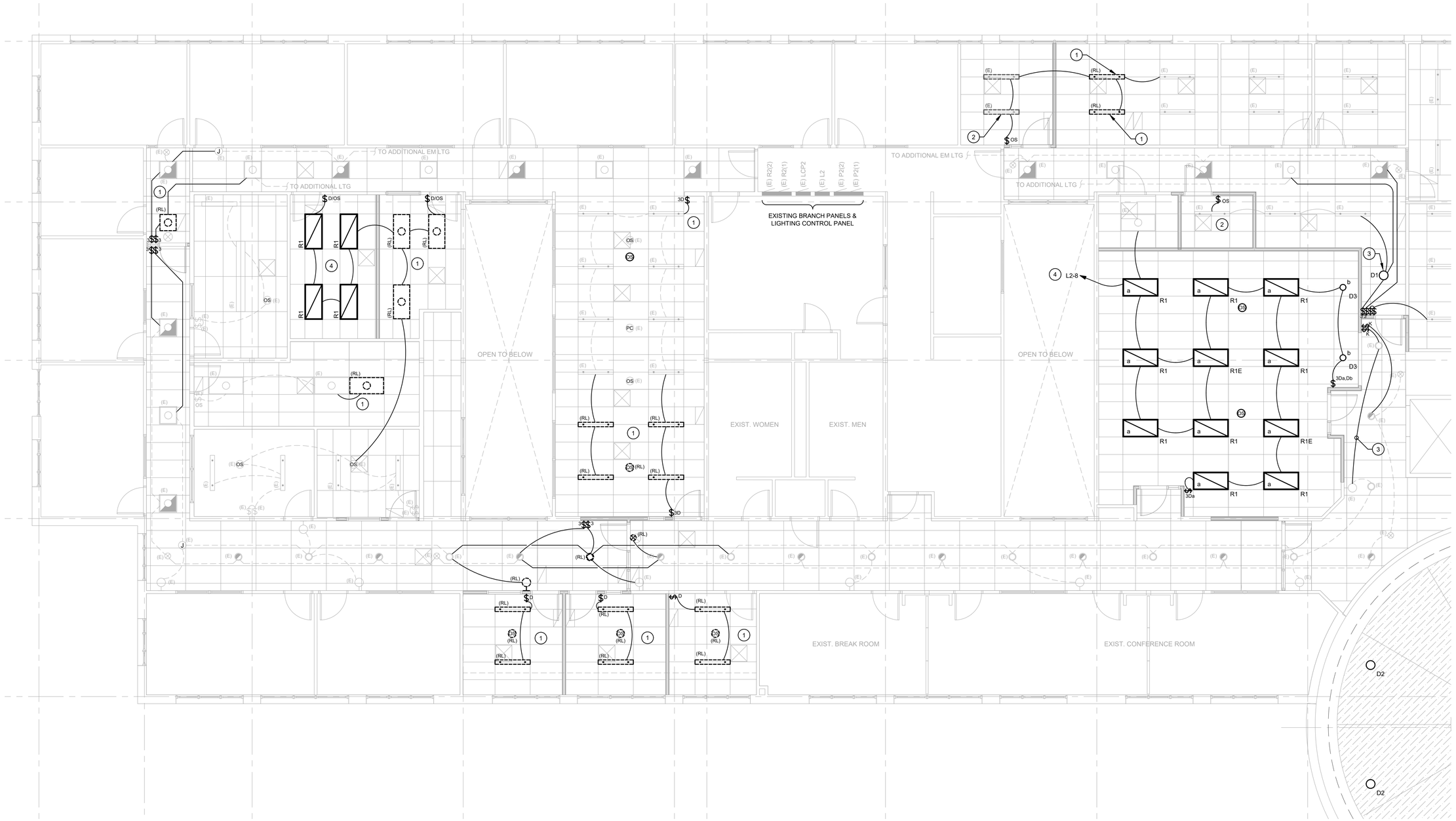
B. ALL LUMINAIRES SHALL BE SECURELY MOUNTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS. PROVIDE ALL NECESSARY HARDWARE AND ACCESSORIES FOR PROPER LUMINAIRE INSTALLATION IN THE LOCATIONS SHOWN ON THE PLANS.

C. ENSURE THAT ALL EMERGENCY LIGHTS AND EXIT SIGNS ARE PROVIDED WITH AN UN-SWITCHED HOT CONDUCTOR. EMERGENCY LIGHTS CAN BE IDENTIFIED BY AN 'E' DESIGNATOR AT THE END OF THE FIXTURE CALLOUT (E.G., R1E) AND/OR A HALF HATCH PATTERN ON THE FIXTURE SYMBOL.

D. WHERE LIGHTING CONTROLS ARE SPECIFIED, PROVIDE THE NECESSARY COMPONENTS, SUCH AS OCCUPANCY SENSORS, DIMMERS, TIMERS, AND SWITCHES, AS INDICATED ON THE PLANS. FOLLOW MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION AND PROGRAMMING OF LIGHTING CONTROL DEVICES.

KEYNOTES

1. RELOCATE EXISTING FIXTURES THIS SPACE, PROVIDE SWITCHING AND CONTROL DEVICES INDICATED, TYP.
2. EXISTING FIXTURE TO REMAIN. EXTEND UN-SWITCHED CIRCUIT FROM THE NEAREST LOCATION. PROVIDE CONTROL DEVICES INDICATED.
3. EXTEND EXISTING SWITCHED CIRCUIT TO FIXTURES INDICATED.
4. EXTEND EXISTING CIRCUIT INDICATED TO NEW LIGHTING AND CONTROL EQUIPMENT INDICATED.



NORTH

1 2ND FLOOR LIGHTING PLAN

SCALE: 3/16" = 1'-0"

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2ND FLOOR LIGHTING PLAN

E2.6

NORTH 1 1ST FLOOR ELECTRICAL DEMO

SCALE: 3/16" = 1'-0"

GENERAL NOTES

A. ALL ELECTRICAL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS, AND INDUSTRY STANDARDS.

B. EXERCISE CAUTION DURING DEMOLITION TO MINIMIZE DAMAGE TO EXISTING STRUCTURES, FINISHES, AND EQUIPMENT TO REMAIN. REPAIR ANY DAMAGE CAUSED AT NO ADDITIONAL COST TO THE OWNER.

C. REMOVE ALL ITEMS SHOWN AS DARK DASHED OR LABELED WITH A "(D)" ON THE DEMOLITION PLANS, INCLUDING BOXES, CONDUIT, WIRE, FASTENERS, AND ASSOCIATED APPURTENANCES.

D. ALL EXISTING CONDUITS AND WIRING THAT WILL NOT BE REUSED SHALL BE REMOVED WHERE THEY WILL BE EXPOSED UPON COMPLETION OF NEW WORK. CONCEALED CONDUITS IN WALLS SHALL BE ABANDONED.

E. PROVIDE CONDUIT PLUGS AND BLANKS FOR ALL OPENINGS CREATED BY THE REMOVAL OF CONDUIT. BLANK COVER PLATES SHALL BE PROVIDED FOR ALL OPENED OUTLET BOXES RESULTING FROM THE REMOVAL OF EQUIPMENT AND/OR DEVICES.

F. MATERIALS REMOVED DURING DEMOLITION, NOT DESIGNATED FOR RELOCATION OR TURNOVER TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE COMPLETELY REMOVED FROM THE SITE.

G. SCHEDULE ALL WORK AND POWER OUTAGES IN THE EXISTING BUILDING AT TIMES CONVENIENT TO THE OWNER. NOTIFY THE OWNER PRIOR TO TURNING OFF ANY CIRCUITS.

H. THE CONTRACTOR SHALL UPDATE THE PANELBOARD DIRECTORY TO INDICATE ANY AND ALL CIRCUIT MODIFICATIONS DURING CONSTRUCTION.

KEYNOTES

1. THE CONTRACTOR SHALL MODIFY THE EXISTING UNDERGROUND CONDUIT PATH BETWEEN THE TWO EXISTING FLOOR BOXES IN THE CITY COUNCIL CHAMBER ROOM. SEE THE NEW WORK PLANS FOR ADDED FLOORBOX.
2. SAW CUTTING WILL BE REQUIRED TO INTERCEPT AND MODIFY THE EXISTING CIRCUITS AND NETWORK CABLING.
3. THE CONTRACTOR SHALL TAKE PREVENTATIVE MEASURES AND EXERCISE CAUTION TO AVOID DAMAGING SUB-SURFACE PREMISES UTILITIES.
4. REMOVE DEMO DEVICES INDICATED.
5. RELOCATE EXISTING FIRE ALARM DEVICE. SEE THE NEW WORK PLANS.

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PROFESSIONAL ENGINEER LICENSED 15689 STATE OF IDAHO DONALD R. EVANS JR.

03.29.2024

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POST FALLS CITY HALL REMODEL

CITY OF POST FALLS
CITY OF POST FALLS
408 N SPOKANE ST.
POST FALLS, ID 83854

BID SET

ISSUE DATE: 03/29/2024
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REVISION SCHEDULE:
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1ST FLOOR ELECTRICAL DEMO

E3.1

GENERAL NOTES

A. ALL ELECTRICAL DEMOLITION WORK SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE CODES, REGULATIONS, AND INDUSTRY STANDARDS.

B. EXERCISE CAUTION DURING DEMOLITION TO MINIMIZE DAMAGE TO EXISTING STRUCTURES, FINISHES, AND EQUIPMENT TO REMAIN. REPAIR ANY DAMAGE CAUSED AT NO ADDITIONAL COST TO THE OWNER.

C. REMOVE ALL ITEMS SHOWN AS DARK DASHED OR LABELED WITH A "(D)" ON THE DEMOLITION PLANS, INCLUDING BOXES, CONDUIT, WIRE, FASTENERS, AND ASSOCIATED APPURTENANCES.

D. ALL EXISTING CONDUITS AND WIRING THAT WILL NOT BE REUSED SHALL BE REMOVED WHERE THEY WILL BE EXPOSED UPON COMPLETION OF NEW WORK. CONCEALED CONDUITS IN WALLS SHALL BE ABANDONED.

E. PROVIDE CONDUIT PLUGS AND BLANKS FOR ALL OPENINGS CREATED BY THE REMOVAL OF CONDUIT. BLANK COVER PLATES SHALL BE PROVIDED FOR ALL OPENED OUTLET BOXES RESULTING FROM THE REMOVAL OF EQUIPMENT AND/OR DEVICES.

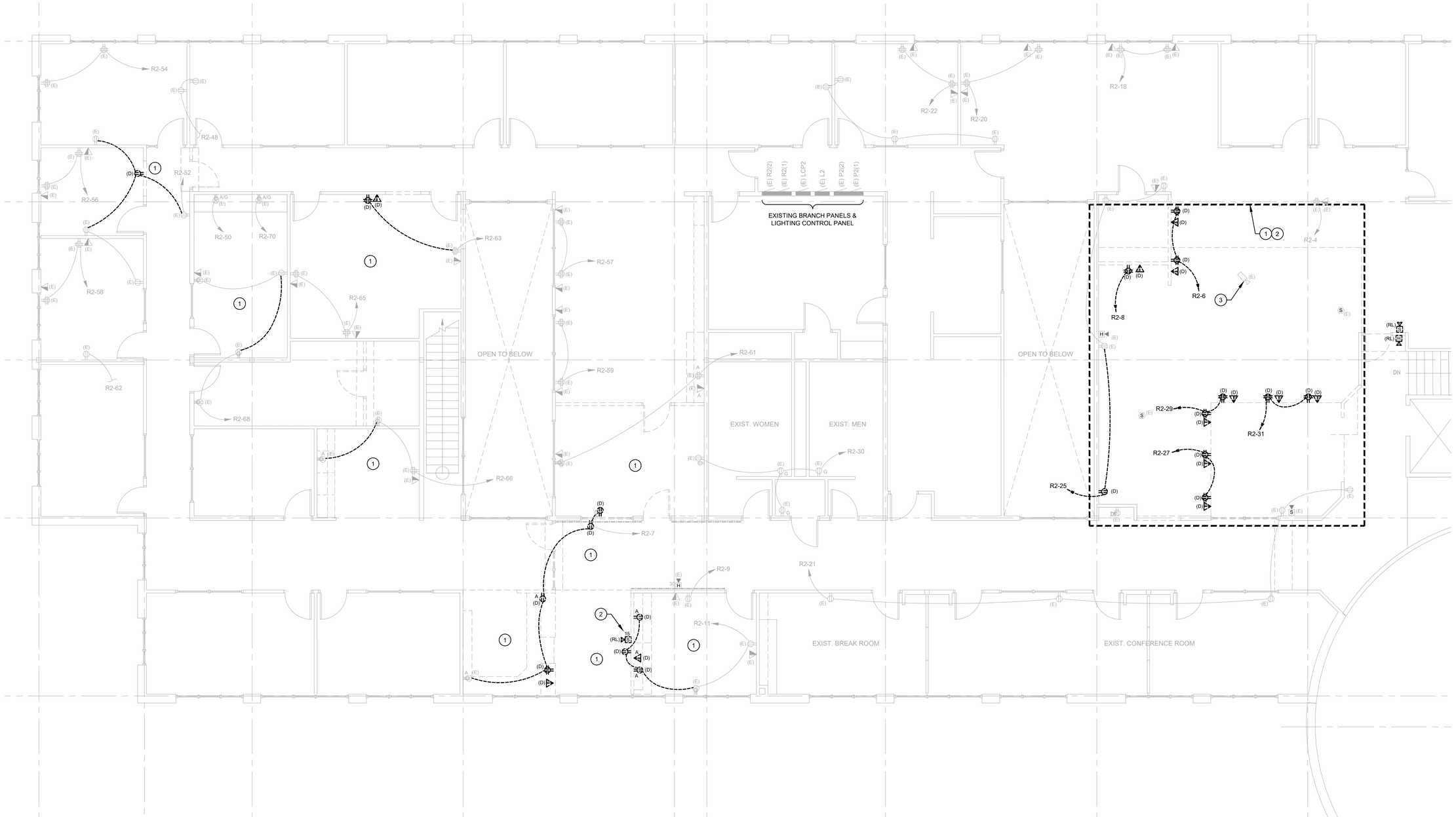
F. MATERIALS REMOVED DURING DEMOLITION, NOT DESIGNATED FOR RELOCATION OR TURNOVER TO THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE COMPLETELY REMOVED FROM THE SITE.

G. SCHEDULE ALL WORK AND POWER OUTAGES IN THE EXISTING BUILDING AT TIMES CONVENIENT TO THE OWNER. NOTIFY THE OWNER PRIOR TO TURNING OFF ANY CIRCUITS.

H. THE CONTRACTOR SHALL UPDATE THE PANELBOARD DIRECTORY TO INDICATE ANY AND ALL CIRCUIT MODIFICATIONS DURING CONSTRUCTION.

KEYNOTES

1. DEMO BRANCH CIRCUITS AS SHOWN THIS SPACE. REMOVE CONDUIT AND CONDUCTORS EXCEPT AS REQUIRED TO THROUGH-FEED EXISTING TO REMAIN DEVICES.
2. EXISTING FIRE ALARM DEVICES SHOWN TO BE REMOVED/ RELOCATED. REFER TO NEW WORK PLANS AND COORDINATE WITH THE FIRE ALARM SYSTEM CONTRACTOR FOR SYSTEM MODIFICATIONS OR ADDITIONS REQUIRED.
3. COORDINATE WITH THE OWNER FOR REMOVAL AND/OR REINSTALLATION OF MONITORING EQUIPMENT.



NORTH

1 2ND FLOOR ELECTRICAL DEMO

SCALE: 3/16" = 1'-0"

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2ND FLOOR ELECTRICAL DEMO

E3.2

NORTH 1 1ST FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

GENERAL NOTES

A. COORDINATE WITH MECHANICAL, PRIOR TO ROUGH-IN, FOR FINAL EQUIPMENT INSTALL LOCATIONS AND CONNECTION REQUIREMENTS.

B. MAINTAIN NEC REQUIRED WORKING CLEARANCES IN FRONT OF ELECTRICAL PANELBOARDS, SWITCHBOARDS, AND FUSED DISCONNECTS.

C. STRUCTURAL MEMBERS SHALL NOT BE CUT OR ALTERED WITHOUT PRIOR APPROVAL OF THE ARCHITECT.

D. PENETRATIONS BETWEEN SPACES SHALL BE SEALED. PROVIDE FIRESTOPPING TO PENETRATIONS OF FIRE RATED FLOOR AND WALL ASSEMBLIES TO RESTORE ORIGINAL FIRE-RESISTANCE RATING OF THE ASSEMBLY.

E. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLATION OF A COMPLETE AND FUNCTIONAL TELECOMMUNICATIONS CABLING SYSTEM INCLUDING COMMUNICATIONS CABLE, CABLE TERMINATIONS, EQUIPMENT RACKS, PATCH PANELS, TELECOMMUNICATIONS JACKS, RACEWAY, AND OTHER EQUIPMENT OR COMPONENTS AS REQUIRED TO ACHIEVE THE SPECIFIED FUNCTION.

F. LOW VOLTAGE CABLE MAY BE RUN OPEN AIR IN ACCESSIBLE CEILING SPACES ABOVE SUSPENDED ACOUSTICAL CEILING TILES. PROVIDE CONCEALED CONDUIT THROUGH AREAS WITH HARD LID AND INACCESSIBLE CEILINGS.

KEYNOTES

1. PROVIDE AN ADDITIONAL FLOOR BOX IN BETWEEN THE TWO EXISTING FLOOR BOXES, AS INDICATED ON THE PLANS. FLOOR BOX MAKE AND MODEL SHALL BE EQUIVALENT TO THE EXISTING BOXES.
2. INTERCEPT AND MODIFY THE EXISTING CIRCUITS AND NETWORK CABLING TO ACCOMMODATE THE NEW FLOOR BOX LOCATION.
3. PROVIDE CAT6 NETWORK CABLING FROM THE FLOOR BOX OR WALL LOCATION BACK TO THE OWNERS NETWORK EQUIPMENT. COORDINATE NETWORK EQUIPMENT LOCATION WITH OWNER.
4. EXTEND EXISTING CIRCUIT INDICTED TO NEW OR EXISTING DEVICES SHOWN.
5. RELOCATED FIRE ALARM DEVICE. COORDINATE CONTROL FUNCTION AND OPERATION WITH THE FIRE ALARM CONTRACTOR.
6. PROVIDE CONNECTION TO MOTORIZED DOOR OPERATOR(S). DOOR SHALL BE CONTROLLED THROUGH A PUSH BUTTON IN RECEPTION 171, AND AT OWNER SELECTED LOCATIONS AT THE DOOR. COORDINATE ALL REQUIREMENTS.

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1ST FLOOR ELECTRICAL PLAN

E3.3

GENERAL NOTES

A. COORDINATE WITH MECHANICAL, PRIOR TO ROUGH-IN, FOR FINAL EQUIPMENT INSTALL LOCATIONS AND CONNECTION REQUIREMENTS.

B. MAINTAIN NEC REQUIRED WORKING CLEARANCES IN FRONT OF ELECTRICAL PANELBOARDS, SWITCHBOARDS, AND FUSED DISCONNECTS.

C. STRUCTURAL MEMBERS SHALL NOT BE CUT OR ALTERED WITHOUT PRIOR APPROVAL OF THE ARCHITECT.

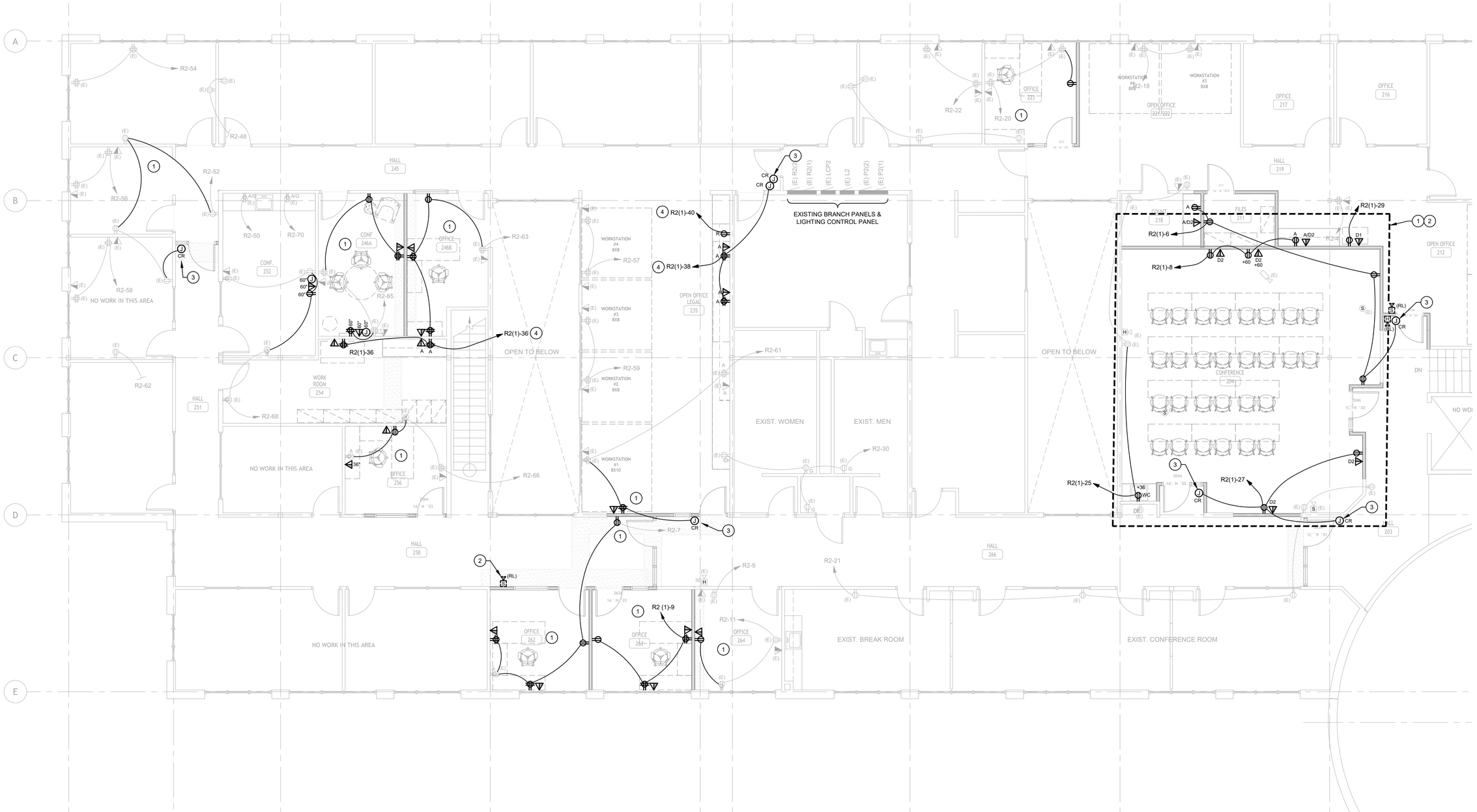
D. PENETRATIONS BETWEEN SPACES SHALL BE SEALED. PROVIDE FIRESTOPPING TO PENETRATIONS OF FIRE RATED FLOOR AND WALL ASSEMBLIES TO RESTORE ORIGINAL FIRE-RESISTANCE RATING OF THE ASSEMBLY.

E. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLATION OF A COMPLETE AND FUNCTIONAL TELECOMMUNICATIONS CABLING SYSTEM INCLUDING COMMUNICATIONS CABLE, CABLE TERMINATIONS, EQUIPMENT RACKS, PATCH PANELS, TELECOMMUNICATIONS JACKS, RACEWAY, AND OTHER EQUIPMENT OR COMPONENTS AS REQUIRED TO ACHIEVE THE SPECIFIED FUNCTION.

F. LOW VOLTAGE CABLE MAY BE RUN OPEN AIR IN ACCESSIBLE CEILING SPACES ABOVE SUSPENDED ACOUSTICAL CEILING TILES. PROVIDE CONCEALED CONDUIT THROUGH AREAS WITH HARD LID AND INACCESSIBLE CEILINGS.

KEYNOTES

1. MODIFY BRANCH CIRCUITS AS SHOWN. EXTEND CONDUIT AND CONDUCTORS AS REQUIRED.
2. RELOCATED FIRE ALARM DEVICE. COORDINATE CONTROL FUNCTION AND OPERATION WITH THE FIRE ALARM CONTRACTOR.
3. PROVIDE ROUGH-IN BOX AND CONDUIT FOR FUTURE OFOI CARD READER. COORDINATE WITH OWNER FOR SPECIFIC BOX AND CONDUIT SIZE. STUB CONDUIT INTO ACCESSIBLE CEILING SPACE. PROVIDE CONNECTION TO ELECTRIC STRIKE. COORDINATE ALL POWER AND INSTALLATION REQUIREMENTS.
4. PROVIDE NEW BRANCH CIRCUIT TO DEVICES INDICATED.



NORTH

1 2ND FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

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2ND FLOOR ELECTRICAL PLAN

E3.4