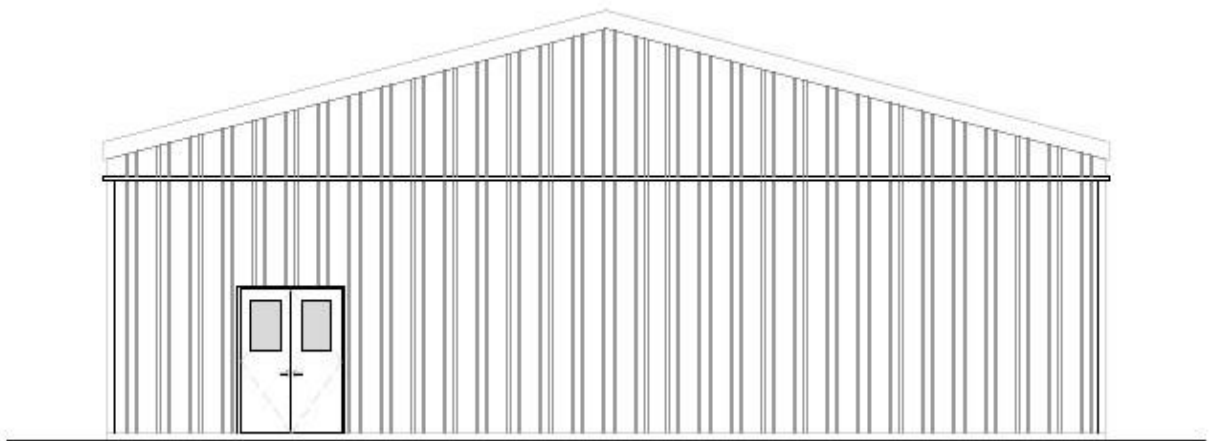




Bay District Schools New Horizons Pavilion Enclosure Panama City, Florida 32404

PROJECT MANUAL



DAG PROJECT No. 24029

DATE: APRIL 30, 2024



DAG ARCHITECTS INC.
PANAMA CITY OFFICE
455 Harrison Avenue, Suite 1
Panama City, Florida 32401
www.dagarchitects.com

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SECTION 000020 - INVITATION TO ENTER INTO CONTRACT NEGOTIATIONS

BAY DISTRICT SCHOOL BOARD

New Horizons Pavilion Enclosure 3200 Minnesota Ave., Panama City, Florida 32405

DAG Architect's Inc.

455 Harrison Ave., Suite I, Panama City, Florida 32401

The Bay District School Board is extending an invitation to **[INSERT CM COMPANY NAME]** to submit a Contract and GMP to perform all work associated with the construction of:

New Pavilion Enclosure

The Construction Management firm must submit, along with a preliminary AIA Contract, a properly executed "Contractor's Qualification Statement" AIA Document A-305 which is to include a current financial statement, an experience, competence and performance report, and references from at least three prior projects similar in size and scope, along with the name of a contact person on each of those projects. The CM must be a Pre-Qualified Contractor in order to submit a GMP and work for the Bay County School Board.

Performance and Labor and Material Bonds **will** be required for this project. Workman's Compensation Insurance and other Insurance as detailed in the specifications will be required as well.

The Bay District School Board needs the above referenced project Substantially completed by **[INSERT DATE]**.

Electronic documents are available from the Architect's office: DAG Architect's Inc. 455 Harisson Ave. Suite I, Panama City, Florida 32401. Contact Owen Gipson at 850- 420 - 0591 to obtain documents.

Before the GMP is considered for award, the Construction Manager may be requested by the Owner to submit additional statements regarding previous experience in performing comparable work, business and technical organization, financial resources and plant available to be used in performing the work. The Bay District Schools reserves the right to waive irregularities and to reject any, and all Bids.

END OF SECTION 000020

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000020-1

SECTION 000100 - INSTRUCTIONS TO CONSTRUCTION MANAGERS1.0 GENERAL:

1.1 The Drawings and Project Manual cover the **new construction/renovation/remodeling** and associated improvements at the following School Board Facility in **Panama City, FL:**

A. New Horizons Pavilion Enclosure

B. **[INSERT PROJECT NAME]**,

1.2 Contractor shall be fully responsible for all labor, materials, and equipment necessary for the complete construction of the work as required in the Contract Documents.

2.0 PROCUREMENT OF BIDDING DOCUMENTS:

2.1 The Construction Manager may obtain a complete electronic set of Documents from DAG Architect's Inc. See the 'Invitation to Enter into Contract Negotiations' for the Architect's Address & Phone information.

2.2 The Contractor shall use complete sets of Bidding Documents in preparing bids; neither the Owner or the Architect assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets.

3.0 EXAMINATION OF BIDDING DOCUMENTS AND SITE:

3.1 Prior to submitting a GMP, the Construction Manager shall carefully examine the Bidding Documents and the construction site. The CM shall fully inform him/herself prior to providing a GMP as to all existing conditions and limitations under which the work is to be performed and shall include in his/her bid a sum to cover the costs of all items necessary to perform the work as set forth in the Contract Documents.

3.2 Site visits shall be coordinated with Bay District School's Facilities Department (850) 767-4139.

3.3 No allowance will be made to any CM/Bidder because of lack of such examination or knowledge. The submission of a Bid will be construed as conclusive evidence that the Bidder has made such an examination. The CM/Bidder shall be responsible for verifying all dimensions which may affect the work.

3.4 No claim for additional compensation shall be entertained on behalf of or paid to Contractor or any Subcontractor on account of his/her failure to be fully informed of all requirements of all parts of the Specifications, Addenda or Drawings. They are part of the Contract Documents and of the Contract and all Bidders should be thoroughly familiar with the content and requirements before submitting proposals.

3.5 There will be a Mandatory Pre-Bid Conference.

4.0 INTERPRETATIONS AND ADDENDA:

4.1 The CM/Bidder shall carefully examine and compare the Bidding Documents, project site and local conditions with each other. No later than seven (7) days prior to the date for receipt of Bids, Bidder shall make a written request to the Architect for interpretation or correction of any errors, ambiguities or inconsistencies found during his examination, using the "Request for Clarification" form at the end of this section (Attachment 00100-1).

"Request for Clarification" forms shall also be used to present any questions and/or clarifications about the project at the Pre-Bid Conference. Questions not presented on Clarification Form may not be addressed. Verbal responses from the Architects office are not to be considered official.

SECTION 000100 - INSTRUCTIONS TO BIDDERS (continued):

- 4.2 Interpretations, corrections, and changes to the Bidding Documents will be made by Addendum. Addendums will be e-mailed or made available electronically to the Construction Manager. The Architect and the Owner will not be responsible for interpretations, corrections or changes made in any other manner, and the Bidder shall not rely on them.
- 4.3 Any item, material, condition, service, etc. that may be referenced to in the drawings or specifications, and that is not clearly understood by the bidder as to the Architects intent, shall be clarified by the bidder prior to the Bid. Failure to clarify any ambiguity shall not relieve the bidder from supplying the intent of the Architect as part of the base contract.
- 5.0 **SUBSTITUTIONS (prior to bidding):**
- Substitutions will be considered prior to receipt of Bids only if a written request for approval is submitted to the Architect no later than ten (10) days prior to the date for receipt of Bids. Each request shall include a complete description of the proposed substitution, along with drawings, performance and test data, and any other information required for a complete evaluation. The Architect’s decision of approval or disapproval will be final.
- If the Architect approves the proposed substitution, such approval will be set forth in addenda. Bidders shall not rely on approvals made in any other manner.
- Substitutions will be considered after the Contract award only if they are in compliance with the conditions set in Section 012500 – Substitution Procedures.
- 6.0 **Value Engineering Statement:** Bidders may submit Value Engineering changes to the bid documents that *may or may not* be accepted by the Owner. Such Value Engineering changes must maintain the intent of the construction documents and meet all code requirements. Bidders must provide a bid price for the construction as designed (per Construction Documents) so that Value Engineering changes may be *added or deducted* from that total (Base Bid) to arrive at the projects low bid amount.
- 6.0 **FAMILIARITY WITH LAWS:**
- 6.1 The Bidder shall be familiar with all Federal, State and local laws, ordinances, rules and regulations affecting the work. Ignorance of them on the part of Bidder shall in no way relieve the Bidder from responsibility.
- 6.2 **EQUAL OPPORTUNITY**
- .1 The Contractor and all subcontractors shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin or age. The Contractor shall take affirmative actions to ensure that applicants are employed, and that employees are treated during employment without regard to their race, religion, color, sex, national origin or age. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertisement; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous place, available to employees and applicants for employment, notices setting forth the policies of non-discrimination.
- .2 The Contractor and all subcontractors shall, in all solicitations or advertisements for employees placed by them or on their behalf, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, national origin or age.
- 6.3 **JESSICA LUNSFORD ACT**
- .1 All personnel on the referenced project must comply with “The Jessica Lunsford Act” (Florida Statute 1012.465). In addition, Bay District Schools requires a level two background screening. The screening process and I.D. badges are available from The Safety and Security Office of Bay District

Schools, located at 1120 W. 17th Street, Panama City, Florida at a cost to the Contractor. Identification badges issued by the Bay County School Board shall be displayed by all Contractors' and subcontractors' employees when on school property. The badges must be renewed in June of each year at a cost to the Contractor. The State-Wide Florida Contractor I. D. badge issued by DOE is also accepted.

- .2 The Owner reserves the right to restrict access to a higher standard than the threshold set forth in the revised Jessica Lunsford Act Statute. Screening shall be commensurate with the screening standards in Level 2 as defined by Section 435.04.F.S.
- .3 In cases where non-instructional contractors who under Section 1012.467(2)(a), F.S., would be subject to reduced screening standards are denied access as a result of Level 2 screening, the contractor may appeal the decision in writing within 10 days of notification of denial. The Superintendent shall act upon the appeal within 30 days of receipt of the appeal. In the review of all appeals a reasonable basis shall apply.
- .4 The JLA Section 1012.468(2)(a), F.S., as amended, allows contractors who have not passed background screening to work on school grounds as long as they are under direct line of sight supervision of a screened supervisor or District employee. Except as outlined in (b) and (c) of this rule, the Owner does not grant this degree of latitude due to the possibility that the screened supervisor may be called away by an emergency or lose sight of an employee.
- .5 Line-of-sight provisions may be used for individual contractors providing training or educational resource presentations provided they are escorted by responsible District administrative staff to and from the delivery venues and remain under constant supervision throughout their lecture/training delivery obligation. Departments utilizing such individual contractors must notify the District Safety and Security Office in writing prior to their arrival. These exempted individual contractors must be checked against the national sexual offender database by the responsible District administrative staff member.
- .6 Line-of sight provisions may be used for contractors responding to time sensitive critical emergencies provided they are escorted by responsible District administrative staff to and from the work site and remain under constant supervision throughout their service/repair obligation. Departments utilizing such individual contractors should coordinate with the District Safety & Security Office. These exempted individual contractors must be checked against the national sexual offender database by the responsible District administrative staff.
- .7 The JLA Section 1012.468(2)(e), F.S., as amended, allows personnel who have not passed background screening to work on a school campus if there is a barrier in place configured so as to ensure reasonable physical separation from normal student activity. This requires a 6-foot chain link fence, with a single ingress/egress point allowing access only from off-campus/public right-of-way. The physical barrier provision is allowed. However, the fence must also include a visual fabric screen and remain intact throughout the time workers are on campus. Should the fence be damaged, repairing it shall be the contractor's immediate priority. If the fence is not repaired, all unscreened workers will be required to leave the jobsite.

All workers entering an enclosed work area under the conditions set forth in this spec section will be required to be screened through the "raptor system" on campus and will be required to maintain and display a project specific credential showing that they have the required raptor clearance. It is the intent of BDS facilities that this will be in the form of a hard hat sticker and a project record consisting of a registry of workers names and copies of identification used to obtain raptor clearance. The credential shall be numbered and the unique number assigned to each person shall be recorded. The registry shall be held on site and maintained by the contractor at all times and made available for owner review at anytime. Any worker who will engage in activities outside the project barrier as described in this section, will be required to obtain and display JLA badging as set forth in other sections of this specification. It shall be the responsibility of the prime contractor and/or CM

to ensure adherence to these requirements is maintained at all times.

- .8 Section 1012.468(2)(f), F.S., allowing exemption for delivery personnel is reasonable and shall be applied. Contractor personnel who enter campuses only briefly to pick up or deliver materials, commodities, or property and who are under supervision of school employees their entire time on campus will be exempt from screening. This does not include service technicians who make more lengthy visits to work on equipment on campuses.
- .9 District properties where students are not present during the course of the normal education process are exempt from the requirements of JLA screening. District facilities employing student workers are not exempt.
- .10 Background checks, where required, are to be done at least every five (5) years. However, the Owner reserves the right to limit some credentials to a shorter term and can require more frequent background checks for renewal as deemed necessary.
- .11 Screening information will be shared with other districts as provided by Section 1012.467(7)(a), F.S.

7.0 FLORIDA PRODUCTS AND LABORS:

- 7.1 The Bidder's attention is called to Section 255.04 of the Florida Statutes which requires that on public building contracts, Florida products and labor shall be used wherever price and quality are the same as products and labor specified.

8.0 TIME OF COMPLETION:

- 8.1 The project will have completion dates and liquidated damages as stated in Sections 000300, 000800 and in the "Standard Form of Agreement Between Owner and Construction Manager".
- 8.2 The Contractor shall begin the work at each site no later than 48 hours after the effective date of the notice to proceed. Work shall commence and continue unimpeded in pursuit of complying with the project schedule requirements.

9.0 PREPARATION AND SUBMISSION OF BIDS:

- 9.1 All bids submitted shall be prepared in duplicate in conformity with all requirements of the Project Manual, Drawings, and Addenda. Bid documents shall be enclosed in a sealed envelope and shall be clearly labeled "Bid Documents" so as to guard against opening prior to the time set thereof.
- 9.2 The Construction Manager shall require the subcontractors to submit their legal name and business address, stated in full, along with their state license number and the job number of the project on their bid submission. Bidders shall be licensed to do business in the State of Florida at the time of submitting proposal.
- 9.3 If email bids are accepted, the following process must be followed:
 - Subcontractor bids to be emailed to the Construction Manager and the Architect jointly.
 - Bid must be submitted on the Construction Manager's Bid form
 - Header must show Project number, name & Bid Trade type.
 - The date & time of receipt of the email should be clear in the email header.
 - Construction Manager to print and place the Bid in a sealed envelope.
- 9.4 No verbal, telegraphic, or telephonic bid modifications or cancellations will be considered.
- 9.5 The Construction Manager guarantees there shall be no revisions or withdrawal of the bid amount for a period of 45 days after notice to proceed.

- 9.6 Signatures shall be in longhand and executed by a Principal duly authorized to make contracts.
- 9.7 The Construction Manager's GMP proposal shall reflect the cost of all work required by the bidding documents, plus additions, deletions, or modifications required by addenda issued prior to bid opening.
- 9.8 It is understood that the Construction Manager shall provide and pay for all required materials, labor, tools, transportation, superintendence, temporary construction of any nature, and all other services and facilities whatsoever necessary to execute, complete and deliver the work within the specified time. Any work which must be carried on after regular hours, on weekends or legal holidays shall be performed without additional expense to the Owner.
- 9.9 It is Bidder's sole responsibility to see that his Bid is received at the proper time. Any Bid received after scheduled bid opening time shall be returned to Bidder unopened.
- 9.10 All taxes imposed by city, state, or federal government, as specified in Division 01, shall be included in the bid sum.
- 10.0 (Not Used)
- 11.0 LISTING OF SUBCONTRACTORS:
- 11.1 In order that the Owner may be assured that only qualified and competent Subcontractors will be employed on this project, the Construction Manager shall submit with his/her GMP a list of the Subcontractors who will perform the work for each division of the specifications, as indicated by the "List of Subcontractors" form contained in these specifications. The Construction Manager shall have determined to his/her own complete satisfaction that a listed subcontractor has been successfully engaged in this particular type of business for a reasonable length of time, has successfully completed installations comparable to that which is required by this agreement and is qualified both technically and financially to perform that pertinent phase of the work for which he is listed. Only one subcontractor shall be listed for each phase of work.
- 11.2 After public opening and reading of proposals, the listing of subcontractors submitted by the Construction Manager's Bid Tab will be reviewed by the Owner, **privately**.
- 11.3 It is also specified in a Division-1 Section that, in addition to the above, The Owner reserves the right to approve all subcontractors before work is started and that a complete list of all subcontractors shall be submitted.
- 12.0 POSTING OF BID TABULATIONS: The Construction Manager will post Bid tabulations with recommended awards at the location where bids are opened, and forward a copy to the Facilities Department so it can be posted on the District's website. The Bid Tabulations will remain posted for a period of 72 hours. Failure to file a protest of either the specifications or intended awards within the time described in and in accordance with Section 120.57(3) Florida Statutes and School Board Policies, or failure to post bond, shall constitute a waiver of proceedings under Chapter 120, Florida Statutes.
- 13.0 Not used:
- 14.0 OPENING OF BIDS:
- 14.1 Bids will be opened publicly and read aloud at the time and date indicated in the Invitation to Bid. The person opening the Bids will determine when the specified time has arrived, and Bids received after this time will not be considered.
- 14.2 A representative from Bay County District Schools must be present at all bid openings.
- 15.0 Not used:

16.0 EVALUATION AND CONSIDERATION OF BIDS:

16.1 It is the intent of the Owner to award the Contract to the lowest responsible Bidder provided the Bid has been submitted in accordance with the requirements of the Bidding Documents and does not exceed the funds available. The Owner shall have the right to waive informalities or irregularities in a Bid received and to accept the Bid, which in the Owner's judgement, is in the best interest of the Owner.

16.2 The Owner shall have the right to accept Alternates in any order and to determine the low Bidder on the basis of the sum of the base bid and Alternates accepted.

16.3 The Construction Manager will award the Bids per the Owner's direction.

17.0 REJECTION OF BIDS:

17.1 The Owner reserves the right to reject any or all Bids when such rejection is in the best interest of the Owner, to reject a Bid not accompanied by a Bid Security, or to reject a Bid which is in any way irregular or incomplete.

18.0 OWNER'S FINANCIAL CAPACITY:

18.1 The Owner shall furnish evidence that financial arrangements have been made to fulfill the Owner's obligations under the Contract to the Construction Manager under consideration for award of the Contract, if requested, no later than seven days prior to the expiration of the time for withdrawal of bids. If reasonable evidence is not furnished, the Construction Manager will not be required to execute the Agreement between the Owner and the Construction Manager.

19.0 SUBMITTAL:

19.1 The Construction Manager shall furnish to the Owner, through the Architect, in writing a designation of work to be done by his/her own forces, names of the manufacturers, products and suppliers of principal items or systems of materials and equipment proposed for the work, names of persons or entities proposed for the principal portions of the work. Before entering a Bid of self-performance, the Construction Manager must get prior Owner Approval and must still Bid out the Scope of work.

19.2 Prior to Approval of the GMP, the Architect will notify the Construction Manager in writing if either the Owner or the Architect, after due investigation, has reasonable objection to any person or entity proposed by the Construction Manager. The Construction Manager may, at his/her option, withdraw the bid or submit a substitute with an adjustment in the GMP. In either event, the bid security will not be forfeited.

19.3 Persons and entities proposed for the work of which the Owner and the Architect have no objection shall not be changed except with the written consent of the Owner and the Architect.

20.0 (Not Used)

21.0 COST BREAKDOWN:

21.1 The successful bidder will be required to submit, at the start of the job, and prior to the first application for payment, a breakdown of construction costs (Schedule of Values), itemized, to be used for accounting purposes.

22.0 BAY DISTRICT SCHOOL BOARD PURCHASES:

22.1 The Construction Manager shall include in his/her Bid the cost of all equipment, materials, labor and applicable taxes. The Bay District Schools, however, shall be allowed to purchase any number of items it chooses, always per owner direct purchase requirements, or per other circumstance as required by owner

and mutually agreed by and between affected parties. The Contract, in such cases, shall be amended by change order.

22.2 Coordination of this process shall be worked out between the Owner and the Contractor who is awarded the Contract.

23.0 OWNERS RIGHTS:

23.1 The Owner reserves the right to reject any or all Bids when such rejection is in the best interest of the Owner, to reject a Bid not accompanied by a Bid Security, to reject a Bid which is in any way irregular or incomplete, or to withdraw the request for Bids.

23.2 At the discretion of the owner, the owner reserves the right to amend, alter, or remove a bid scope or any part of a bid scope at any time after bids are received but prior to the bid award. This may be applicable for any scope within any project

24.0 ADDITIONAL REQUIREMENTS:

24.1 Refer to Section 011000 - SUMMARY OF THE WORK for additional requirements.

END OF SECTION 000100

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BAY DISTRICT SCHOOLS

SECTION 000300 - BID FORM

PROJECT: Bay District Schools - New Horizons Pavilion Enclosure

DATE: _____

BIDDERS NAME: _____

STREET AND CITY: _____

TELEPHONE NO: _____

TO: Bay County School Board
1311 Balboa Avenue
Panama City, Florida 32405

In submitting the GMP, I agree:

1. To hold the GMP in full force and effect for a period of [WRITTEN NUMBER OF DAYS (NUMERICAL NUMBER OF DAYS)] calendar days after the date of submitting the GMP.
2. To abide by the provisions of the Instructions to Bidders regarding disposition of the Bid Security.
3. To enter into and execute a Contract within [WRITTEN NUMBER OF DAYS (NUMERICAL NUMBER OF DAYS)] calendar days after said Contract is delivered to me, if awarded said Contract on the basis of this Bid, and to furnish Performance Bonds and Labor and Material Payment Bonds in accordance with the General Conditions.
4. To accomplish the work in accordance with the Contract Documents and to commence such work on or before the date to be specified by the Architect in the written "Notice to Proceed" and to substantially complete the Project within [WRITTEN NUMBER OF DAYS (NUMERICAL NUMBER OF DAYS)] consecutive calendar days and to final completion within [WRITTEN NUMBER OF DAYS (NUMERICAL NUMBER OF DAYS)] consecutive calendar days thereafter.
5. To pay as liquidated damages, the sum of \$ [ENTER DOLLAR AMOUNT] for each consecutive calendar day after the date for substantial completion, as specified in the Contract.
6. To pay the sum of **one-fourth (1/4)** of the rate previously indicated for each consecutive calendar day beginning 30 days after substantial completion, and until final completion, as specified in the Contract.
7. To allow to be withheld three (3) times the installed market value of any item on punch list, as determined by the Architect, that has not been completed at the time of final completion.
8. To start construction on or about [ENTER DATE]; Notice to Proceed to be issued by Architect.

Also examined were the Contract provisions, and the conditions affecting the Work and Addenda including,

Addendum No.: _____; Dated: _____; Pages ___ of ____.

Addendum No.: _____; Dated: _____; Pages ___ of ____.

Addendum No.: _____; Dated: _____; Pages ___ of ____.

Addendum No.: _____; Dated: _____; Pages ___ of ____.

SECTION 000300 - BID FORM (continued):

The bidder, in compliance with your Advertisement for Bid and the Contract Documents, for **New Horizons Pavilion Enclosure** and having become thoroughly familiar with the terms and conditions affecting the performance and costs of the Work at the place where the Work is to be completed, and having fully inspected the site in all particulars, hereby proposes and agrees to fully perform the work within the time stated and in strict accordance with the Contract Documents, including furnishing any and all labor and materials, and to do all the work required to construct and complete said work in accordance with the Contract Documents, for the following sums of money; which include all labor, materials, labor, services, equipment tools, transportation, licenses, fees, permits, etc. necessary for completion of the work shown on the drawings and in the specifications.

_____ (\$_____)

SECTION 000300 - BID FORM (continued):

The names of all persons interested in the foregoing bid as principals are:

IMPORTANT NOTICE: If bidder or other interested person is a corporation, give legal name of corporation, state where incorporated, and names of president and secretary, if a partnership, give name of firm and names of all individual co-partners composing the firm; if bidder or other interested person is an individual, give first and last names in full.

Licensed in accordance with an act for the registration of contractors, and with license number:

_____.

SIGN HERE:

Signature of Bidder

Witness

NOTE: If bidder is a corporation, set forth the legal name of the corporation together with the signature of the officer or officers authorized to sign contracts on behalf of the corporation. If bidder is a partnership, set forth the name of the firm together with the signature of the partner or partners authorized to sign contracts on behalf of the partnership.

Business Address: _____

Telephone number: _____

Date of proposal: _____

- ATTACHMENTS:
- List of Subcontractors
 - Public Entity Crimes Form
 - Drug Free Workplace Form
 - Material Safety Data Form
 - AIA Document A305- Contractor’s Qualification Statement

END OF SECTION 000300

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**SECTION 000420 - PUBLIC ENTITY CRIME, DRUG FREE WORK PLACE & MATERIAL SAFETY
DATA FORMS**

The following forms are included herein and shall be completed and submitted by all Bidders with their proposals in accordance with the Instructions to Bidders:

1. State of Florida Form, "Sworn Statement Under Section 287.133 (3)(a), Florida Statutes, On Public Entity Crimes"
2. State of Florida Form, "Sworn Statement Under Section 287.087 and 440.102, Florida Statutes, Drug Free Work Place Program"
3. State of Florida Form, "Sworn statement pursuant to Florida statutes, Material safety data form (MSDF)"

END OF SECTION 000420

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SECTION 000430 - LIST OF SUBCONTRACTORS

**BAY DISTRICT SCHOOLS
CONTRACTOR AND SUBCONTRACTOR LICENSE DECLARATION**

Facilities: _____ Date: _____

Project Title: New Horizons Pavilion Enclosure BDS Project Number: 24006945

The following information must be provided by the Contractor as part of their bid submittal.

Prime Contractor’s Signature: _____

| Contractor | Address | Phone Number | License Number |
|-------------------|----------------|---------------------|-----------------------|
| Prime | | | |
| Plumbing | | | |
| HVAC | | | |
| Electrical | | | |
| Utilities | | | |
| Fire Alarm | | | |
| Roofing | | | |
| Other | | | |
| Other | | | |

Note: A total listing of subcontractors and suppliers is required to be executed within 72 hours of Bid Opening by apparent low bidder or if requested by Owner. If, due to alternate bids, more than one subcontractor or supplier must be considered, Contractor shall list each and state which is to be considered for base bid work and which is to

be considered if a specific alternate is to be accepted.

Subcontractors listed in the Bid shall not be replaced without cause, once list has been opened and made public, in accordance with Section 255.0515, F.S.

The undersigned declares that he/she has fully investigated each subcontractor listed and has determined to his/her own complete satisfaction that such subcontractor maintains a fully equipped organization, capable, technically and financially, of performing the pertinent work, and that he/she has made similar installation in a satisfactory manner.

FIRM: _____
(Name of Firm)

BY: _____
(Signature of Bidder)

(Name of Bidder)

TITLE: _____
(Title of Bidder)

DATE: _____

END OF SECTION 000430

SECTION 000500 - AGREEMENT FORMS

The "Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed maximum Price", The American Institute of Architect's (AIA) Document A133-2019, 2019 Edition, twenty-four (24) pages, is included herein and shall be used, as modified, on this Project as the Agreement Form.

END OF SECTION 000500

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DRAFT AIA® Document A133™ – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

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

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

« »« »
« »
« »
« »

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

« »« »
« »
« »
« »

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

« »
« »
« »

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

« »« »
« »
« »
« »

The Owner and Construction Manager 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.

AIA Document A201™-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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

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ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.
(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:
(Insert the Owner's program, identify documentation that establishes the Owner's program, or state the manner in which the program will be developed.)

« »

§ 1.1.2 The Project's physical characteristics:
(Identify or describe pertinent information about the Project's physical characteristics, such as size; location; dimensions; geotechnical reports; site boundaries; topographic surveys; traffic and utility studies; availability of public and private utilities and services; legal description of the site, etc.)

« »

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:
(Provide total and, if known, a line item breakdown.)

« »

§ 1.1.4 The Owner’s anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

« »

.2 Construction commencement date:

« »

.3 Substantial Completion date or dates:

« »

.4 Other milestone dates:

« »

§ 1.1.5 The Owner’s requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:
(Identify any requirements for fast-track scheduling or phased construction.)

« »

§ 1.1.6 The Owner’s anticipated Sustainable Objective for the Project:
(Identify and describe the Owner’s Sustainable Objective for the Project, if any.)

« »

§ 1.1.6.1 If the Owner identifies a Sustainable Objective, the Owner and Construction Manager shall complete and incorporate AIA Document E234™–2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, into this Agreement to define the terms, conditions and services related to the Owner’s Sustainable Objective. If E234–2019 is incorporated into this agreement, the Owner and Construction Manager shall incorporate the completed E234–2019 into the agreements with the consultants and contractors performing services or Work in any way associated with the Sustainable Objective.

§ 1.1.7 Other Project information:

(Identify special characteristics or needs of the Project not provided elsewhere.)

« »

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:
(List name, address, and other contact information.)

« »

« »

« »

« »

« »

« »

§ 1.1.9 The persons or entities, in addition to the Owner’s representative, who are required to review the Construction Manager’s submittals to the Owner are as follows:

(List name, address and other contact information.)

« »

§ 1.1.10 The Owner shall retain the following consultants and contractors:

(List name, legal status, address, and other contact information.)

.1 Geotechnical Engineer:

<< >><< >>
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<< >>

.2 Civil Engineer:

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.3 Other, if any:

(List any other consultants retained by the Owner, such as a Project or Program Manager.)

<< >>

§ 1.1.11 The Architect's representative:
(List name, address, and other contact information.)

<< >>
<< >>
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<< >>

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:
(List name, address, and other contact information.)

<< >>
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<< >>
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<< >>
<< >>

§ 1.1.13 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:
(List any Owner-specific requirements to be included in the staffing plan.)

<< >>

§ 1.1.14 The Owner's requirements for subcontractor procurement for the performance of the Work:
(List any Owner-specific requirements for subcontractor procurement.)

<< >>

§ 1.1.15 Other Initial Information on which this Agreement is based:

<< >>

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change and, in that event, the Owner and the Construction Manager shall appropriately adjust the Project schedule, the Construction Manager's services, and the Construction Manager's compensation. The Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Neither the Owner's nor the Construction Manager's representative shall be changed without ten days' prior notice to the other party.

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 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. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price proposal, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price Amendment and revisions prepared by the Architect and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Architect and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an expeditious and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™-2017, General Conditions of the Contract for Construction, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

§ 2.3.2 For the Construction Phase, the general conditions of the contract shall be as set forth in A201-2017, which document is incorporated herein by reference. The term "Contractor" as used in A201-2017 shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER'S RESPONSIBILITIES

The Construction Manager's Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager's Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Architect, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Architect shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the

Construction Manager shall promptly report to the Architect and Owner any nonconformity discovered by or made known to the Construction Manager as a request for information in such form as the Architect may require.

§ 3.1.2 The Construction Manager shall provide a preliminary evaluation of the Owner's program, schedule and construction budget requirements, each in terms of the other.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct meetings with the Architect and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Architect on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Architect, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Architect regarding professional services to be provided by the Construction Manager during the Construction Phase.

§ 3.1.3.3 The Construction Manager shall assist the Owner and Architect in establishing building information modeling and digital data protocols for the Project, using 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.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Architect's review and the Owner's acceptance. The Construction Manager shall obtain the Architect's approval for the portion of the Project schedule relating to the performance of the Architect's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Architect's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price proposal; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

§ 3.1.5 Phased Construction

The Construction Manager, in consultation with the Architect, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates

§ 3.1.6.1 Based on the preliminary design and other design criteria prepared by the Architect, the Construction Manager shall prepare, for the Architect's review and the Owner's approval, preliminary estimates of the Cost of the Work or the cost of program requirements using area, volume, or similar conceptual estimating techniques. If the Architect or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Architect, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Architect's review and the Owner's approval. The Construction Manager shall inform the Owner and Architect in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget, and make recommendations for corrective action.

§ 3.1.6.3 If the Architect is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Architect's cost estimates, the Construction Manager and the Architect shall work together to reconcile the cost estimates.

§ 3.1.7 As the Architect progresses with the preparation of the Schematic Design, Design Development and Construction Documents, the Construction Manager shall consult with the Owner and Architect and make recommendations regarding constructability and schedules, for the Architect's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Architect regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Owner's review and approval.

§ 3.1.10 If the Owner identified a Sustainable Objective in Article 1, the Construction Manager shall fulfill its Preconstruction Phase responsibilities as required in AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 3.1.11 Subcontractors and Suppliers

§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project.

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement

The Construction Manager shall prepare, for the Architect's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for these items to the Construction Manager and the Construction Manager shall thereafter accept responsibility for them.

§ 3.1.13 Compliance with Laws

The Construction Manager shall comply with applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities.

§ 3.1.14 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager, or reference an exhibit attached to this document

(Describe any other Preconstruction Phase services, such as providing cash flow projections, development of a project information management system, early selection or procurement of subcontractors, etc.)

« »

§ 3.2 Guaranteed Maximum Price Proposal

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare a Guaranteed Maximum Price proposal for the Owner's and Architect's review, and the Owner's acceptance. The Guaranteed Maximum Price in the proposal shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

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

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price proposal a written statement of its basis, which shall include the following:

- .1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;
- .2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price proposal, including assumptions under Section 3.2.2;
- .3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee;
- .4 The anticipated date of Substantial Completion upon which the proposed Guaranteed Maximum Price is based; and
- .5 A date by which the Owner must accept the Guaranteed Maximum Price.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price proposal, the Construction Manager shall include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order.

§ 3.2.5 The Construction Manager shall meet with the Owner and Architect to review the Guaranteed Maximum Price proposal. In the event that the Owner or Architect discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price Amendment amending this Agreement, a copy of which the Owner shall provide to the Architect. The Guaranteed Maximum Price Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price Amendment, unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment. The Owner shall promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner and Architect of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price Amendment and the revised Contract Documents.

§ 3.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price Amendment is executed.

§ 3.3 Construction Phase

§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner's execution of the Guaranteed Maximum Price Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price Amendment.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute minutes of the meetings to the Owner and Architect.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price Amendment, the Construction Manager shall prepare and submit to the Owner and Architect a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 of A201–2017.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written progress reports to the Owner and Architect, showing percentages of completion and other information required by the Owner.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner and Architect, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the work, accidents, injuries, and other information required by the Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress and estimates for uncompleted tasks and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Architect, and shall provide this information in its monthly reports to the Owner and Architect, in accordance with Section 3.3.2.3 above.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability and site requirements.

§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price Amendment, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Architect. The Owner and the Architect, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 4.1.4 **Structural and Environmental Tests, Surveys and Reports.** During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. The Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 4.1.4.1 The Owner shall furnish tests, inspections, and reports, required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 4.1.4.2 The Owner shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements and adjoining property and structures; designated wetlands;

adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

§ 4.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, 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 Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

§ 4.1.6 If the Owner identified a Sustainable Objective in Article 1, the Owner shall fulfill its responsibilities as required in AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, attached to this Agreement.

§ 4.2 Owner's Designated Representative

The Owner shall identify a representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201-2017, the Architect does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 4.2.1 **Legal Requirements.** The Owner shall furnish all legal, insurance and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 Architect

The Owner shall retain an Architect to provide services, duties and responsibilities as described in AIA Document B133™-2019, Standard Form of Agreement Between Owner and Architect, Construction Manager as Constructor Edition, including any additional services requested by the Construction Manager that are necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Architect, and any further modifications to the Architect's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:

(Insert amount of, or basis for, compensation and include a list of reimbursable cost items, as applicable.)

« »

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager and the Construction Manager's Consultants and Subcontractors, if any, are set forth below.

(If applicable, attach an exhibit of hourly billing rates or insert them below.)

« »

Individual or Position

Rate

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such

as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within « » (« ») months of the date of this Agreement, through no fault of the Construction Manager, the Construction Manager's compensation for Preconstruction Phase services shall be equitably adjusted.

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed.

§ 5.2.2 Payments are due and payable upon presentation of the Construction Manager's invoice. Amounts unpaid « » (« ») days after the invoice date shall bear interest at the rate entered below, or in the absence thereof at the legal rate prevailing from time to time at the principal place of business of the Construction Manager.
(Insert rate of monthly or annual interest agreed upon.)

« » % « »

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:

(State a lump sum, percentage of Cost of the Work or other provision for determining the Construction Manager's Fee.)

« »

§ 6.1.3 The method of adjustment of the Construction Manager's Fee for changes in the Work:

« »

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

« »

§ 6.1.5 Rental rates for Construction Manager-owned equipment shall not exceed « » percent (« » %) of the standard rental rate paid at the place of the Project.

§ 6.1.6 Liquidated damages, if any:

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

« »

§ 6.1.7 Other:

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

« »

§ 6.2 Guaranteed Maximum Price

The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price Amendment, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions or other revisions. The Owner shall issue such changes in writing. The

Construction Manager may be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

§ 6.3.1.1 The Architect may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to “cost” and “fee,” and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner’s prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms “cost” and “costs” as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term “fee” shall mean the Construction Manager’s Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 If no specific provision is made in Section 6.1.3 for adjustment of the Construction Manager’s Fee in the case of changes in the Work, or if the extent of such changes is such, in the aggregate, that application of the adjustment provisions of Section 6.1.3 will cause substantial inequity to the Owner or Construction Manager, the Construction Manager’s Fee shall be equitably adjusted on the same basis that was used to establish the Fee for the original Work, and the Guaranteed Maximum Price shall be adjusted accordingly.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner’s prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner’s prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Construction Manager’s supervisory and administrative personnel when stationed at the site and performing Work, with the Owner’s prior approval.

§ 7.2.2.1 Wages or salaries of the Construction Manager’s supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:

(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

« »

§ 7.2.3 Wages and salaries of the Construction Manager’s supervisory or administrative personnel engaged at factories, workshops or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions,

provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 If agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification.

§ 7.3 Subcontract Costs

Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts and this Agreement.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract.

§ 7.6.1.1 Costs for self-insurance, for either full or partial amounts of the coverages required by the Contract Documents, with the Owner's prior approval.

§ 7.6.1.2 Costs for insurance through a captive insurer owned or controlled by the Construction Manager, with the Owner's prior approval.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 The cost of defending suits or claims for infringement of patent rights arising from requirements of the Contract Documents, payments made in accordance with legal judgments against the Construction Manager resulting from such suits or claims, and payments of settlements made with the Owner’s consent, unless the Construction Manager had reason to believe that the required design, process, or product was an infringement of a copyright or a patent, and the Construction Manager failed to promptly furnish such information to the Architect as required by Article 3 of AIA Document A201–2017. The costs of legal defenses, judgments, and settlements shall not be included in the Cost of the Work used to calculate the Construction Manager’s Fee or subject to the Guaranteed Maximum Price.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner’s prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager’s negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Legal, mediation and arbitration costs, including attorneys’ fees, other than those arising from disputes between the Owner and Construction Manager, reasonably incurred by the Construction Manager after the execution of this Agreement in the performance of the Work and with the Owner’s prior approval, which shall not be unreasonably withheld.

§ 7.6.10 Expenses incurred in accordance with the Construction Manager’s standard written personnel policy for relocation and temporary living allowances of the Construction Manager’s personnel required for the Work, with the Owner’s prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager’s supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Other costs incurred in the performance of the Work, with the Owner’s prior approval.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.7.4 The costs described in Sections 7.1 through 7.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201–2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 7.9.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term “related party” shall mean (1) a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;
- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior approval;
- .3 Expenses of the Construction Manager's principal office and offices other than the site office;
- .4 Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- .5 The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- .6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- .7 Any cost not specifically and expressly described in Sections 7.1 to 7.7;
- .8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and
- .9 Costs for services incurred during the Preconstruction Phase.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager. The Owner may designate specific persons from whom, or entities from which, the Construction Manager shall obtain bids. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall deliver such bids to the Architect and Owner with an indication as to which bids the Construction Manager intends to accept. The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers in consultation with the Architect and, subject to Section 9.1.1, to object to any subcontractor or supplier. Any advice of the Architect, or approval or objection by the Owner, shall not relieve the Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requires that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the

difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement, and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work, and exercise such controls, as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

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

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

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

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

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

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

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

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

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

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

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

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

- .1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;
- .2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified; and
- .4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 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 Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager 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;
- .5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner's auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

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

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§ 11.1.8.1.1 The following items are not subject to retainage:

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

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

(If the retainage established in Section 11.1.8.1 is to be modified prior to Substantial Completion of the entire Work, insert provisions for such modification.)

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§ 11.1.8.3 Except as set forth in this Section 11.1.8.3, upon Substantial Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage, such as upon completion of the Owner's audit and reconciliation, upon Substantial Completion.)

« »

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

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

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

§ 11.1.12 In taking action on the Construction Manager's Applications for Payment the Architect shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager, and such action shall not be deemed to be a representation that (1) the Architect has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Architect has made exhaustive or continuous on-site inspections; or (3) that the Architect has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

- .1 the Construction Manager has fully performed the Contract, except for the Construction Manager'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;
- .2 the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment has been issued by the Architect in accordance with Section 11.2.2.2.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Architect that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Architect.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Architect will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Architect's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Architect is not responsible for verifying the accuracy of the Construction Manager's final accounting.

§ 11.2.2.3 If the Owner’s auditors’ report concludes that the Cost of the Work, as substantiated by the Construction Manager’s final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager’s receipt of a copy of the Architect’s final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner’s auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Architect’s final Certificate for Payment.

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

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§ 11.2.4 If, subsequent to final payment, and at the Owner’s request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming Work, the Owner shall reimburse the Construction Manager for such costs, and the Construction Manager’s Fee applicable thereto, on the same basis as if such costs had been incurred prior to final payment, but not in excess of the Guaranteed Maximum Price. If adjustments to the Contract Sum are provided for in Section 6.1.7, the amount of those adjustments shall be recalculated, taking into account any reimbursements made pursuant to this Section 11.2.4 in determining the net amount to be paid by the Owner to the Construction Manager.

§ 11.3 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 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017. However, for Claims arising from or relating to the Construction Manager’s Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 for Claims arising from or relating to the Construction Manager’s Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

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« »

§ 12.2 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 Article 15 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other: *(Specify)*

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

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price Amendment

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price Amendment, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201-2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be equitably compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price Amendment, the Owner shall pay to the Construction Manager an amount calculated as follows, which amount shall be in addition to any compensation paid to the Construction Manager under Section 13.1.4:

- .1** Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- .2** Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and
- .3** Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price Amendment

§ 13.2.1 Termination

The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause

§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- .2 Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Construction Manager a termination fee as follows:

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

« »

§ 13.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term “profit” shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. 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.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, 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 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, 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.

§ 14.2.2 The Owner may, without consent of the Construction Manager, 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 Construction Manager shall execute all consents reasonably required to facilitate the assignment.

§ 14.3 Insurance and Bonds

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement. If any of the requirements set forth below exceed the types and limits the Construction Manager normally maintains, the Owner shall reimburse the Construction Manager for any additional cost.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than « » (\$ « ») for each occurrence and « » (\$ « ») in the aggregate for bodily injury and property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than « » (\$ « ») 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.

§ 14.3.1.3 The Construction Manager 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 that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, 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.

§ 14.3.1.4 Workers' Compensation at statutory limits and Employers Liability with policy limits not less than « » (\$ « ») each accident, « » (\$ « ») each employee, and « » (\$ « ») policy limit.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than « » (\$ « ») per claim and « » (\$ « ») in the aggregate.

§ 14.3.1.6 Other Insurance

(List below any other insurance coverage to be provided by the Construction Manager and any applicable limits.)

| Coverage | Limits |
|----------|--------|
| | |

§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

§ 14.3.2 Construction Phase

After execution of the Guaranteed Maximum Price Amendment, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™-2019 Exhibit B, and elsewhere in the Contract Documents.

§ 14.4 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.)

§ 14.5 Other provisions:

ARTICLE 15 SCOPE OF THE AGREEMENT

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

- .1 AIA Document A133™-2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price
- .2 AIA Document A133™-2019, Exhibit A, Guaranteed Maximum Price Amendment, if executed
- .3 AIA Document A133™-2019, Exhibit B, Insurance and Bonds
- .4 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .5 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.)

.6 Other Exhibits:
(Check all boxes that apply.)

AIA Document E234™-2019, Sustainable Projects Exhibit, Construction Manager as Constructor Edition, dated as indicated below:
(Insert the date of the E234-2019 incorporated into this Agreement.)

Supplementary and other Conditions of the Contract:

| Document | Title | Date | Pages |
|----------|-------|------|-------|
| | | | |

.7 Other documents, if any, listed below:
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Construction Manager's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

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

OWNER (Signature)

(Printed name and title)

CONSTRUCTION MANAGER (Signature)

(Printed name and title)

SECTION 011000 - SUMMARY OF WORK**PART 1 - GENERAL**

1.01 **RELATED DOCUMENTS**: Drawings and general provisions of Contract, including General and Supplementary Conditions and other Division-1 Specification Sections, apply to this Section.

1.02 **PROJECT DESCRIPTION**

A. The New Horizons Learning Center project consists of approximately **INSERT S.F.** of new construction as indicated on drawings.

1. **Project Location**: Panama City, FL
2. **Owner**: Bay District Schools

B. **Contract Documents** dated **INSERT DATE** were prepared for the Project by **INSERT ARCHITECT'S NAME, ADDRESS, CITY, STATE.**

C. **The work** consists of:

1. **New mechanical, electrical and plumbing systems.**
2. **New interior partitions, doors, windows and finishes.**
3. **New ICF and brick exterior walls.**
4. **New standing seam metal roof.**
5. **New entry drives, bus loop, parking and sidewalks.**
6. **New site work.**

D. **Work Sequence**: The work will be conducted in such a sequence to minimize interference to Owner's normal activities.

E. **Applicable Codes**: All work shall be completed in accordance with the following codes where applicable:

- | | | |
|----|--|----------------------------------|
| 1. | Florida Building Code, Building (FBC,B) | (Insert Current Edition.) |
| 2. | Florida Building Code, Accessibility (FBC,A) | (Insert Current Edition.) |
| 3. | Florida Building Code, Mechanical (FBC,M) | (Insert Current Edition.) |
| 4. | Florida Building Code, Fuel Gas (FBC,FG) | (Insert Current Edition.) |
| 5. | Florida Building Code, Plumbing (FBC,P) | (Insert Current Edition.) |
| 6. | Florida Fire Prevention Code (FFPC) | (Insert Current Edition.) |
| 7. | National Electric Code (NEC) | (Insert Current Edition.) |
| 8. | NFPA 101 | (Insert Current Edition.) |

F. **Product Approval**: The Contractor shall, for each product installed in the building envelope, either; provide the applicable Product Approval Numbers **OR** provide certification (for alternate means of Building code approval) that products installed conform to the Florida Building Code **INSERT CURRENT EDITION**. The list of products is as follows:

1. Exterior doors.
2. Windows.
3. Roofing products.
4. Structural components.
5. Other products as applicable.

Note: The list shown above is not comprehensive. No effort was made to list each and every possible aperture in the building envelope. The Contractor shall determine what products apply and furnish the applicable Product Approval Numbers, or the required testing and subsequent certifications to meet the Florida Building Code. The Product Approval List can be found within the Florida Building Code website.

G. Contractor: **Construction Manager** has been engaged for this project to serve as Contractor who in

turn Subcontracts all or portions of the work. In Divisions 1 through 33, the terms “Construction Manager” and “Contractor” are synonymous.

1.03 CONTRACTOR USE OF PREMISES

- A. General: During the construction period, the contractor shall have use of the premises for construction activities in areas indicated or agreed upon by the Owner.
1. Confine operations to areas within Contract limits indicated. Portions of the site beyond areas in which construction operations are indicated are not to be disturbed.
 2. Contractor to note/delineate any wetlands and protect them during construction. BDS to be held harmless if subcontractors invade this area.
 3. Keep surrounding driveways, sidewalks, and entrances serving the site clear and available to the Owner and Visitors at all times. Do not use these areas for parking or storage of materials.
- B. Construction Safeguards: The contractor shall construct safeguards to protect personnel and visitors from the construction areas and areas where materials are stored. Limits of the construction safeguards shall be determined by the Owner.

- 1.04 DRESS CODE AND CONDUCT: All workmen on the construction site shall always wear a shirt. No workmen shall engage in any verbal expressions or physical gestures directed towards any visitors, employees of Owner, or any other person at this construction site which may be considered sexual harassment. All workers are always to be badged. There is no smoking on any part of the property. Any person not meeting these standards will be banned from this construction site.

PART 2 - PRODUCTS (Not applicable).

PART 3 - EXECUTION

- 3.01 LAYOUT OF THE WORK: Dimensions and elevations indicated on the drawings shall be verified by the Contractor prior to commencement of work. Discrepancies between drawings, specifications, and existing conditions shall be referred to the Architect for adjustment before affected work is performed. Failure to make such notification shall place responsibility upon the Contractor to carry out the work in a satisfactory and workmanlike manner at no additional cost to the Owner.

3.02 RESTORATION

- A. Remove, cut, alter, replace, patch and repair existing work as necessary to install new work. Except as otherwise shown or specified, do not cut, alter or remove any structural work and do not disturb any plumbing, steam, gas or electric work without approval.
- B. Existing work (mechanical and electrical work, lawns, paving, roads, walks, etc.) disturbed or removed as a result of performing required new work, shall be patched, repaired, reinstalled, or replaced with new work, and refinished and left in as good condition as existed before commencing work. Existing work to be altered or extended and that is found to be defective in any way, shall be reported to Architect before it is disturbed. Materials and workmanship used in restoring work, shall conform in type and quality to that of original existing construction, except as otherwise shown or specified.
- C. Upon completion of contract, deliver work complete and undamaged. Damage that may be caused by Contractor or his workmen to existing structures, grounds, and utilities or work done by others shall be repaired by him at no additional cost to the Owner and left in as good condition as existed

prior to damaging.

- D. At his own expense, Contractor shall immediately restore to service and repair any damage he may cause to existing piping and conduits, wires, cables, fiber, etc., of utility services or of fire protection systems and communications systems which are not scheduled for discontinuance or abandonment. Contractor shall employ appropriate parties for repair work.

3.03 CLEANING UP

- A. At completion of the work, the Contractor shall remove from the building and site all tools, appliances, surplus materials, debris, temporary structures and facilities, scaffolding, and equipment; sweep clean the building thoroughly and remove all marks, stains, fingerprints, dust, dirt, paint drippings, and the like from all surfaces; clean tile work, windows, plumbing, and other fixtures and surfaces.
- B. All hardware and other unpainted metals shall be cleaned and polished, and all equipment and paint or decorated work shall be cleaned and touched up, if necessary. Surfaces that are waxed shall be polished. Remove all temporary labels, tags, and paper covering throughout the building.
- C. The exterior of the buildings, the grounds, approaches, equipment, pavement, sidewalks, etc., shall be cleaned similar to interior of buildings and left in good order at the time of final acceptance, with paint surfaces clean and unbroken, hardware clean and polished, all repair work accomplished and dirt areas scraped and cleared of weed growth.
- D. Cleaning, polishing, sealing, waxing, and all other finish operations indicated on the drawings, or required in the specifications, shall mean that this is the required condition at the time of acceptance of all work under the contract.

END OF SECTION 011000

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SECTION 012150 – THRESHOLD INSPECTION PLAN

PART 1 - GENERAL

1.01 See attached Plan prepared by:

INSERT ENGINEER'S NAME AND ADDRESS

The plan is entitled, "THRESHOLD INSPECTION PLAN – New Horizons Learning Center 3200 Minnesota Ave. Panama City, Florida 32405" created **INSERT DATE.**

END OF SECTION 012150

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SECTION 012300 - ALTERNATES**PART 1 - GENERAL**

- 1.01 **AN ALTERNATE** is a separate piece of work proposed by Bidders and stated on the Bid Form for certain items that may be added to or deducted from Base Bid amount, which the Owner may or may not decide to accept, a corresponding change in either the amount of construction to be completed, or in the products, materials, equipment, systems or installation methods described in Contract Documents. The alternate must be approved by the Architect in writing, prior to the Bid.

The Owner shall have the right to accept Alternates in any order and to determine the low Bidder based on the sum of the Base Bid and Alternates accepted. The owner reserves the right to reject any bid based solely on any alternate included but not approved in advance.

- 1.02 **COORDINATION**: Contractor shall coordinate related Work and modify or adjust adjacent Work as necessary to ensure that Work affected by each accepted alternate is complete and fully integrated into the Project.
- 1.03 **NOTIFICATION**: Immediately following Contract award, the Architect shall prepare and distribute to each party involved, notification of the status of each alternate. Indicate whether alternates have been accepted, rejected or deferred for consideration later. Include a complete description of negotiated modifications to alternates and their impact on Bid pricing.
- 1.04 **SCHEDULE**: A "Schedule of Alternates" is included below. Specification Sections referenced in the Schedule contain requirements for materials and methods necessary to achieve the Work described under each alternate.

Include as part of each alternate, miscellaneous devices, accessory objects and similar items incidental to or required for a complete installation whether mentioned as part of the alternate. If alternate is accepted, it is understood that ALL accessories required for complete performance are included in the award of the contract to the Bidder. No Adds will be accepted later for voluntary Bid Alternates.

- 1.05 **SCHEDULE OF ALTERNATES**

LIST OF ALTERNATES AND DESCRIPTION OF EACH**COORDINATE THIS LIST WITH ALTERNATES LISTED IN SECTION 000300-BID FORM**

END OF SECTION 012300

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SECTION 012500 – SUBSTITUTION PROCEDURES**PART 1 - GENERAL**

- 1.01 **SUBSTITUTIONS**: Requests for changes in products, materials, equipment, and methods of construction required by Contract Documents proposed by the Contractor after award of the Contract are considered requests for "substitutions." The following **are not** considered substitutions:
- A. Substitutions requested during the bidding period and accepted prior to award of Contract.
 - B. Revisions to Contract Documents requested by the Owner or Architect.
 - C. Specified options of products and construction methods included in Contract Documents.
 - D. Compliance with governing regulations and orders issued by governing authorities.
- 1.02 **SUBMITTAL**: Requests for substitution will be considered if received within 30 days after commencement of the Work. Requests received may be considered or rejected at the discretion of the Architect after review. See mechanical and electrical "General Provisions" section for special substitution requirements.
- A. Submit 3 copies of each request for substitution in the form and in accordance with procedures for Change Order proposals.
 - B. Identify the product, or installation method to be replaced in each request. Include related Specification Section and Drawing numbers. Document compliance with requirements for substitutions, and the following information, as appropriate:
 - 1. Product Data, including Drawings and descriptions of products, fabrication and installation procedures.
 - 2. Samples, where applicable or requested.
 - 3. A comparison of significant qualities of the proposed substitution with those specified.
 - 4. A list of changes or modifications needed to other parts of the Work and to construction performed by the Owner and separate Contractors that will be necessary to accommodate the proposed substitution.
 - 5. A statement indicating the substitution's effect on the Construction Schedule compared to the Schedule without approval of the substitution. Indicate the effect of the proposed substitution on overall Contract Time.
 - 6. Cost information, including a proposal of the net change, if any in the Contract Sum.
 - 7. Certification that the substitution is equal-to or better in every respect to that required by Contract Documents, and that it will perform adequately in application indicated. Include Contractor's waiver of rights to additional payment or time that may be necessary because of the substitution's failure to perform adequately.
 - C. **Architect's Action**: Within one week of receipt of the request for substitution, the Architect will request additional information necessary for evaluation. Within 2 weeks of receipt of the request, or one week of receipt of additional information, whichever is later, the Architect will notify the Contractor of acceptance or rejection. If a decision on use of a substitute cannot be made within the time allocated, use the product specified. Acceptance will be in the form of a Change Order.

SECTION 012500 – SUBSTITUTION PROCEDURES (continued):

- 1.03 **SUBSTITUTIONS:** The Contractor's substitution request will be received and considered by the Architect when one or more of the following conditions are satisfied, as determined by the Architect; otherwise requests will be returned without action except to record noncompliance with these requirements.
- A. The request is directly related to an "or approved equal" clause or similar language in the Contract Documents.
 - B. The specified product or method of construction cannot be provided within the Contract Time. The request will not be considered if the product or method cannot be provided as a result of failure to pursue the Work promptly or coordinate activities properly.
 - C. The specified product or method of construction cannot receive necessary approval by a governing authority, and the requested substitution can be approved.
 - D. A substantial advantage is offered the Owner, in terms of cost, time, energy conservation or other considerations of merit, after deducting offsetting responsibilities the Owner may be required to bear. Additional responsibilities for the Owner may include additional compensation to the Architect for redesign and evaluation services, increased cost of other construction by the Owner or separate contractors, and similar considerations.
 - E. The specified product or method of construction cannot be provided in a manner that is compatible with other materials, and where the Contractor certifies that the substitution will overcome the incompatibility.
 - F. The specified product or method of construction cannot be coordinated with other materials, and where the Contractor certifies that the proposed substitution can be coordinated.
 - G. The specified product or method of construction cannot provide a warranty required by the Contract Documents and where the Contractor certifies that the proposed substitution provide the required warranty.
- 1.04 The Contractor's submittal and Architect's acceptance of Shop Drawings, Product Data or Samples that relate to construction activities not complying with the Contract Documents does not constitute an acceptable or valid request for substitution, nor does it constitute approval.

END OF SECTION 012500

SECTION 012900 – PAYMENT PROCEDURES**PART 1 - GENERAL**

- 1.01 **SCHEDULE OF VALUES**: Coordinate preparation of the Schedule of Values with the Contractor's Construction Schedule. Correlate line items in the Schedule of Values for each phase with other schedules and forms, including:

Contractor's Construction Schedule.
 Application for Payment form.
 List of subcontractors.
 List of products.
 Schedule of submittals.

- A. Submit the Schedule of Values to the Architect and Owner at the earliest date, but no later than 7 days before the date scheduled for submittal of the initial Application for Payment.
- B. **Format and Content**: Use the Project Manual Table of Contents as a guide to establish the format.
Identification: Include the following identification:
 Project name and location.
 Name of the Architect.
 Project number.
 Contractor's name and address.
 Date of submittal.

Format: Use AIA Document G703 Continuation Sheet.

Break down each Division that is listed in enough detail to facilitate evaluation of Application for Payments. Round amounts off to the nearest dollar; the total shall equal the Contract Sum.

Each item in the Applications for Payment and Continuation Sheet shall be complete including total cost and share of overhead and profit. Temporary facilities and items that are not direct cost of Work-in-place may be shown as separate line items or distributed as general overhead expense.

Update and resubmit the schedule when Change Orders change the Contract Sum.

- C. **Change Management**: Any change in the project's 'schedule of values' line items shall be noted to the architect and owner monthly prior to changing the owner schedule of values via a submitted pay application.
- a. **EXAMPLE**:
- i. *Month 1 - site line item = 1000.00.*
 - ii. *Month 2 – site line item = 1500.00, a 500.00 change has been listed in the schedule of values.*
 - iii. *What is the audit path for the change in scheduled value under the sit line item?*
 1. *Did the owner receive a copy of the paperwork documentation back-up requiring this change (RFI, ASI, RFP)?*
 2. *Did the owner receive a proposal for the change in scope prior to proceeding?*
 3. *Did the owner receive a copy of any subcontractor change issued?*
 4. *Did the owner receive a copy of the change management document indicating the proposed change was accepted by the architect and approved by the owner?*
 5. *What GMP line item did the funding added to site line item come from?*
- b. All these noted audit path requirements may be accomplished in different ways but shall be required (at a minimum) regardless of amount or scope of the change. It shall be agreed upon at the outset of each project how change management will be implemented

for each of the various types of changes that may occur. It will be noted in project meeting minutes as to the agreed upon method for change management. Subsequent to those agreements change management shall be implemented in strict compliance with the agreed upon methodology.

1.02 APPLICATIONS FOR PAYMENT: Applications for Payment shall be submitted by the 25th of the month and will be paid by the 10th of the following month. Applications for Payment not received by the 25th of the month will be paid not later than 15 days after the date received. The period covered by each Application for Payment is one month. A retainage of 10% of the amount earned and stored will be withheld from each payment.

- A. Payment Application Times: Payment dates are indicated in the Agreement. The period covered by each application is the period indicated.
- B. Payment Application Forms: Use AIA Document G 702 and Continuation Sheets G 703, 1992 edition, as the form for the application.
- C. Application Preparation: Complete every entry, including notarization and execution by person authorized to sign on behalf of the Contractor. Incomplete applications will be returned without action. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions have been made. Include amounts of Change Orders issued prior to the last day of the period covered by the application.
 - a. The first pay application must mimic the approved GMP for the project, or mimic the project bid for the work.
 - b. Per change management section listed in 1.01C, subsequent pay applications may include changes to various line items within the schedule of values. Changes shall be tracked monthly and documentation provided to ensure a clear auditable trail for the project accounting starting with the GMP and ending with the final pay application on the project.
 - c. Each successive pay application must be accompanied by change management paperwork sufficiently detailed to ensure all parties are clear regarding changes or adjustments to the schedule of values.
 - d. It is the sole discretion of the owner to determine what documentation is adequate. However, the minimum required documentation is listed in the change management section herein.
- D. Transmittal: Submit 4 executed copies of each application to the Architect within 24 hours; two copies shall be complete, including waivers of lien where required and similar attachments. Transmit each copy with a transmittal listing attachments, and recording information related to the application.
- E. Waivers of Lien: With final application, submit waivers of lien from every entity who has performed work, provided labor or supplied materials. Waivers of Lien are to be provided by, but not limited to the following material suppliers and subcontractors. This list is for illustration only, not necessarily complete.

| | | |
|------------------|---------------------------|------------------|
| Concrete | Masonry | Paving |
| Steel | Site Work | Landscaping |
| Finish Carpentry | Roofing | Doors |
| Windows | Finish Hardware | Gypsum Wallboard |
| Flooring | Painting | Ceilings |
| Signage | Toilet & Bath Accessories | |
| Mechanical | Plumbing | Electrical |

F. Waiver Forms: Submit waivers of lien on AIA Document G706A, "Contractor's Affidavit of

Release Of Liens".

- 1.03 INITIAL APPLICATION FOR PAYMENT: Administrative actions and submittals that must precede or coincide with submittal of the first Application for Payment include:

Fully executed Contract.
 List of subcontractors.
 List of suppliers and fabricators.
 Schedule of Values.
 Contractor's Construction Schedule (preliminary if not final).
 Submittal Schedule (preliminary if not final).
 List of Contractor's staff assignments.
 Copies of building permits (if required).
 Copies of licenses from governing authorities.
 Certificates of insurance and insurance policies.
 Performance and payment bonds.

- 1.04 PARTIAL RETAINAGE RELEASE

- A. FORMS: Use AIA Document G707A, "Consent of Surety To Reduction in Or Partial Release Of Retainage".
 B. Retainage may only be reduced to 5% with owner approval and in no case will final retainage be released until all items required for final completion are completed and accepted by the architect and the owner.

- 1.05 APPLICATION FOR PAYMENT AT SUBSTANTIAL COMPLETION: Following issuance of the Certificate of Substantial Completion, submit an Application for Payment; reflect Certificates of Partial Substantial Completion issued previously for Owner occupancy of designated portions. Administrative actions and submittals that precede or coincide with this application include:

Occupancy permits.
 Test/adjust/balance records (Final).
 Operation and Maintenance instructions.
 Meter readings.
 Change-over information related to Owner's occupancy.
 Training as Specified
 Final Cleaning
 As-builts

- 1.06 BUYOUT SAVINGS AND CONTINGENCY USAGE: Buy out savings, contingency, and any other project funds are the property of the owner under the control of the Contractor or CM. ALL buy out savings and contingency funds used shall be reported to the owner and may not be used without notification to the owner. See Change management section 1.01C.

- 1.07 FINAL PAYMENT APPLICATION: Administrative actions and submittals which must precede or coincide with submittal of the final payment application include:

Completion of Project closeout requirements. 100% complete to the satisfaction of the Owner and Architect. Refer to Section 01700 - Project Closeout.
 Warranties and maintenance agreements.
 Completion of all items specified for completion after Substantial Completion.
 Transmittal of required Project construction records to Architect.
 AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims".
 Change of door locks to Owner's access.
 AIA Document G707, "Consent of Surety To Final Payment".

END OF SECTION 012900

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SECTION 013100 - PROJECT COORDINATION**PART 1 - GENERAL**

1.01 **THIS SECTION** specifies requirements for project coordination including:

| | |
|---|----------------------------------|
| Coordination with other Contractors. | General installation provisions. |
| Administrative and supervisory personnel. | Cleaning and protection. |

1.02 **COORDINATION**: Coordinate activities included in various Sections to assure efficient and orderly installation of each component. Coordinate operations included under different Sections that are dependent on each other for proper installation and operation.

Where installation of one component depends on installation of other components before or after its own installation, schedule activities in the sequence required to obtain the best results.

Where space is limited, coordinate installation of different components to assure maximum accessibility for maintenance, service and repair.

Make provisions to accommodate items scheduled for later installation.

Coordinate installations such that items requiring maintenance are readily accessible. Do not block maintenance access to these components with follow on installation. Anything blocked will be corrected by the sub-contractor.

Prepare memoranda for distribution to each party involved outlining required coordination procedures. Include required notices, reports, and attendance at meetings.

Prepare similar memoranda for the Owner and separate Contractors where coordination of their Work is required.

1.03 **ADMINISTRATIVE PROCEDURES**: Coordinate scheduling and timing of administrative procedures with other activities to avoid conflicts and ensure orderly progress. Such activities include:

| | |
|---|--|
| Preparation of schedules. | Delivery and processing of submittals. |
| Power and utility shutdowns. | Progress meetings. |
| Installation and removal of temporary facilities. | Project closeout activities. |

1.04 **COORDINATION DRAWINGS**: Prepare Coordination Drawings where close coordination is required for installation of products and materials fabricated off-site by separate entities, and where limited space necessitates maximum utilization of space for efficient installation of different components.

Show relationship of components shown on separate Shop Drawings.
Indicate required installation sequences.

1.05 **STAFF NAMES**: Within 10 days of Notice to Proceed, submit a list of Contractor's staff assignments, including Superintendent and personnel at the site; identify individuals, their duties and responsibilities, addresses and telephone numbers. Staff substitutions must be approved by owner in advance.

Post copies in the Project meeting room, the field office, and at each temporary telephone.

1.06 **INSPECTION OF CONDITIONS**: The Installer of each component shall inspect the substrate and all other conditions under which Work is to be performed. Do not proceed until unsatisfactory conditions have been corrected and as follows:

- a. MVER/RH/BNLT moisture readings for slabs on grade or walls must pass manufacturer requirements.
 - b. Humidity and temperature control ranges for installation must meet manufacturer requirements.
 - c. Other items must meet the listed, installation requirements set forth by the manufacturer.
- 1.07 MANUFACTURER'S INSTRUCTIONS: Comply with manufacturer's installation instructions and recommendations, to the extent that they are more stringent than requirements in Contract Documents.
- 1.08 INSPECT material immediately upon delivery and again prior to installation. Reject damaged and defective items.
- 1.09 PROVIDE ATTACHMENT and connection devices and methods necessary for securing each construction element. Secure each construction element true to line and level. Allow for expansion and building movement.
- 1.10 VISUAL EFFECTS: Provide uniform joint widths in exposed Work. Arrange joints to obtain the best effect. Refer questionable choices to the Architect for decision.
- 1.11 RECHECK MEASUREMENTS and dimensions, including elevations, before starting installation.
- 1.12 INSTALL EACH COMPONENT during weather conditions and project status that will ensure the best results. Isolate each part from incompatible material as necessary to prevent deterioration.
- 1.13 COORDINATE TEMPORARY ENCLOSURES with inspections and tests, to minimize uncovering completed construction for that purpose.
- 1.14 MOUNTING HEIGHTS: Where mounting heights are not indicated, install components at standard heights for the application indicated or refer to the Architect.
- 1.15 CLEANING AND PROTECTION: During handling and installation, clean and protect construction in progress and adjoining materials in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.

Clean and maintain completed construction as often as necessary through the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

Limiting Exposures: Supervise operations to ensure that no part of construction, completed or in progress, is subject to harmful or deleterious exposure. Such exposures include, but are not limited to the following:

- Excessive static or dynamic loading.
- Excessive internal or external pressures.
- Excessive weathering.
- Excessively high or low temperatures or humidity.
- Air contamination or pollution.
- Water or ice.
- Chemicals or solvents.
- Heavy traffic, soiling, staining and corrosion.
- Rodent and insect infestation.
- Unusual wear or other misuse.
- Contact between incompatible materials.
- Theft or vandalism.

END OF SECTION 013100

SECTION 013200 - PROJECT MEETINGS

PART 1 - GENERAL

1.01 **SUMMARY**: This Section specifies requirements for Project meetings including:

Pre-Construction Conference.
Progress Meetings.

1.02 **PRE-CONSTRUCTION CONFERENCE**: Architect shall conduct a pre-construction conference after execution of the Agreement and prior to commencement of construction activities. Review responsibilities and personnel assignments.

Attendees: The Owner, Architect and their consultants, the Contractor and its superintendent, subcontractors, suppliers, manufacturers, and other concerned parties shall be represented by persons authorized to conclude matters relating to the Work.

Agenda: Discuss significant items that could affect progress, including the tentative construction schedule, critical sequencing, use of the premises, procedures for processing Change Orders and equipment deliveries.

Review progress of other activities and preparations for the activity under consideration at each conference, including time schedules, manufacturer's recommendations, weather limitations, substrate acceptability, compatibility problems and inspection and testing requirements.

Record significant discussions, agreements and disagreements of each conference, along with the approved schedule. Distribute the meeting record to everyone concerned, promptly, including the Owner and Architect.

Do not proceed if the conference cannot be successfully concluded. Initiate necessary actions to resolve impediments and reconvene the conference at the earliest feasible date.

1.03 **PROGRESS MEETINGS**: Conduct progress meetings at regular monthly intervals. Notify the Owner and Architect of scheduled dates. Coordinate meeting dates with preparation of the payment request.

Attendees: The Owner and Architect, each subcontractor, supplier or other entity concerned with progress or involved in planning, coordination or performance of future activities shall be represented by persons familiar with the Project and authorized to conclude matters relating to progress.

Agenda: Review minutes of the previous progress meeting. Review significant items that could affect progress. Include topics appropriate to the current status of the Project including:

RFIs
Scheduling

Change Orders
Submittals

Reporting: Distribute copies of the minutes of the meeting to each party present and to parties who should have been present.

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

SECTION 013200 - PROJECT MEETINGS (continued):

Review the present and future needs of each entity present, including such items as:

- Time.
- Sequences.
- Deliveries.
- Off-site fabrication problems.
- Site utilization.
- Temporary facilities and services.
- Hazards and risks.
- Quality and Work standards.
- Change Orders.
- Documentation of information for payment requests.

- 1.05 PROJECT CLOSE OUT MEETING: Once the contractor has gathered a complete project close out deliverable including both hard copies and electronic copies, warranties, extra parts and any other close out required items, they are to notify the architect that they are ready to schedule the project close out meeting.

END OF SECTION 013200

SECTION 013300 - SUBMITTALS**PART 1 - GENERAL****1.01 GENERAL PROCEDURES**

- A. Coordinate submittal preparation with performance of construction activities, and with purchasing or fabrication, delivery, other submittals and related activities. Transmit in advance of performance of related activities to avoid delay.
- B. Coordinate transmittal of different submittals for related elements so processing will not be delayed by the need to review concurrently for coordination. The Architect reserves the right to withhold action on a submittal requiring coordination until related submittals are received.

- 1.02 **PROCESSING**: Allow two weeks for initial review. Allow more time if processing must be delayed for coordination with other submittals. The Architect will notify the Contractor when a submittal must be delayed for coordination. Allow two weeks for reprocessing each submittal.

No extension of time will be authorized because of failure to transmit submittals sufficiently in advance of the Work to permit processing.

- 1.03 **SUBMITTAL PREPARATION**: Place a label or title block on each submittal for identification. Provide two 4" x 5" spaces on the label or beside the title block on Shop Drawings to record Contractor's review and approval markings and action taken. Include the following information on the label for processing and recording action taken. Submittals received without a signed Contractor's Approval Stamp will be returned for resubmittal with no action taken.

Project name. New Horizons Pavilion Enclosure
Date.
Name, address and contact info of Contractor.
Name, address and contact info of supplier.
Name and contact info of manufacturer.
Number and title of appropriate Specification Section.
Drawing sheet number and detail references, as required.

- 1.04 **SUBMITTAL TRANSMITTAL**: Package submittals appropriately for transmittal and handling. Transmit with a transmittal form. Submittals received from other than the Contractor will be returned without action.

Transmittal Form: Use AIA Document G 810 or other form acceptable to Architect. On the form record requests for data, and deviations from Contract Documents. Include Contractor's certification that information complies with Contract Documents.

- 1.05 **CONTRACTOR'S CONSTRUCTION SCHEDULE**: Submit a fully developed, CPM type construction schedule with Gantt chart showing critical path and interrelated installations, within 14 days after the date of the Owner's issuance of a Notice to Proceed. Use the categories of work in the schedule to establish the categories in the "Schedule of Values".

As work progresses, mark the schedule to indicate Actual Completion.

Provide notations on the Schedule depicting the consequences on the Work from construction phasing.

Prepare the schedule on sheets of sufficient width to show data for the entire construction period.

Secure commitments for performing critical construction operations from parties involved. Coordinate each activity with other activities and show in proper sequence; include minor elements involved in the construction sequence. Indicate sequences necessary for completion of related portions.

Coordinate the Construction Schedule with the Schedule of Values, list of subcontracts, Submittal Schedule, progress reports, payment requests and other schedules.

Schedule completion in advance of the date established for Substantial Completion. Schedule Substantial Completion to allow time for the Architect's procedures necessary for certification of Substantial Completion.

Print and distribute schedule following initial approval to the Architect, Owner, subcontractors and other parties required to comply with scheduled dates. Redistribute after any approved revisions. Post copies in the temporary field office. Submit update schedule with each Pay Application.

- 1.06 **DAILY CONSTRUCTION REPORTS:** Prepare a daily construction report, recording information concerning events at the site. Submit duplicate copies to the Architect at weekly intervals. Include the following information:

- List of subcontractors at the site.
- Work Activities.
- High and low temperatures, general weather conditions.
- Accidents, stoppages, delays, shortages, losses.
- Emergency procedures.
- Change Orders received, implemented.
- Partial Completions, occupancies.
- Substantial Completions authorized.
- Other relevant dates.

- 1.07 **SUBMITTALS:** Except for Samples illustrating assembly details, workmanship, fabrication techniques, connections, operation and similar characteristics, submit 4 sets plus the number of sets required by the Contractor; maximum eight (8) sets. The Architect will retain four sets and return the others marked with the action taken. (**Note: Architect will mark only one (1) set for return to the Contractor with action taken and/or modifications required.**) Maintain Sample sets at the Project site, for quality comparisons throughout construction phase.

Unless noncompliance with Contract Document provisions is observed, the submittal may serve as the final submittal.

- 1.08 **ARCHITECT'S ACTION:** Except for submittals for record, information or similar purposes, where action and return is required, the Architect will review each submittal, mark to indicate action taken, and return. Compliance with specified characteristics is the Contractor's responsibility.

Action Stamp: The Architect will stamp each submittal with a self-explanatory action stamp. The stamp will be appropriately marked to indicate action taken.

- 1.09 **DISTRIBUTION:** Furnish copies of final submittal to installers, and others required for performance of construction activities. Show distribution on transmittal forms. Do not proceed with installation until an applicable copy of Product Data is in the installer's possession. Do not permit use of unmarked copies of Product Data in connection with construction.

- 1.10 **SHOP DRAWINGS:** Submit information, drawn to accurate scale. Submittals shall **indicate deviations from Contract Documents**. Do not reproduce Contract Documents or copy standard information as the basis of Shop Drawings. Include the following information:

- Project Name.
- Location.
- Suppliers Name.
- Date.
- Drawing No.
- Specification Section Reference.

Dimensions.
Identification of products and materials included.
Compliance with specific standards.
Notation of coordination requirements.
Notation of dimensions established by field measurement.

Sheet Size: Except for templates, patterns and similar full-size Drawings, submit Shop Drawings on sheets at least 8-1/2" x 11" but no larger than 24" x 36".

Initial Submittal: Submit one correctable translucent print and two blue-line print for review; the reproducible print will be returned.

Final Submittal: Submit four (4) blue or black line prints of the original submittal for use by the Architect/Engineer, Owner and Contractor.

Do not use Shop Drawings without a Architects stamp indicating action taken in connection with construction.

The Contractor shall schedule all shop drawing submittals to allow sufficient time for one initial review and two resubmittal reviews.

- 1.11 COORDINATION DRAWINGS are a special type of shop drawing depicting relationship and integration of different construction elements requiring coordination during fabrication or installation to fit and function as intended.

Preparation of coordination drawings is described in these Specifications under "Project Coordination" and may include components previously shown on shop drawings or product data.

Submit for integration of different construction elements. Show sequences and relationships of separate components to avoid conflicts in use of space.

- 1.12 PRODUCT DATA: Collect Product Data into a single submittal for each element or system. Mark each copy to show applicable choices and options. Where Product Data includes information on several products, some of which are not required, mark copies to indicate the applicable information. Include the following information:

Manufacturer's printed recommendations.
Compliance with recognized trade association standards.
Compliance with recognized testing agency standards.
Application of testing agency labels and seals.
Notation of dimensions verified by field measurement.
Notation of coordination requirements.

- A. Submittals: Submit 3 copies. The Architect will retain two and will return the others. **Note**: The Architect will mark only one set for return to the Contractor with action taken and/or modifications required. The Contractor will be responsible to see that any notes made by the Architect are made on all copies.

Unless noncompliance with Contract Documents, the submittal may serve as the final submittal.

- B. Distribution: Furnish copies of final submittal to installers and others required for performance of construction activities. Show distribution on transmittal forms. Do not proceed with installation until an applicable copy of Product Data is in the installer's possession.

1.13 **SAMPLES:** Submit Samples for review of kind, color, pattern, and texture, for a final check of these characteristics, and a comparison of these characteristics between the final submittal and the component as delivered and installed. Where variations are inherent in the product, submit multiple units that show limits of the variations.

Refer to other Sections for Samples that illustrate details of assembly, fabrication techniques, workmanship, connections, operation and similar characteristics.

Refer to other Sections for Samples to be returned for incorporation in the Work. Such Samples must be undamaged at time of use. On the transmittal, indicate special requests regarding disposition of Sample submittals.

Sample sets may be used to obtain final acceptance of the construction associated with each set.

Preliminary submittals: Where Samples are for selection of characteristics from a range of choices, submit a full set of choices for the product. Preliminary submittals will be reviewed and returned indicating selection and other action.

PART 2 - PRODUCTS (Not Applicable).

PART 3 - EXECUTION (Not Applicable).

PART 4 - SCHEDULES

4.01 The following Submittal Schedule is for **REFERENCE ONLY**. Items listed may or may not be required for this project.

| SUBMITTAL SCHEDULE | | |
|---|---|--|
| SECTION | TYPE OF SUBMITTAL | DESCRIPTION |
| 000610 - Performance Bond and Labor and Material Bond | Bonds | Performance Bond, Labor and Material Bond |
| 000430 - List of Subcontractors | List | Subcontractors, Suppliers, Principal Manufactures |
| 012900 - Application for Payment | Schedule of Values Application for Payment | Initial and Subsequent Initial and Subsequent |
| 013100 - Project Coordination | List | Staff Names |
| 013300 - Submittals | Construction Schedule Submittal Schedule Daily Construction Reports | |
| 017700 - Project Closeout | Documents Certificate | Record Drawings, Specifications, Submittals, As-Builts, Maintenance Manuals, O & M Instructions OEF Final & Occupancy Inspection |
| 022070 - Selective Demolition | Schedule | Demolition Schedule |
| 313116 - Termite Control | Warranty | Soil Treatment Solution |
| 02510 - Concrete Paving | Shop Drawings | Walkways/Curb Layout |
| 033000 - Concrete | Shop Drawings | Formwork Reinforce Placement/Schedule |
| 042000 - Unit Masonry | Product Data Field Mock-Up | Grout/Mortar, Joint Reinforcement Masonry Wall |

| SUBMITTAL SCHEDULE | | |
|--|--|---|
| SECTION | TYPE OF SUBMITTAL | DESCRIPTION |
| 042113 - Brick Masonry | Product Data Samples Field Mock-Up | Grout/Mortar, Joint Reinforcement Brick, Mortar Brick Wall |
| 055000 - Metal Fabrication | Product Data Shop Drawings Certification | Assembly and Installation Instructions Metal Fabrication Metal and Steel Test Results |
| 052100 – Metal Building | Shop Drawings | Sizes, Design Information |
| 062000 - Finish Carpentry | Product Data Samples | |
| 064023 - Interior Architectural Woodwork | Shop Drawings Samples | Casework Plastic Laminate, Hardware |
| 071326 - Sheet Membrane Waterproofing | Product Data | Technical Data and Recommendations |
| 072116 - Building Insulation | Product Data | Each Type of Insulation Required |
| 076200 - Flashing and Sheet Metal | Product Data Guarantee | Roofing and Flashing Materials Maintenance Guarantee |
| 074113 – Preformed wall and roof panels | Product Data Samples | Manufacturer=s Information |
| 07900 - Joint Sealers | Product Data Samples Certification | Each Type Sealants Product Test Reports |
| 081113 – Hollow Metal Doors and Frames | Shop Drawings Schedules | Frames |
| 081416 - Flush Wood Doors | Product Data Shop Drawings Schedule | Wood Doors |
| 083113 - Access Doors | Product Data | Doors |
| 087100 - Finish Hardware | Schedule Product Hardware | Hardware |
| 088000 - Glass and Glazing | Product Data Samples | Glass/Glazing Materials Glass |
| 093000 - Tile | Product Data Samples | Tile and Grout Tile |
| 095123 - Acoustical Ceilings | Product Data Samples | Panel/Suspension System |
| 09650 - Resilient Flooring | Product Data Sample Maintenance Instructions Replacement Material | Tile and Base |
| 099100 - Painting | Product Data Samples Mock-Up | Paint Paint Field Application |
| 101000 - Markerboards, Chalkboards, Tackboards | Product Data Samples | Each Type of Visual Board Tackboard Fabric |

| SUBMITTAL SCHEDULE | | |
|---|---|---|
| SECTION | TYPE OF SUBMITTAL | DESCRIPTION |
| 101600 - Toilet Partitions | Product Data Shop Drawings Samples | Toilet Partitions Fabrication of Partitions Color and Solid Plastic Selection |
| 089800 - Louvers and Vents | Product Data Shop Drawings Samples | Louvers and Vents Details Color Selection |
| 104400 - Signage | Product Data Schedule Shop Drawings | Signage Sign Layout |
| 102800 - Toilet and Bath Accessories | Product Data | Accessories |
| 109900 - Miscellaneous Specialties | Product Data Shop Drawings | Each Item Installation Instructions Fabrication Details (where required) |
| 111320 - Project Screens and T.V. Mounting Brackets | Product Data Shop Drawings | Screens and Monitor Mounts Installation Details |
| 23010 - Mechanical General Provisions | | |
| 22400 - Plumbing | | |
| 26010 - Electrical General Provisions | | |

NOTE: Additional Submittals may be requested by the Architect/Engineer.

END OF SECTION 013300

SECTION 014000 - QUALITY REQUIREMENTS**PART 1 - GENERAL**

- 1.01 **GENERAL**: This Section specifies requirements for quality control services. Quality control services include inspections and tests performed by independent agencies, governing authorities, as well as the Contractor.
- 1.02 **CONTRACTOR RESPONSIBILITIES**: Provide inspections and tests specified or required by governing authorities, except where they are the Owner's responsibility, or are provided by another entity; services include those specified to be performed by an independent agency not by the Contractor. Costs are included in the Contract.

The Contractor shall engage and pay for services of an independent agency, acceptable to the Architect/Engineer to perform inspections and tests specified as Quality Control services.

Retesting: The Contractor is responsible for retesting where results prove unsatisfactory and do not indicate compliance with Contract Documents, regardless of whether the original test was the Contractor's responsibility.

Cost of retesting construction revised or replaced by the Contractor is the Contractor's responsibility, where required tests were performed on original construction.

Associated Services: The Contractor shall cooperate with agencies performing inspections or tests and provide auxiliary services as requested. Notify the agency in advance of operations to permit assignment of personnel. Auxiliary services include but are not limited to:

Provide access to the Work and furnish incidental labor and facilities necessary to facilitate inspections and tests.

Take representative samples of materials that require testing or assist the agency in taking samples.

Provide facilities for storage and curing of samples and deliver samples to testing laboratories. Provide a preliminary design mix proposed for use for material mixes that require control by the testing agency.

Provide security and protection of samples and test equipment at the Project site.

- 1.03 **DUTIES OF THE TESTING AGENCY**: The agency engaged to perform inspections and testing of materials and construction shall cooperate with the Architect and Contractor in performance of its duties and provide qualified personnel to perform inspections and tests.

The agency shall notify the Architect and Contractor promptly of deficiencies observed during performance of its services.

The agency is not authorized to release, revoke, alter or enlarge requirements of the Contract Documents, or approve or accept any portion of the Work.

- 1.04 **COORDINATION**: The Contractor and each agency engaged to perform inspections and tests shall coordinate the sequence of activities to accommodate services with a minimum of delay. The Contractor and each agency shall coordinate activities to avoid removing and replacing construction to accommodate inspections and tests.

The Contractor is responsible for scheduling inspections, tests, taking samples and similar activities.

SECTION 014000 - QUALITY REQUIREMENTS (continued)

- 1.05 **SUBMITTALS:** The testing agency shall submit a certified written report of each inspection and test to the Architect, in duplicate, unless the Contractor is responsible for the service. If the Contractor is responsible, submit a certified written report of each inspection and test through the Contractor, in triplicate, who shall send two (2) copies to the Architect.

Submit additional copies of each report to the governing authority, when the authority so directs.

Report Data: Written reports of each inspection or test shall include, but not be limited to:

- Date of issue.
- Project title and number.
- Name, address and telephone number of testing agency.
- Testing agency qualifications.
- Dates and locations of samples and tests or inspections.
- Names of individuals making the inspection or test.
- Designation of the Work and test method including applicable industry standards and/or codes.
- Identification of product and Specification Section.
- Complete inspection or test data.
- Test results and an interpretations of test results.
- Ambient conditions at the time of sample-taking and testing.
- Comments or professional opinion as to whether inspected or tested Work complies with Contract Document requirements.
- Name and signature of laboratory inspector or person reviewing results.
- Recommendations on retesting.

- 1.06 **QUALIFICATION FOR SERVICE AGENCIES:** Engage inspection and testing agencies which are prequalified as complying with "Recommended Requirements for Independent Laboratory Qualification" by the American Council of Independent Laboratories and specialize in the types of inspections and tests to be performed.

Each inspection and testing agency engaged shall be authorized to operate in the State in which the Project is located.

- 1.07 **REPAIR AND PROTECTION:** Upon completion of inspection and testing repair damaged construction and restore substrates and finishes to eliminate deficiencies. Comply with requirements for "Cutting and Patching."

Protect construction exposed by or for quality control service activities and protect repaired construction.

The Contractor is responsible for repair and protection regardless of the assignment of responsibility for inspection and testing.

END OF SECTION 014000

SECTION 014200 - DEFINITIONS AND STANDARDS**PART 1 - GENERAL**

- 1.01 **DEFINITIONS:** Basic Contract definitions are included in the General Conditions.6
- A. **Indicated** refers to graphic representations, notes or schedules on Drawings, or Paragraphs or Schedules in Specifications, and similar requirements in Contract Documents. Where terms such as "shown," "noted," "scheduled," and "specified" are used, it is to help locate the reference.
 - B. **Directed:** Terms such as "directed", "requested", "authorized", "selected", "approved", "required", and "permitted" mean "directed by the Architect", "requested by the Architect", and similar phrases. No implied meaning shall be interpreted to extend the Architect's responsibility into the Contractor's supervision of construction.
 - C. **Approve,** used in conjunction with action on submittals, applications, and requests, is limited to the Architect's duties and responsibilities stated in General and Supplementary Conditions. Approval shall not release the Contractor from responsibility to fulfill Contract requirements.
 - D. **Regulation** includes 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, whether lawfully imposed by authorities having jurisdiction or not.
 - E. **Furnish** means "supply and deliver, ready for unloading, unpacking, assembly, installation, and similar operations."
 - F. **Install** describes operations at the site including "unloading, unpacking, assembly, erection, anchoring, applying, working to dimension, protecting, cleaning and similar operations."
 - G. **Provide** means "furnish and install, complete and ready for use."
 - H. **Installer:** "Installer" is the Contractor, or an entity engaged by the Contractor, as an employee, subcontractor or sub- subcontractor for performance of a particular construction activity, including installation, erection, application and similar operations. Installers are required to be experienced in the operations they are engaged to perform. The term "experienced," when used with "Installer" means having a minimum of 5 previous Projects similar in size to this Project, and familiar with the precautions required, and with requirements of the authority having jurisdiction.
 - I. **Project Site** is the space available for construction activities, either exclusively or with others performing other construction on the Project. The extent of the Project Site is shown on the Drawings and may or may not be identical with the description of the land upon which the Project is to be built.
 - J. **Testing Laboratories:** A "testing laboratory" is an independent entity engaged to perform specific inspections or tests, at the Project Site or elsewhere, and to report on, and, if required, to interpret, results of those inspections or tests.
- 1.02 **SPECIFICATION FORMAT:** These Specifications are organized into Divisions and Sections based on the Construction Specifications Institute's 48-Division format and MASTERFORMAT 2004 numbering system. Language used in the Specifications is the abbreviated type. Implied words and meanings will be appropriately interpreted. Singular words will be interpreted as plural and plural words interpreted as singular where applicable and where the context so indicates. Imperative language is used generally. Requirements expressed in the imperative mood are to be performed by the Contractor. At certain locations in the text subjective language is used to describe responsibilities which must be fulfilled indirectly by the Contractor, or by others when so noted. The words "shall be" shall be included by inference wherever a colon (:) is used within a sentence or phrase.

SECTION 014200 - DEFINITIONS AND STANDARDS (continued):

- 1.03 **ASSIGNMENT OF SPECIALISTS:** Certain construction activities shall be performed by specialists, recognized experts in the operations to be performed. Specialists must be engaged for those activities, and assignments are requirements over which the Contractor has no option. Nevertheless, the ultimate responsibility for fulfilling Contract requirements remains with the Contractor.
- 1.04 **DRAWING SYMBOLS:** Where not otherwise noted, symbols are defined by "Architectural Graphic Standards", published by John Wiley & Sons, Inc., eighth edition.
- 1.05 **MECHANICAL/ELECTRICAL DRAWINGS:** Graphic symbols for mechanical and electrical Drawings are defined in a graphic symbol legend on the Construction Documents and are aligned with symbols recommended by ASHRAE. Where appropriate, they are supplemented by symbols recommended by technical associations. Refer instances of uncertainty to the Architect for clarification before proceeding.
- 1.06 **APPLICABILITY OF STANDARDS:** Except where the Contract Documents include more stringent requirements, applicable industry standards have the same force and effect as if bound or copied into Contract Documents. Such standards are part of the Contract Documents by reference. Individual Sections indicate standards the Contractor must keep available at the Project Site.
- 1.07 **PUBLICATION DATES:** Where the date of issue of a referenced standard is not specified, comply with the standard in effect as of date of Contract Documents.

Updated Standards: Submit a Change Order proposal where an applicable standard has been revised and reissued after the date of the Contract Documents and before performance of Work. The Architect will decide whether to issue a Change Order to proceed with the updated standard.

- 1.08 **CONFLICTING REQUIREMENTS:** Where compliance with two or more standards that establish different or conflicting requirements for minimum quantities or quality levels, the most stringent requirement will be enforced. Refer uncertainties as to which quality level is more stringent to the Architect for a decision before proceeding.

Minimum Quantities or Quality Levels: The quantity or quality shown or specified is the minimum to be provided or performed. Indicated values are minimum or maximum values, as appropriate for the requirements. Refer instances of uncertainty to the Architect for decision before proceeding.

- 1.09 **COPIES OF STANDARDS:** Each entity engaged on the Project shall be familiar with standards applicable to that activity. Copies of applicable standards are not bound with the Contract Documents.

Where copies of standards are needed for performance of a required construction activity, the Contractor shall obtain copies directly from the publication source.

Although copies of standards needed for enforcement of requirements may be part of submittals, the Architect reserves the right to require submittal of additional copies for enforcement of requirements.

- 1.10 **ABBREVIATIONS AND NAMES:** Where acronyms or abbreviations are used in the Specifications or other Contract Documents, they mean the recognized name of the trade association, standards generating organization, authority having jurisdiction or other entity applicable. Refer to the "Encyclopedia of Associations," published by Gale Research Co., available in most libraries.
- 1.11 **PERMITS, LICENSES, AND CERTIFICATES:** For the Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, and similar documents, correspondence and records established in conjunction with compliance with standards and regulations bearing upon performance of the Work.

END OF SECTION 014200

SECTION 015000 - TEMPORARY FACILITIES**PART 1 - GENERAL**

- 1.01 **RELATED DOCUMENTS:** Drawings and General Provisions of Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this section.
- 1.02 **SUMMARY:** This Section specifies temporary services and facilities, including utilities, construction and support facilities, security and protection. Provide facilities ready for use. Maintain, expand and modify as needed. Remove when no longer needed or replaced by permanent facilities.
- Temporary facilities required include but are not limited to water service and distribution, temporary electric power and light, storage sheds, sanitary facilities and temporary enclosures, barricades, warning signs, lights and environmental protection.
- 1.03 **USE CHARGES:** Cost or use charges for temporary facilities are not chargeable to the Owner or Architect and will not be accepted as a basis of claims for a Change Order.
- 1.04 **REGULATIONS:** Comply with all applicable local, state, and federal laws and regulations.
- 1.05 **STANDARDS:** Comply with NFPA Code 241, "Building Construction and Demolition Operations", ANSI-A10 Series standards for "Safety Requirements for Construction and Demolition", and NECA Electrical Design Library "Temporary Electrical Facilities" and OSHA.
- A. Refer to "Guidelines for Bid Conditions for Temporary Job Utilities and Services", prepared by AGC and ASC.
- B. **Electrical Service:** Comply with NEMA, NECA and UL standards and regulations for temporary electric service. Install service in compliance with National Electric Code (NFPA 70).
- 1.06 **INSPECTIONS:** Arrange for authorities having jurisdiction to inspect and test each temporary utility before use. Obtain required certifications and permits.
- 1.07 **CONDITIONS OF USE:** Keep facilities clean and neat. Operate in a safe and efficient manner. Take necessary fire prevention measures. Do not overload or permit facilities to interfere with progress. Do not allow hazardous, dangerous or unsanitary conditions, or public nuisances to develop or persist on the site.
- 1.08 **MATERIALS AND EQUIPMENT:** Provide new materials and equipment; if acceptable to the Architect, undamaged previously used materials and equipment in serviceable condition may be used. Provide materials and equipment suitable for the use intended.
- A. **Tarpaulins:** Waterproof, fire-resistant, UL labeled tarpaulins with flame-spread rating of 15 or less. For temporary enclosures provide translucent nylon reinforced laminated polyethylene or polyvinyl chloride fire retardant tarpaulins.
- B. **Temporary / Construction Fencing:** 11-gage, galvanized 2-inch, chain link fabric fencing 6-feet high with galvanized steel pipe posts, 1-1/2" I.D. for line posts and 2-1/2" I.D. for corner posts.
- 1.09 **TEMPORARY UTILITY INSTALLATION:** Engage the local utility company to install temporary service or connect to existing service. Arrange for a time when service can be interrupted to make connections. Provide adequate capacity at each stage of construction. **Combined use of temporary and existing power and water is anticipated for this project.**
- A. **Water Service:** Install water service and distribution piping of sizes and pressures adequate for construction. Sterilize water piping prior to use.

SECTION 015000 - TEMPORARY FACILITIES (continued):

- B. **Electric Power Service:** **Existing service may be used OR**
Provide weatherproof, grounded electric power service and distribution system of sufficient size, capacity, and power characteristics. Include meters, transformers, overload protected disconnects, automatic ground-fault interrupters and main distribution switch gear. Install service underground, if possible.
1. **Power Distribution System:** Install wiring overhead and rise vertically where least exposed to damage.
 2. **Electrical Outlets:** Provide properly configured NEMA polarized outlets. Provide outlets equipped with ground-fault circuit interrupters, reset button and pilot light, for connection of power tools and equipment.
 3. **Electrical Power Cords:** Provide grounded extension cords; use "hard-service" cords where exposed to traffic.
- C. **Lighting:** Provide temporary lighting with local switching to fulfill security requirements and provide illumination for construction operations and traffic conditions.
1. **Lamps and Light Fixtures:** Provide general service incandescent lamps. Provide guard cages or tempered glass enclosures, where exposed to breakage. Provide exterior fixtures where exposed to moisture.
- D. **Telephones:** Provide temporary telephone service for personnel engaged in construction. Post a list of important telephone numbers.
- E. **Sewers and Drainage:** If sewers are available, provide temporary connections to remove effluent. If sewers are not available or cannot be used, provide drainage ditches, or similar facilities.
- Filter out construction debris and other contaminants that might clog sewers or pollute waterways before discharge. Provide earthen embankments and similar barriers in and around excavations and subgrade construction to prevent flooding by runoff of storm water from heavy rains.
Comply with all City and County requirements for storm water runoff.

1.10 **TEMPORARY CONSTRUCTION AND SUPPORT FACILITIES INSTALLATION:** Locate for easy access. Maintain facilities until Substantial Completion. Remove prior to Substantial Completion. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, if acceptable to the Owner.

- A. **Temporary Roads and Paved Areas:** Construct and maintain temporary roads and paved areas adequate for construction operations. Locate temporary roads where they do not interfere with construction activities.
- B. **Dust Control:** If, in the opinion of the Owner or Architect it is necessary to control dust during construction period, the Contractor shall furnish and spread water or calcium chloride at points where dust is a nuisance or as directed by the Architect, at no additional cost to the Owner.
- C. **Field Office:** Provide field offices of size required to accommodate personnel, including telephone and fax line. In addition, provide a 3' x 5' desk, table and stool for use by the Architect. Field office is to be provided with air conditioning. Keep clean and orderly for use for small progress meetings.
- D. **Storage and Fabrication Sheds:** Install sheds, equipped to accommodate materials and/or existing equipment involved. Sheds may be open shelters.

- E. Sanitary facilities include temporary toilets and drinking water fixtures. Comply with regulations and health codes for the type, number, location, operation and maintenance of fixtures. Install where facilities will best serve the Project. Provide toilet tissue, paper towels, paper cups and similar disposable materials for each facility. Provide covered waste containers for used material.
- F. Toilets: Install self-contained single-occupant toilet units of the chemical, aerated recirculation, or combustion type, properly vented and fully enclosed with a glass fiber reinforced polyester shell or similar nonabsorbent material. Use of pit-type privies will not be permitted. Under no circumstances will construction personnel use existing toilet facilities.
- G. Drinking Water Facilities: Provide containerized tap-dispenser type drinking water units.
- H. Dewatering Facilities and Drains: For temporary drainage and dewatering operations not associated with construction, comply with requirements of applicable Division-2 Sections. Where feasible, utilize the same facilities. Maintain excavations and construction free of water.
- I. Temporary Enclosures: Provide temporary enclosure for protection of construction from exposure, foul weather, other construction operations and similar activities. Coordinate enclosure with ventilating and material drying or curing requirements to avoid dangerous conditions.
- Install tarpaulins securely, with incombustible framing. Close openings through floor or roof decks and horizontal surfaces with load-bearing construction.
- J. Collection and Disposal of Waste: Collect waste daily. Comply with NFPA 241 for removal of combustible waste. Enforce requirements strictly. Handle hazardous, dangerous, or unsanitary waste materials separately from other waste by containerizing properly. Dispose in a lawful manner.
- K. Project Identification and Temporary Signs: Prepare project identification signs on grade B-B High Density Overlay Plywood; install where indicated by Architect. Support on framing of preservative treated wood or steel. Engage an experienced sign painter to apply graphics. Refer to project identification sign drawing at end of this section (Attachment 015000-1).
- 1.11 SECURITY AND PROTECTION FACILITIES INSTALLATION: Except for use of permanent fire protection as soon as available, do not change from use of temporary security and protection facilities to permanent facilities until Substantial Completion.
- A. Fire Protection: Until fire protection is supplied by permanent facilities, install and maintain temporary fire protection of types needed to protect against predictable and controllable fire losses. Comply with NFPA 10 "Standard for Portable Fire Extinguishers," and NFPA 241 "Standard for Safeguarding Construction, Alterations and Demolition Operations." Consideration should be given to existing fire hydrant locations.
- B. Fire Extinguishers: Provide hand-carried, portable UL-rated, class "A" fire extinguishers for temporary offices and similar spaces. In other locations provide hand-carried, portable, UL-rated, class "ABC" dry chemical extinguishers. Locate fire extinguishers where effective for the intended purpose.
- Maintain unobstructed access to fire extinguishers, fire hydrants, temporary fire protection facilities, and other access routes for fighting fires. Prohibit smoking in hazardous fire exposure areas.
Store combustible materials in containers in fire-safe locations.
Provide supervision of welding operations, combustion type temporary heating units, and sources of fire ignition.

- C. Barricades, Warning Signs and Lights: Comply with standards and code requirements for erection of barricades. Paint appropriate warning signs to inform personnel and the public of the hazard being protected against. Where needed provide lighting, including flashing lights. Temporary, portable or metal barricades and structures shall be constructed over all open trench areas intersecting student walkways. Walkway structures over trenches shall be of sturdy construction with handrails and be handicap accessible.
 - D. Security Enclosure and Lockup: Install temporary enclosure of partially completed areas of construction. Provide locking entrances to prevent unauthorized entrance, vandalism and theft. Where materials and equipment must be stored, provide a secure lockup.
 - E. Enclosure Fence: When excavation begins, install an enclosure fence with lockable entrance gates where indicated, or if not indicated, enclose the entire site or the portion sufficient to accommodate operations. Provide open-mesh, chain-link fencing with posts set in a compacted mixture of gravel and earth.
 - F. Environmental Protection: Operate temporary facilities and conduct construction by methods that comply with environmental regulations, and minimize the possibility that air, waterways and subsoil might be contaminated or polluted. Restrict use of noise making tools and equipment to hours that will minimize complaints.
- 1.12 OPERATION: Enforce strict discipline in use of temporary facilities. Limit availability to intended use to minimize abuse. Maintain facilities in good operating condition until removal. Protect from damage by freezing temperatures and the elements.

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

Prevent piping from freezing. Maintain markers for underground lines. Protect from damage during excavation operations.

- 1.13 TERMINATION AND REMOVAL: Remove each facility when the need has ended, or replaced by a permanent facility, or no later than Substantial Completion. Complete or restore construction delayed because of interference with the facility. Repair damaged Work, clean exposed surfaces and replace construction that cannot be satisfactorily repaired.

Temporary facilities are property of the Contractor.

At Substantial Completion, renovate permanent facilities used during the construction period, including but not limited to:

Replace air filters and clean inside of ductwork and housings.
Replace worn parts and parts subject to unusual operating conditions.
Replace burned out lamps.

END OF SECTION 015000

SECTION 015500 - MATERIALS AND EQUIPMENT**PART 1 - GENERAL**1.01 **DEFINITIONS**

- A. **Definitions** used in this Article are not intended to change the meaning of other terms used in the Contract Documents, such as "specialties," "systems," "structure," "finishes," "accessories," and similar terms. Such terms are self-explanatory and have well-recognized meanings in the construction industry.
- B. **Products** are items purchased for incorporation in the Work, whether purchased for the Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
- C. **Named Products** are items identified by the manufacturer's product name, including make or model number or other designation, shown or listed in the manufacturer's published product literature that is current as of the date of the Contract Documents.
- D. **Materials** are products substantially shaped, cut, worked, mixed, finished, refined or otherwise fabricated, processed, or installed to form a part of the Work.
- E. **Equipment** is a product with operational parts, whether motorized or manually operated, that requires service connections, such as wiring or piping.

1.02 **QUALITY ASSURANCE**

- A. **Source Limitations:** To the fullest extent possible, provide products of the same kind from a single source.
- B. **Compatibility of Options:** When the Contractor is given the option of selecting between two or more products for use on the Project, the product selected shall be compatible with products previously selected, even if previously selected products were also options.
- C. **Nameplates:** Except for required labels and operating data, do not attach or imprint manufacturers or producer's nameplates or trademarks on exposed surfaces of products that will be exposed to view in occupied spaces or on the exterior.
- D. **Labels:** Locate required product labels and stamps on concealed surfaces or, where required for observation after installation, on accessible surfaces that are not conspicuous.
- E. **Equipment Nameplates:** Provide a permanent nameplate on each item of service-connected or power-operated equipment. Locate on an easily accessible surface that is inconspicuous in occupied spaces. The nameplate shall contain the following information and other essential operating data:

Name of product and manufacturer.

Model and serial number.

Capacity.

Speed.

Ratings.

SECTION 015500 - MATERIALS AND EQUIPMENT (continued):F. Field marking for electrical, mechanical, plumbing and telecom locations:

1. All above ceiling electrical, mechanical, and plumbing shall have below ceiling labeling provided for some specific items IFF located above ceiling.
 - a. Electrical – any electrically powered motor or device other than junction boxes located in a concealed location above ceiling shall be labeled below ceiling. See labeling requirements in a separate section “Labeling”.
 - b. HVAC – HVAC equipment located above ceiling including but not limited to VAV, VRF, AHU, EF units, and valves shall be baled below ceiling so as to make them easily locatable from below ceiling. Identification should match plan call outs for the items such that plans may be utilized in conjunction with labeling to locate and maintain each item.
 - c. Plumbing – all valves located above ceiling shall be labeled below ceiling. Above ceiling valve shall be marked with permanently affixed TAG indicating what areas or items are served by the valve.
 - d. Telecomm – see above ceiling labeling requirements per specification section on telecomm devices. Any signal repeaters, or other data / telecomm equipment located above ceiling shall be labeled on the ceiling below for easy identification in the future.
2. Labels shall be 1” x 4” in size and permanently attached to underside of drywall or permanently affixed to the acoustic ceiling grid within 2 feet of the above ceiling item being labeled.
3. Labels shall be hard plastic.
4. Lettering shall be minimum 12 font engraved into labels.
5. Color coding of labels shall be as follows:
 - a. Red = electrical & Fire
 - b. Yellow = gas
 - c. Blue = water & sewer
 - d. Green = HVAC
 - e. Orange – telecomm
 - f. ***Other colors as mutually agreed by owner and architect to be added***

1.03 PRODUCT DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, and handle products according to the manufacturer's recommendations, using means and methods that will prevent damage, deterioration, and loss, including theft.
- B. Coordinate delivery with installation time to assure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses; and to prevent overcrowding of construction spaces.
- C. Deliver products to the site in undamaged condition in the manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
- D. Inspect products upon delivery to ensure compliance with the Contract Documents and to ensure that products are undamaged and properly protected.
- E. Store products at the site in a manner that will facilitate inspection and measurement of quantity or counting of units.

SECTION 015500 - MATERIALS AND EQUIPMENT (continued):

- F. All new installed materials shall be sealed from moisture penetration at the end of each day.

PART 2 - PRODUCTS**2.01 PRODUCT SELECTION**

- A. **General Product Requirements:** Provide products that comply with the Contract Documents, that are undamaged and, unless otherwise indicated, new at the time of installation. Discontinued items will not be accepted.
1. Provide products complete with accessories, trim, finish, safety guards, and other devices and details needed for a complete installation and the intended use and effect.
 2. **Standard Products:** Where available, provide standard products of types that have been produced and used successfully in similar situations on other projects.
- B. **Product Selection Procedures:** The Contract Documents and governing regulations govern product selection. Procedures governing product selection include the following:

1. **Semi proprietary Specification Requirements:** Where Specifications name two or more products or manufacturers, provide one of the products indicated.

Where Specifications specify products or manufacturers by name, accompanied by the term "**or equal**" or "**or approved equal**", comply with the Contract Document provisions concerning "substitutions" to obtain approval for use of an unnamed product.
2. **Descriptive Specification Requirements:** Where Specifications describe a product or assembly, listing exact characteristics required, with or without use of a brand or trade name, provide a product or assembly that provides the characteristics and otherwise complies with Contract requirements.
3. **Performance Specification Requirements:** Where Specifications require compliance with performance requirements, provide products that comply with these requirements and are recommended by the manufacturer for the application indicated.

Manufacturer's recommendations may be contained in published product literature or by the manufacturer's certification of performance.

4. **Compliance with Standards, Codes, and Regulations:** Where Specifications only require compliance with an imposed code, standard, or regulation, select a product that complies with the standards, codes, or regulations specified.
5. **Visual Matching:** Where Specifications require matching an established Sample (match existing), the Architect's decision will be final on whether a proposed product matches satisfactorily.

Where no product is available within the specified category, matches satisfactorily and complies with other specified requirements; comply with provisions of the Contract Documents concerning "substitutions" (Section 01631 - Product Substitutions) for selection of a matching product in another product category.

6. **Visual Selection:** Where specified product requirements include the phrase "... as selected from manufacturer's standard colors, patterns, textures ..." or a similar phrase, select a product and manufacturer that complies with specified requirements. The

Architect will select the color, pattern, and texture from the product line selected. Any selections within the product line which are unavailable, no longer make or superseded by another should be so marked.

PART 3 - EXECUTION

3.01 INSTALLATION OF PRODUCTS

- A. Comply with manufacturer's instructions and recommendations for installation of products in the applications indicated. Anchor each product securely in place, accurately located and aligned with other Work.

- B. Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

END OF SECTION 015500

SECTION 015639 - TEMPORARY TREE AND PLANT PROTECTION

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes general protection and pruning of existing trees and plants that are affected by execution of the Work, whether temporary or permanent construction.
- B. Related Sections:
 - 1. Section 015000 "Temporary Facilities and Controls" for temporary site fencing.
 - 2. Section 311000 "Site Clearing" for removing existing trees and shrubs.

1.3 DEFINITIONS

- A. Caliper: Diameter of a tree's trunk measured at breast height using a tree caliper or diameter tape. The caliper of a group or cluster of trees shall be the average of the smallest and largest diameters.
- B. Plant-Protection Zone: Area surrounding individual trees, groups of trees, shrubs, or other vegetation to be protected during construction, and indicated on Drawings.
- C. Tree-Protection Zone: Area surrounding individual trees or groups of trees to be protected during construction and defined by a circle concentric with each tree with a radius 1.5 times the diameter of the drip line unless otherwise indicated.
- D. Vegetation: Trees, shrubs, groundcovers, grass, and other plants.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Verification: For each type of the following:
 - 1. Organic Mulch: 1-quart (1-L) volume of organic mulch; in sealed plastic bags labeled with composition of materials by percentage of weight and source of mulch, upon request.
 - 2. Protection-Zone Fencing: Assembled Samples of manufacturer's standard size made from full-size components, upon request.
 - 3. Protection-Zone Signage: Full-size Samples of each size and text, ready for installation, upon request.
- C. Tree Pruning Schedule: Written schedule detailing scope and extent of pruning of trees to remain that interfere with or are affected by construction.
 - 1. Species and size of tree.
 - 2. Location on site plan. Include unique identifier for each.
 - 3. Reason for pruning.
 - 4. Description of pruning to be performed.
 - 5. Description of maintenance following pruning.

SECTION 015639 - TEMPORARY TREE AND PLANT PROTECTION (Continued)

- D. Qualification Data: For qualified arborist and tree service firm.
- E. Certification: From arborist, certifying that trees indicated to remain have been protected during construction according to recognized standards and that trees were promptly and properly treated and repaired when damaged.
- F. Maintenance Recommendations: From arborist, for care and protection of trees affected by construction during and after completing the Work.
- G. Existing Conditions: Documentation of existing trees and plantings indicated to remain, which establishes preconstruction conditions that might be misconstrued as damage caused by construction activities.
 - 1. Use sufficiently detailed photographs or videotape.
 - 2. Include plans and notations to indicate specific wounds and damage conditions of each tree or other plants designated to remain.

1.5 QUALITY ASSURANCE

- A. Arborist Qualifications: The person responsible for the care and protection of the trees and vegetation shall meet at least one of the following: Certified Arborist as certified by ISA, Certified Arborist-Municipal Specialist as certified by ISA, Licensed arborist in jurisdiction where Project is located, Current member of ASCA or Registered Consulting Arborist as designated by ASCA.
- B. Tree Service Firm Qualifications: An experienced tree service firm that has successfully completed temporary tree and plant protection work similar to that required for this Project and that will assign an experienced, qualified arborist to Project site during execution of the Work.
- C. Preinstallation Conference: Conduct on site preconstruction meeting.
 - 1. Review methods and procedures related to temporary tree and plant protection including, but not limited to, the following:
 - a. Construction schedule. Verify availability of materials, personnel, and equipment needed to make progress and avoid delays.
 - b. Enforcing requirements for protection zones.
 - c. Arborist's responsibilities.
 - d. Field quality control.

1.6 PROJECT CONDITIONS

- A. The following practices are prohibited within protection zones:
 - 1. Storage of construction materials, debris, or excavated material.
 - 2. Parking vehicles or equipment.
 - 3. Foot traffic.
 - 4. Erection of sheds or structures.
 - 5. Impoundment of water.
 - 6. Excavation or other digging unless otherwise indicated.
 - 7. Attachment of signs to or wrapping materials around trees or plants unless otherwise indicated.
- B. Do not direct vehicle or equipment exhaust toward protection zones.

SECTION 015639 - TEMPORARY TREE AND PLANT PROTECTION (Continued)

- C. Prohibit heat sources, flames, ignition sources, and smoking within or near protection zones and organic mulch.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Topsoil: Natural or cultivated top layer of the soil profile or manufactured topsoil; containing organic matter and sand, silt, and clay particles; friable, pervious, and black or a darker shade of brown, gray, or red than underlying subsoil; reasonably free of subsoil, clay lumps, gravel, and other objects more than 1 inch (25 mm) in diameter; and free of weeds, roots, and toxic and other nonsoil materials.
1. Obtain topsoil only from well-drained sites where topsoil is 4 inches (100 mm) deep or more; do not obtain from bogs or marshes.
- B. Topsoil: Project area topsoil shall be stockpiled and imported and/or manufactured topsoil shall comply with ASTM D 5268.
- C. Organic Mulch: Any mulch imported, placed and/or created on site shall be subject to owner approval due to its aesthetic qualities. The mulch shall also be free from deleterious materials and suitable as a top dressing for trees and shrubs, consisting of one of the following:
1. Type: Shredded hardwood, Ground or shredded bark or Wood and bark chips.
 2. Size Range: 3 inches (76 mm) maximum, 1/2 inch (13 mm) minimum.
 3. Color: Natural, unless otherwise specified.
- D. Protection-Zone Fencing: Fencing fixed in position and meeting one of the following requirements. Previously used materials may be used when approved by Engineer.
1. Chain-Link Protection-Zone Fencing: Galvanized-steel, Polymer-coated steel or Polymer-coated galvanized-steel fencing fabricated from minimum 2-inch (50-mm) opening, 0.148-inch- (3.76-mm-) diameter wire chain-link fabric; with pipe posts, minimum 2-3/8-inch- (60-mm-) OD line posts, and 2-7/8-inch- (73-mm-) OD corner and pull posts with 0.177-inch- (4.5-mm-) diameter top tension wire and 0.177-inch- (4.5-mm-) diameter bottom tension wire; with tie wires, hog ring ties, and other accessories for a complete fence system.
 - a. Height: 4 feet (1.2 m) minimum.
 - b. Polymer-Coating Color: Engineer approved.
 2. Plywood Protection-Zone Fencing: Plywood framed with four 2-by-4-inch (50-by-100-mm) rails, with 4-by-4-inch (100-by-100-mm) preservative-treated wood posts spaced not more than 8 feet (2.4 m) apart.
 - a. Height: 4 feet (1.2 m) minimum.
 - b. Plywood and Lumber: Comply with requirements in Section 061000 "Rough Carpentry."
 3. Wood Protection-Zone Fencing: Constructed of two 2-by-4-inch (50-by-100-mm) horizontal rails, with 4-by-4-inch (100-by-100-mm) preservative-treated wood posts spaced not more than 8 feet (2.4 m) apart, and lower rail set halfway between top rail and ground.
 - a. Height: 4 feet (1.2 m) minimum.
 - b. Lumber: Comply with requirements in Section 061000 "Rough Carpentry."

4. Gates: Double swing access gates matching material and appearance of fencing, to allow for maintenance activities within protection zones; leaf width 36 inches (914 mm) minimum or as indicated.
- E. Protection-Zone Signage: Shop-fabricated, rigid plastic or metal sheet with attachment holes prepunched and reinforced; legibly printed with nonfading lettering and as follows:
 1. Text: “TREE PROTECTION AREA - KEEP OUT!”
 2. Lettering: 3-inch- (75-mm-) high minimum, black characters on white background.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Erosion and Sedimentation Control: Examine the site to verify that temporary erosion- and sedimentation-control measures are in place. Verify that flows of water redirected from construction areas or generated by construction activity do not enter or cross protection zones.
- B. For the record, prepare written report, endorsed by arborist, listing conditions detrimental to tree and plant protection.

3.2 PREPARATION

- A. Locate and clearly identify trees, shrubs, and other vegetation to remain or to be relocated. Flag and/or Tie a 1-inch (25-mm) blue-vinyl tape around each tree trunk at 54 inches (1372 mm) above the ground.
- B. Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials. Protect root systems from ponding, eroding, or excessive wetting caused by dewatering operations.
- C. Tree-Protection Zones: Mulch areas inside tree-protection zones and other areas indicated.
 1. Apply 4-inch (100-mm) average thickness of organic mulch. Do not place mulch within 6 inches (150 mm) of tree trunks.

3.3 TREE- AND PLANT-PROTECTION ZONES

- A. Protection-Zone Fencing: Install protection-zone fencing along edges of protection zones before materials or equipment are brought on the site and construction operations begin in a manner that will prevent people and animals from easily entering protected area except by entrance gates. Construct fencing so as not to obstruct safe passage or visibility at vehicle intersections where fencing is located adjacent to pedestrian walkways or in close proximity to street intersections, drives, or other vehicular circulation.
 1. Chain-Link Fencing: Install to comply with ASTM F 567 and with manufacturer's written instructions.
 2. Posts: Set or drive posts into ground one-third the total height of the fence without concrete footings. Where a post is located on existing paving or concrete to remain, provide appropriate means of post support acceptable to Engineer.
 3. Access Gates: Install gates and adjust to operate smoothly, easily, and quietly, free of binding, warp, excessive deflection, distortion, nonalignment, misplacement, disruption, or malfunction, throughout entire operational range. Confirm that latches and locks engage accurately and securely without forcing or binding.

- B. Protection-Zone Signage: Install protection-zone signage in visibly prominent locations in a manner approved by Engineer. Install one sign spaced approximately every 20 feet (6 m) on protection-zone fencing, but no fewer than four signs with each facing a different direction.
- C. Maintain protection zones free of weeds and trash.
- D. Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by Engineer.
- E. Maintain protection-zone fencing and signage in good condition as acceptable to Engineer and remove when construction operations are complete and equipment has been removed from the site.
 - 1. Do not remove protection-zone fencing, even temporarily, to allow deliveries or equipment access through the protection zone.
 - 2. Temporary access is permitted subject to preapproval in writing by arborist if a root buffer effective against soil compaction is constructed as directed by arborist. Maintain root buffer so long as access is permitted.

3.4 EXCAVATION

- A. General: Excavate at edge of protection zones and for trenches indicated within protection zones according to requirements in Section 312000 "Earth Moving."
- B. Trenching near Trees: Where utility trenches are required within protection zones, hand excavate under or around tree roots or tunnel under the roots by drilling, auger boring, or pipe jacking. Do not cut main lateral tree roots or taproots; cut only smaller roots that interfere with installation of utilities. Cut roots as required for root pruning.
- C. Redirect roots in backfill areas where possible. If encountering large, main lateral roots, expose roots beyond excavation limits as required to bend and redirect them without breaking. If encountered immediately adjacent to location of new construction and redirection is not practical, cut roots approximately 3 inches (75 mm) back from new construction and as required for root pruning.
- D. Do not allow exposed roots to dry out before placing permanent backfill. Provide temporary earth cover or pack with peat moss and wrap with burlap. Water and maintain in a moist condition. Temporarily support and protect roots from damage until they are permanently relocated and covered with soil.

3.5 ROOT PRUNING

- A. Prune roots that are affected by temporary and permanent construction. Prune roots per the recommendation of an arborist or someone having first hand knowledge and experience in pruning the roots of the particular species of tree/plant in question.
 - 1. Cut roots manually by digging a trench and cutting exposed roots with sharp pruning instruments; do not break, tear, chop, or slant the cuts. Do not use a backhoe or other equipment that rips, tears, or pulls roots.
 - 2. Cut Ends: Treat the cut ends of a root per the recommendation of an arborist or someone having first hand knowledge and experience in pruning the roots of the particular species of tree/plant in question.
 - 3. Temporarily support and protect roots from damage until they are permanently redirected and covered with soil.
 - 4. Cover exposed roots with burlap and water regularly.
 - 5. Backfill as soon as possible according to requirements in Section 312000 "Earth Moving."

- B. Root Pruning at Edge of Protection Zone: Prune roots as close as possible to the edge of the protection zone, by cleanly cutting all roots to the depth of the required excavation.
- C. Root Pruning within Protection Zone: Clear and excavate by hand to the depth of the required excavation to minimize damage to root systems. Use narrow-tine spading forks, comb soil to expose roots, and cleanly cut roots as close to excavation as possible.

3.6 CROWN PRUNING

- A. Prune branches that are affected by temporary and permanent construction. Prune branches as follows:
 - 1. Prune trees to remain to compensate for root loss caused by damaging or cutting root system. Provide subsequent maintenance during Contract period as recommended by arborist.
 - 2. Pruning Standards: Prune trees according to ANSI A300 (Part 1).
 - 3. Cut branches with sharp pruning instruments; do not break or chop.
 - 4. Do not apply pruning paint to wounds.
- B. Chip removed branches and spread over areas identified by owner or stockpile in areas approved by owner or dispose of off-site.

3.7 REGRADING

- A. Lowering Grade: Where new finish grade is indicated below existing grade around trees, slope grade beyond the protection zone. Maintain existing grades within the protection zone.
- B. Lowering Grade within Protection Zone: Where new finish grade is indicated below existing grade around trees, slope grade away from trees as recommended by arborist unless otherwise indicated.
 - 1. Root Pruning: Prune tree roots exposed by lowering the grade. Do not cut main lateral roots or taproots; cut only smaller roots. Cut roots as required for root pruning.
- C. Raising Grade: Where new finish grade is indicated above existing grade around trees, slope grade beyond the protection zone. Maintain existing grades within the protection zone.
- D. Minor Fill within Protection Zone: Where existing grade is 2 inches (50 mm) or less below elevation of finish grade, fill with topsoil. Place topsoil in a single uncompacted layer and hand grade to required finish elevations.

3.8 FIELD QUALITY CONTROL

- A. Inspections: Engage a qualified arborist to direct plant-protection measures in the vicinity of trees, shrubs, and other vegetation indicated to remain and to prepare inspection reports.

3.9 REPAIR AND REPLACEMENT

- A. General: Repair or replace trees, shrubs, and other vegetation indicated to remain or be relocated that are damaged by construction operations, in a manner approved by Engineer.
 - 1. Submit details of proposed root cutting and tree and shrub repairs.
 - 2. Have arborist perform the root cutting, branch pruning, and damage repair of trees and shrubs.
 - 3. Treat damaged trunks, limbs, and roots according to arborist's written instructions.
 - 4. Perform repairs within 24 hours.

5. Replace vegetation that cannot be repaired and restored to full-growth status, as determined by Engineer.
- B. Trees: Remove and replace trees indicated to remain that are, in the opinion of an arborist, in unhealthy condition or are damaged during construction operations that an arborist determines are incapable of restoring to normal growth pattern.
1. Replacement trees shall be provided according to the rules and regulations of the governing development jurisdiction, with respect to size, caliper, species, quantity, quality, etc.
 2. Plant and maintain new trees as specified in Section 329300 "Plants."
- C. Soil Aeration: Where directed by Engineer, aerate surface soil compacted during construction. Aerate 10 feet (3 m) beyond drip line and no closer than 36 inches (900 mm) to tree trunk. Drill 2-inch- (50-mm-) diameter holes a minimum of 12 inches (300 mm) deep at 24 inches (600 mm) o.c. Backfill holes with an equal mix of augered soil and sand.
- 3.10 DISPOSAL OF SURPLUS AND WASTE MATERIALS
- A. Disposal: Remove excess excavated material, displaced trees, trash and debris, and legally dispose of them off Owner's property.

END OF SECTION 015639

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SECTION 015719 - EROSION CONTROL AND ENVIRONMENTAL PROTECTION

1.1 INTENT

It is the intent of these specifications to provide supplemental information to the contents of the construction drawings on the quality of materials, execution, measurement, etc. These specifications are general in nature and may contain products and requirements which are not applicable to the project. Discrepancies between these specifications and the construction drawings, either imagined or real, shall be brought to the attention of the Contracting officer for clarification.

1.2 DESCRIPTION OF WORK

Comply with the provisions of the following codes and standards, except as otherwise shown or specified:

"Standard Specifications for Road and Bridge Construction", Florida Department of Transportation, latest edition...

"Roadway and Traffic Design Standards", Florida Department of Transportation, latest edition.

"American Society for Testing and Materials (ASTM) Publications" as follow:

| | |
|-----------|--|
| D 123-87 | Standard Terminology Relating to Textiles |
| D 1683-81 | Failure in Sewn Seams of Woven Fabrics |
| D 2487-83 | Test Method for Classification of Soils for Engineering Purposes |
| D 3786-80 | Standard Test Method for Mullen Burst Strength |
| D 3787-80 | Bursting Strength of Knitted Goods - Constant-Rate-of- Traverse (CRT) Ball Burst |
| D 4439-87 | Standard Terminology for Geotextiles |
| D 4533-85 | Standard Test Method for Trapezoid Tearing Strength of Geotextiles |
| D 4632-86 | Standard Test Method for Breaking Load and Elongation of Geotextiles (Grab Method) |
| VTM-51-79 | Filtration Efficiency |
| VTM-51-79 | Slurry Flow Rate |

Certification: The contractor shall be responsible for providing the required material certifications prior to construction. Failure to provide certification may result in rejection of the material and replacement at no cost to the Owner.

Testing: An independent testing and inspection service will not be required for the work of this section.

1.3 SUBMITTALS

Material Certificates: Provide copies of materials certificates signed by material producer and Contractor, certifying that each material item complies with or exceeds specified requirements. When test requirements are specified, the contractor shall supply results performed by a certified testing laboratory.

1.4 TEMPORARY EROSION CONTROL (VEGETATION AND COVERINGS)

General: Temporary erosion control features shall consist of, but not be limited to, temporary grassing, temporary sodding, temporary mulching, sandbagging, artificial coverings, berms, and baled hay or straw.

Temporary Grassing: Temporary grassing shall be as specified in Section 13 except as modified herein. Perennial grass seed may be omitted if permanent erosion control will be placed prior to death of annual grass.

SECTION 015719 - EROSION CONTROL AND ENVIRONMENTAL PROTECTION (continued)

Temporary Sod: Sod shall be as specified in Section 12.

Temporary Mulch: Mulch shall be as specified in Section 13.

Sandbagging: Sandbagging shall consist of furnishing and placing sandbags in configurations, so as to control erosion and siltation.

Artificial Coverings: This work shall consist of furnishing and applying fiber mats, netting, plastic sheeting, or other approved covering to the earth surfaces.

Baled Hay or Straw: This work shall consist of construction of baled hay or straw dams to protect against downstream accumulations of silt. The baled hay or straw dams shall be constructed in accordance with the details shown in the construction drawings or, when details are not shown, in accordance with the FDOT Standard Index No. 102.

1.5 **TEMPORARY EROSION CONTROL (SILT FENCES)**

General: Temporary erosion control features shall consist of, but not be limited to, silt fences and staked turbidity barriers. The work shall consist of furnishing, installing, maintaining, and removing temporary fences and barriers in accordance with the manufacturer's recommendations, these specifications, the details shown on the plans, or, when details are not shown, in accordance with the FDOT Standard Index No. 102 & 103. The barrier type(s) will be at the Contractor's option unless otherwise specified in the plans.

Silt Fence: Silt fence or sediment control fence shall consist of a geotextile fabric attached to posts. The geotextile fabric shall be a woven or non-woven fabric as specified herein. Posts shall be a minimum length of five feet rough or surfaced four-inch by four-inch wood, three-inch minimum diameter wood or steel at least 1.33 pounds per linear foot. When called for, wire reinforcement shall be poultry mesh, a minimum height of 36 inches, 20 gauge wire minimum, with a mesh spacing of one inch. As an alternative, Type A fence conforming to Section 966, FDOT Standard Specifications, may be used.

Staked Turbidity Barrier: In addition to the requirements for a temporary silt fence contained herein, the fabric used for staked turbidity barrier shall have a double stitched hem at the top of the fabric into which has been sewn a braided nylon cord with a minimum diameter of 1/8 inch running the full length of that section of fabric. Supports for staked turbidity barriers shall be a minimum length of three feet seasoned two-inch by four-inch wood, 2-1/2 inch minimum diameter wood, or steel at least 1.33 pounds per linear foot.

1.6 **GEOTEXTILES**

Filter Fabric: The geotextile fabric shall be a woven or non-woven fabric consisting of long-chain polymeric filaments or yarns such as polypropylene, polyethylene, polyester, polyamides, or polyvinyl chloride formed into a stable network such that the filaments or yarns retain their relative position to each other. The base plastic shall contain stabilizers and/or inhibitors to make the filaments resistant to deterioration from ultraviolet light, heat exposure, and commonly encountered chemicals. The edges of the fabric shall be selvaged or otherwise finished to prevent the outer yarn from pulling away from the fabric.

The fabric shall conform to the following physical requirements:

PROPERTIES TEST METHOD ACCEPTABLE VALUES

| | | |
|---------------------------------|-------------|--------------|
| Seam Strength (min) | ASTM D 1683 | 120 lbs. |
| Mullen Burst Strength (min) | ASTM D 3786 | 200 psi |
| Puncture Strength | ASTM D 3787 | 60 lbs.(min) |
| Trapezoidal Tear Strength (min) | ASTM D 4533 | 50 lbs. |
| Grab Tensile Strength (min) | ASTM D 4632 | 120 lbs. |
| Elongation (max) | ASTM D 4632 | 25% |
| Filtration Efficiency (min) | VTM-51-79 | 75% |
| Slurry Flow Rate (min) | VTM-51-79 | 0.3 gpm/sf |

Seams: The seams of the fabric shall be sewn with thread of a material meeting the chemical requirements for the fabric. The minimum seam strength shall comply with the property requirements contained herein.

Shipment and Storage: During shipment and periods of storage, the geotextile shall be protected from direct sunlight, ultra-violet rays, temperatures greater than 140 degrees Fahrenheit, mud, dirt, dust, and debris. Stockpiled materials shall be kept covered at all times.

1.7 EXECUTION

General: The installation of temporary erosion control features shall be coordinated with the construction of the permanent erosion control features to the extent necessary to assure effective and continuous control of erosion and water pollution throughout the life of the contract.

The Contractor shall take sufficient precautions to prevent pollution of streams, canals, lakes, reservoirs, and other water impoundments, with fuels, oils, bitumen's, calcium chloride, or other harmful materials. Also, he shall conduct and schedule his operations so as to avoid pollution or siltation of such streams, etc.

Except as necessary for construction, excavated material shall not be deposited in rivers, streams, canals, or impoundments, or in an position close enough thereto to be washed away by high water or runoff.

Where de-watering methods are used, the water shall be treated by one or more of the following methods prior to discharge off-site or into environmental areas: pumping into grassed swales or appropriate vegetated areas, sediment basins, or confined by an appropriate enclosure such as siltation curtains when other methods are not considered appropriate.

The Contractor shall not disturb lands or waters outside the limits of construction as staked, except as may be Found necessary and authorized by the Contracting officer.

The locations of and methods of operation in all detention areas, excavation and stockpile areas, and disposal areas shall meet the approval of the Contracting officer as being such that erosion during and after completion of the work will not likely result in detrimental conditions, siltation's, or water pollution.

Limitation of Exposure or Erodible Earth: The Contractor shall limit the surface areas of unprotected

erodible earth exposed by clearing and grubbing, excavation, or filling operations and shall provide immediate permanent or temporary erosion or pollution control measures to prevent contamination of any river, stream, lake, tidal water, reservoir, canal, or other impoundment or to prevent detrimental effects on property outside the project and damage to the project. The limitation of area in which excavation and filling operations may be underway shall be commensurate with the contractor's capability and progress in keeping the finish grading, grassing, sodding, and other such permanent erosion control measures current in accordance with the accepted schedule.

Under no conditions shall the surface area or erodible earth exposed by clearing and grubbing operations or by excavation and filling operations exceed one-half acre without specific prior approval by the Contracting officer. This limitation applies separately to clearing and grubbing operations and excavation and filling operations.

The Contracting officer may increase or decrease the amount of surface area allowed to be exposed at any one time, on the basis of his analysis of conditions on the project.

Permanent erosion control features shall be incorporated into the project at the earliest practical time. Temporary erosion control features will be used to control erosion prior to the time it is practical to construct permanent control features or to provide immediate temporary control of erosion that develops during normal construction operations, but is not associated with permanent erosion control features on the project. In no case shall be exposure of erodible earth be for more than five days without erosion control features being implemented.

Temporary erosion control features may be authorized for use in controlling erosion in areas where stage construction or other conditions not under the control of the Contractor preclude completion of a section of work in a continuous manner and in areas where construction operations which must be performed subsequently will cause damage to permanent erosion control features constructed.

When the item of Topsoil or Muck Blanket is included in the contract, the rate of construction of these items may be limited by the availability of topsoil or muck from the normal grading operations. The existence of this condition will be considered as precluding completion of a section or roadway in a continuous manner, and use of temporary erosion control features will be used in areas so affected.

The Contractor shall schedule his operations such that the area of unprotected erodible earth exposed at any one time is not larger than the minimum area necessary for efficient construction operations, and the duration of exposed, uncompleted construction to the elements shall be as short as practicable.

Clearing and grubbing shall be so scheduled and performed that grading operations can follow immediately thereafter, and grading operations shall be so scheduled and performed that permanent erosion control features can follow immediate thereafter if conditions on the project permit.

1.8 TEMPORARY EROSION CONTROL (VEGETATION AND COVERINGS)

General: Temporary vegetative erosion control features shall be installed in accordance with Section 13. Temporary coverings shall be installed in accordance with the manufacturer's recommendations.

1.9 TEMPORARY EROSION CONTROL (SILT FENCES)

Temporary Silt Fence: Temporary silt fence shall be erected at locations as shown on the plans or as approved by the Contracting officer. The filter fabric shall be reinforced with wire fence, when called for, and the post spacings shall not exceed ten feet. The wire reinforcement shall be installed so that the filter fabric is on the upstream side of the fence, and both the wire fence and the filter fabric are on the upstream side of the posts. Posts shall be uniformly installed with approximately 20 degrees inclination toward the potential silt load (upstream) area. The silt fence shall be maintained in an effective condition at all times while in use.

Filter fabric shall be a minimum of 45 inches wide and shall be secured to the post or fence by suitable

staples, tie wire, or hog rings in such a manner as to prevent tearing of the fabric. The bottom of the filter fabric shall be entrenched into the ground a minimum of eight inches to prevent water from flowing under the fence. Filter fabric shall be spliced together only at support posts with a minimum of six-inch overlap and securely sealed.

Staked Turbidity Barrier: Staked turbidity barrier shall be securely fastened to wood or steel supports which are spaced at maximum intervals of six feet and driven a minimum of 12 inches into the ground. A minimum of three supports shall be used. The bottom of the fabric shall be entrenched into the existing ground a minimum of eight inches. The staked turbidity barrier shall be a minimum of 15 inches in height and shall not exceed 18 inches in height.

The support line sewn in the top hem of the filter fabric shall be used at each post location to secure the fabric to the post at an appropriate height.

Staked turbidity barriers shall be installed across ditch lines and at temporary locations as shown on the plans or approved by the Contracting officer where continuous construction activities change the natural contour and drainage runoff.

Posts in staked turbidity barriers shall be installed in the vertical position unless otherwise directed by the Contracting officer.

Floating Turbidity Barrier: This work shall consist of the installation and removal of floating turbidity barriers to contain silt and other deleterious materials that may occur as the result of dredging, filling, or other construction activities in waters of the State. The type barrier used will be installed in accordance with the details contained in the plans, or, when details are not shown, in accordance with the FDOT Standard Index No. 103, or as approved by the Contracting officer. Alternate methods may be approved provided that compliance with applicable permit conditions and State water quality standards are maintained.

1.10 INSPECTION AND MAINTENANCE

General: The Contractor shall, at his expense, provide routine maintenance of permanent and temporary erosion control features until the project is completed and accepted. The Contractor shall inspect all temporary erosion control measures immediately after each rainfall and at least daily during prolonged rainfall. Any deficiencies shall be immediately corrected by the Contractor.

Silt Fences and Turbidity Barriers: The Contractor shall make a daily review of the location of silt fences and turbidity barriers to ensure that the silt fence or turbidity barriers are properly located for effectiveness and contain no breaches. Where deficiencies exist, additional silt fences or turbidity barriers shall be installed as directed.

Sediment deposits shall be removed when the deposit reaches approximately one-half of the volume capacity of the temporary silt fence or turbidity barrier as directed. Any sediment deposits remaining in place after the temporary silt fence or turbidity barrier is no longer required shall be dressed to conform with the finished grade, prepared and finished as shown on the construction plans, or seeded in accordance with Section 13.

END OF SECTION 015719

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SECTION 017490 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for the following:
 - 1. Salvaging nonhazardous demolition and construction waste.
 - 2. Recycling nonhazardous demolition and construction waste.
 - 3. Disposing of nonhazardous demolition and construction waste.
- B. Related Sections:
 - 1. Division 01 Section "Multiple Contract Summary" for coordination of responsibilities for waste management.
 - 2. Division 02 Section "Structure Demolition" for disposition of waste resulting from demolition of buildings, structures, and site improvements, and for disposition of hazardous waste].
 - 3. Division 02 Section "Selective Structure Demolition" for disposition of waste resulting from partial demolition of buildings, structures, and site improvements, and for disposition of hazardous waste.
 - 4. Division 04 Section "Unit Masonry" for disposal requirements for masonry waste.
 - 5. Division 04 Section "Stone Masonry" for disposal requirements for excess stone and stone waste.
 - 6. Division 31 Section "Site Clearing" for disposition of waste resulting from site clearing and removal of above- and below-grade improvements.

1.3 DEFINITIONS

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

SECTION 017490 - CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL (continued):

1.4 PERFORMANCE REQUIREMENTS

- A. General: Achieve end-of-Project rates for salvage/recycling of 75 percent by weight of total non-hazardous solid waste generated by the Work. Practice efficient waste management in the use of materials in the course of the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials:

1. Demolition Waste:

- a. Asphaltic concrete paving.
- b. Concrete.
- c. Concrete reinforcing steel.
- d. Brick.
- e. Concrete masonry units.
- f. Wood studs.
- g. Wood joists.
- h. Plywood and oriented strand board.
- i. Wood paneling.
- j. Wood trim.
- k. Structural and miscellaneous steel.
- l. Rough hardware.
- m. Roofing.
- n. Insulation.
- o. Doors and frames.
- p. Door hardware.
- q. Windows.
- r. Glazing.
- s. Metal studs.
- t. Gypsum board.
- u. Acoustical tile and panels.
- v. Carpet.
- w. Carpet pad.
- x. Demountable partitions.
- y. Equipment.
- z. Cabinets.
- aa. Plumbing fixtures.
- bb. Piping.
- cc. Supports and hangers.
- dd. Valves.
- ee. Mechanical equipment.
- ff. Refrigerants.
- gg. Electrical conduit.
- hh. Copper wiring.
- ii. Lighting fixtures.
- jj. Lamps.
- kk. Ballasts.
- ll. Electrical devices.
- mm. Switchgear and panelboards.
- nn. Transformers.

2. Construction Waste:

- a. Site-clearing waste.
- b. Masonry and CMU.
- c. Lumber.
- d. Wood sheet materials.
- e. Wood trim.
- f. Metals.
- g. Roofing.
- h. Insulation.
- i. Carpet and pad.
- j. Gypsum board.
- k. Piping.
- l. Electrical conduit.
- m. Packaging: Regardless of salvage/recycle goal indicated in paragraph above, salvage or recycle 100 percent of the following uncontaminated packaging materials:
 - 1) Paper.
 - 2) Cardboard.
 - 3) Boxes.
 - 4) Plastic sheet and film.
 - 5) Polystyrene packaging.
 - 6) Wood crates.
 - 7) Plastic pails.

1.5 ACTION SUBMITTALS

- A. Waste Management Plan: Submit plan within 30 days of Notice to Proceed.

1.6 INFORMATIONAL SUBMITTALS

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

and invoices.

- F. Landfill and Incinerator Disposal Records: Indicate receipt and acceptance of waste by landfills and incinerator facilities licensed to accept them. Include manifests, weight tickets, receipts, and invoices.
- G. LEED Submittal: LEED letter template for Credit MR 2.1 and 2.2, signed by Contractor, tabulating total waste material, quantities diverted and means by which it is diverted, and statement that requirements for the credit have been met.
- H. Qualification Data: For refrigerant recovery technician.
- I. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.7 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by EPA-approved certification program.
- B. Regulatory Requirements: Comply with hauling and disposal regulations of authorities having jurisdiction.
- C. Waste Management Conference: Conduct conference at Project site to comply with requirements in Division 01 Section "Project Management and Coordination." Review methods and procedures related to waste management including, but not limited to, the following:
 - 1. Review and discuss waste management plan including responsibilities of waste management coordinator.
 - 2. Review requirements for documenting quantities of each type of waste and its disposition.
 - 3. Review and finalize procedures for materials separation and verify availability of containers and bins needed to avoid delays.
 - 4. Review procedures for periodic waste collection and transportation to recycling and disposal facilities.
 - 5. Review waste management requirements for each trade.

1.8 WASTE MANAGEMENT PLAN

- A. General: Develop a waste management plan according to LEED CI MR2.1 and MR2.2. Plan shall consist of waste identification, waste reduction work plan, and cost/revenue analysis. Indicate quantities by weight or volume, but use same units of measure throughout waste management plan.
- B. Waste Identification: Use Waste Identification Form. Include estimated quantities and assumptions for estimates.
- C. Waste Reduction Work Plan: List each type of waste and whether it will be salvaged, recycled, or disposed of in landfill or incinerator. Use Waste Reduction Work Plan Form. Include points of waste generation, total quantity of each type of waste, quantity for each means of recovery, and handling and transportation procedures.
 - 1. Salvaged Materials for Reuse: For materials that will be salvaged and reused in this Project, describe methods for preparing salvaged materials before incorporation into the Work.

2. Salvaged Materials for Sale: For materials that will be sold to individuals and organizations, include list of their names, addresses, and telephone numbers.
 3. Salvaged Materials for Donation: For materials that will be donated to individuals and organizations, include list of their names, addresses, and telephone numbers.
 4. Recycled Materials: Include list of local receivers and processors and type of recycled materials each will accept. Include names, addresses, and telephone numbers.
 5. Disposed Materials: Indicate how and where materials will be disposed of. Include name, address, and telephone number of each landfill and incinerator facility.
 6. Handling and Transportation Procedures: Include method that will be used for separating recyclable waste including sizes of containers, container labeling, and designated location on Project site where materials separation will be located.
- D. Cost/Revenue Analysis: Indicate total cost of waste disposal as if there was no waste management plan and net additional cost or net savings resulting from implementing waste management plan. Use Cost / Revenue Analysis Form. Include the following:
1. Total quantity of waste.
 2. Estimated cost of disposal (cost per unit). Include hauling and tipping fees and cost of collection containers for each type of waste.
 3. Total cost of disposal (with no waste management).
 4. Revenue from salvaged materials.
 5. Revenue from recycled materials.
 6. Savings in hauling and tipping fees by donating materials.
 7. Savings in hauling and tipping fees that are avoided.
 8. Handling and transportation costs. Include cost of collection containers for each type of waste.
 9. Net additional cost or net savings from waste management plan.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 PLAN IMPLEMENTATION

- A. General: Implement approved waste management plan. Provide handling, containers, storage, signage, transportation, and other items as required to implement waste management plan during the entire duration of the Contract.
1. Comply with Division 01 Section "Temporary Facilities and Controls" for operation, termination, and removal requirements.
- B. Waste Management Coordinator: Engage a waste management coordinator to be responsible for implementing, monitoring, and reporting status of waste management work plan.
- C. Training: Train workers, subcontractors, and suppliers on proper waste management procedures, as appropriate for the Work occurring at Project site.
1. Distribute waste management plan to everyone concerned.
 2. Distribute waste management plan to entities when they first begin work on-site. Review plan procedures and locations established for salvage, recycling, and disposal.

3.2 SALVAGING DEMOLITION WASTE

- A. Salvaged Items for Sale and Donation: Permitted on Project site.
- B. Salvaged Items for Owner's Use: Salvage items for Owner's use and handle as follows:
 - 1. Clean salvaged items.
 - 2. Pack or crate items after cleaning. Identify contents of containers.
 - 3. Store items in a secure area until delivery to Owner.
 - 4. Transport items to Owner's storage area designated by Owner.
 - 5. Protect items from damage during transport and storage.
- C. Doors and Hardware: Brace open end of door frames. Except for removing door closers, leave door hardware attached to doors.
- D. Equipment: Drain tanks, piping, and fixtures. Seal openings with caps or plugs. Protect equipment from exposure to weather.
- E. Lighting Fixtures: Separate lamps by type and protect from breakage.
- F. Electrical Devices: Separate switches, receptacles, switchgear, transformers, meters, panelboards, circuit breakers, and other devices by type.

3.3 RECYCLING DEMOLITION AND CONSTRUCTION WASTE, GENERAL

- A. General: Recycle paper and beverage containers used by on-site workers.
- B. Recycling Receivers and Processors: List below is provided for information only; available recycling receivers and processors include, but are not limited to, the following:
 - 1. Marpan Recycling, 6020 Woodville Highway, Tallahassee, FL, (850) 216-1006.
 - 2. Veolia Environmental Services, 342 Marpan Lane, Tallahassee, FL, (850) 877-8299.
 - 3. Habitat for Humanity, 2921 Roberts Avenue, Tallahassee, FL, (850) 574-2288.
- C. Recycling Incentives: Revenues, savings, rebates, tax credits, and other incentives received for recycling waste materials shall accrue to Contractor and credited to the Owner.

3.4 RECYCLING CONSTRUCTION WASTE

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

- B. Site-Clearing Wastes: Chip brush, branches, and trees at landfill facility.

3.5 DISPOSAL OF WASTE

- A. General: Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator acceptable to authorities having jurisdiction.
 - 1. Except as otherwise specified, do not allow waste materials that are to be disposed of accumulate on-site.
 - 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
- B. Burning: Do not burn waste materials.
- C. Disposal: Transport waste materials off Owner's property and legally dispose of them.

END OF SECTION 017490

SECTION 017700 – CLOSEOUT PROCEDURES**PART 1 - GENERAL**

- 1.01 **SUBSTANTIAL COMPLETION:** (See Section 00700 - General Conditions, Section 9.8). Before requesting inspection for certification of Substantial Completion, complete the following:
- A. Change-over permanent locks and transmit keys to the Owner.
 - B. Complete start-up testing of systems, and instruction of the Owner's personnel. Remove temporary facilities from the site, along with construction tools, mock-ups, and similar elements.
 - C. Complete final clean up. Touch-up and repair and restore marred exposed finishes.
 - D. Submit record drawings (As-builts), maintenance manuals, damage or settlement survey, and similar record information.
 - E. Attain Occupancy permits.
- 1.02 **INSPECTION PROCEDURES:** When the Contractor considers the work substantially complete, he shall prepare and submit a comprehensive list of items to be completed and/or corrected to the Architect. The Contractor shall proceed to promptly complete and/or correct all items on the list.
- A. Upon receipt of Contractor's list and assurance by the Contractor that the list has been addressed/completed, the Architect will make an inspection for final verification that the list provided is comprehensive and includes all remaining work items to be completed or corrections required OR inform the Contractor of work to be completed before an inspection will be conducted.
 - B. After receipt of the completion/punch list and prior to the architect issuing substantial completion, the architect shall require that every consultant who provided documents for the project (ie: electrical, HVAC, Plumbing, Architectural, Roof, telecomm, etc.) shall perform an onsite inspection of work completed under the scope of their responsibilities and provide a detailed final completion list of incomplete work or work requiring corrections.
 - C. This process will be the responsibility of the Architect to ensure this occurs and that the information gathered from those site visits is to be coordinated through the contractor, added to the contractor's final completion/punch list, and issued to the owner. This will ensure that all required corrections are included in the final punch list prior to substantial completion being awarded.
 - D. When the work is substantially complete, the Architect will prepare the Certificate of Substantial Completion which shall establish the date of Substantial Completion.
 - E. Results of the completed inspection will form the basis of requirements for final acceptance, **including any items discovered at a later date considered necessary to be completed for final.**
- 1.03 **FINAL ACCEPTANCE:** (See Section 00700 - General Conditions Section 9.10). Before requesting inspection for certification of final acceptance and final payment, complete the following:
- A. Submit a copy of the final inspection list stating that each item has been completed or otherwise resolved for acceptance.
 - B. Submit specific warranties, workmanship bonds, maintenance agreements, final certifications and similar documents.
 - C. Refer to Section 01027 - Application for Payment - Final Payment Application.

SECTION 017700 – CLOSEOUT PROCEDURES (continued):

- D. Provide the Architect with 'Final Statement of Compliance', for the Owner.
- 1.04 REINSPECTION PROCEDURE (if required): The Architect will reinspect the Work upon receipt of notice that the Work has been completed, except items whose completion has been delayed because of circumstances acceptable to the Architect.
- A. Prior to Final completion, A Final walk through/verification of completion/correction by the various design consultants shall occur. Final payment to the contractor shall not be released until the final completion /punch list is complete 100%.
- B. Upon completion of reinspection, the Architect will then prepare a certificate of final acceptance or advise the Contractor of work that is incomplete or of obligations that have not been fulfilled but are required for final acceptance. If necessary, reinspection will be repeated.
- 1.05 RECORD DRAWINGS: Maintain a clean, undamaged set of blue or black line white-prints of Contract Drawings and Shop Drawings. Mark-up these drawings to show the actual installation where installation varies from that shown originally. Mark whichever drawing is most capable of showing conditions accurately. Give particular attention to concealed elements that would be difficult to measure and record at a later date. Maintain and review monthly with the Owner and Architect.
- A. Organize record drawing sheets into manageable sets, bind with durable paper cover sheets, and print suitable titles, dates and other identification on the cover.
- B. Maintain Record Documents in good order and in a clean, dry, legible condition, protected from deterioration and lost. Provide access to Project Record Documents for Architect's reference during normal working hours.
- C. Upon completion of the Work, submit Record Drawings (red-line field as-builts) to the Architect for Owner's records.
- D. As built documents are a requirement of final close out for the project. As built documents shall include all design revisions issued during the course of the project. Those revisions shall be marked on the documents in a way that provides clarity for the noted changes. It is at the sole discretion of the architect to determine what is and what is not adequate for as built documentation.
- E. The contractor is expected to maintain as built documents throughout the course of the project work. Monthly review of the as built documents wherein the contractor shall show the architect what changes were accepted and have been noted as revisions to the project ON the as built documents each month.
- F. Failure to maintain as built documentation during the course of the project may be grounds to hold progress payment.
- G. Failure to provide adequate as built documentation shall be grounds to hold final payment pending receipt of acceptable as built documentation.
- 1.06 PROJECT RECORD SPECIFICATIONS: Maintain one copy of the Project Manual, including addenda. Mark-up to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications. Give particular attention to substitutions, selection of options and similar information on elements that are concealed or cannot be readily discerned later by direct observation. Note related record drawing information and Product Data.
- A. Maintain on site, in a 3-ring binder or other organized method, executed RFI's, ASI's, RFP's, CO's and other project record items.
- B. All record of revisions is to be incorporated into the Project As-Built drawings
- C. Upon completion of the Work, submit record Drawings and Specifications to the Architect for the Owner's records.

SECTION 017700 – CLOSEOUT PROCEDURES (continued):

1.07 **PROJECT AS-BUILT DRAWINGS:** The Contractor shall, at his own expense, hire the Architect of Record to prepare as-built drawings. The Contractor shall provide to the Architect record drawings and record specifications. The Contractor is solely responsible for the content of the record drawings and the as-built documents.

A. Site As-built drawings shall comply with the following:

1. Show the actual locations of all components, including depth below grade, along with any changes and/or modifications to the Contract Drawings. Provide GPS coordinates for all below grade installations.
 - a. During the course of the project, various utilities are buried on site. The project as-built documentation for utilities shall include a layout for as-built conditions of all buried underground utility runs to within 3 feet of actual.
 - b. All above ground access points shall be detailed on site as built to within 1 foot of actual with GPS coordinates provided for each item.
 - c. Items to be recorded include but are not limited to water Valves, sewer manholes, storm water manholes, and sewer and storm water cleanouts, electronic junction boxes buried on site, electrical junction boxes buried on site, site transformers, and any other items as indicated on the project design documents.
 - d. All stub outs for utility tie ins shall be indicated on the as built plan.
 - e. All utilities shall be labeled every 50 feet on the as built so as to allow easy identification in the field while using electronic as built plans. All utility items listed in item 3 above shall also be labeled on the as built plans.
 - f. All dimensions and elevations, including invert elevations, shall be verified by field measurements.
2. The Contractor is cautioned to make all necessary measurements and elevations during installation to accurately locate all concealed items.

B. **As-Built Survey:** Contractor shall provide signed and sealed As-Built Survey of existing grades and structures as required by authorities having jurisdictions.

1.08 **MAINTENANCE MANUALS:** Organize maintenance data into sets of manageable size. Bind in individual heavy-duty 2-inch, 3-ring vinyl-covered binders, with pocket folders for folded sheet information. Mark identification on front and spine of each binder. Include the following information:

- | | |
|-----------------------------------|---------------------------|
| Emergency instructions. | Spare parts list. |
| Copies of warranties. | Wiring diagrams. |
| Recommended "turn around" cycles. | Inspection procedures. |
| Shop Drawings and Product Data. | Fixture lamping schedule. |

1.09 **OPERATING AND MAINTENANCE INSTRUCTIONS:** Arrange for the installer of equipment that requires regular maintenance to meet with the Owner's personnel to provide instruction in proper operation and maintenance. Acceptance of the owner training provided is at the sole discretion of the owner. Training provided must be comprehensive in nature and include all pertinent aspects of use and maintenance for the item(s) requiring training. Include a detailed review of the following:

- | | |
|-----------------------|--|
| Maintenance manuals. | Spare parts and materials. |
| Tools. | Lubricants. |
| Control sequences. | Hazards. |
| Warranties and bonds. | Maintenance agreements and similar continuing commitments. |

SECTION 017700 – CLOSEOUT PROCEDURES (continued):

As part of instruction for operating equipment, demonstrate the following procedures:

| | |
|----------------------------------|-----------------------|
| Start-up and shutdown. | Emergency operations. |
| Noise and vibration adjustments. | Safety procedures. |

All operation and training sessions shall be recorded and provided to the Owner. The contractor may use their own personnel to film the training provided. Verify with Owner the appropriate format of recording that should be used.

1.10 **FINAL CLEANING:** Employ experienced workers for final cleaning. Clean each surface to the condition expected in a commercial building cleaning and maintenance program. Complete the following, as a minimum before requesting inspection for certification of Substantial Completion:

- A. Remove labels that are not permanent labels.
- B. Clean transparent materials. Remove glazing compound. Replace chipped or broken glass.
- C. Clean exposed hard-surfaced finishes to a dust-free condition, free of stains, films and similar foreign substances. Restore reflective surfaces to their original reflective condition. Leave concrete floors broom clean.
- D. Vacuum carpeted surfaces.
- E. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication. Clean plumbing fixtures to a sanitary condition. Clean light fixtures and lamps.
- F. Clean the site of rubbish, litter and other foreign substances. Sweep paved areas; remove stains, spills and other foreign deposits. Rake grounds that are neither paved nor planted to a smooth even-textured surface.

1.11 **REMOVAL OF PROTECTION:** Remove temporary protection and facilities.

1.12 **CLOSE OUT DOCUMENTATION:**

- A. All close out documents shall be provided in hard copy and identical electronic copy.
- B. Contractor shall provide (2) hard copies for all documents and as built plans.
- C. Contractor shall provide (4) electronic copies identical to hard copies as listed above.
 - a. Contractor shall utilize “thumb drive” media of sufficient size to accommodate entire close out package including all as built documents being saved onto (1) thumb drive encompassing (1) full copy of all documentation on that (1) drive.
 - b. Each successive copy of electronic documents shall be identical and complete.
- D. In addition to close out documentation, all spare parts or extra parts required by specification shall be provided at final close out. The method for this to occur is negotiable but final verification including transmittal and owner/architect verification of receipt is a close out requirement.
- E. Contractor MAY NOT deliver close out documents in multiple phases or at multiple times or to multiple parties.
 - a. Initial submittal of Close out documents shall be to the architect for review and comment.
 - b. Upon architect acceptance, the contractor shall gather all hard copies and electronic copies for a full and complete documentation deliverable for the project close out documentation.
 - c. In addition to items listed in various parts of the specifications, **THE CONTRACTOR SHALL ALSO PROVIDE A COMPREHENSIVE SPREADSHEET THAT LISTS THE NAME AND CONTACT PERSON WITH PHONE NUMBER AND EMAIL FOR EACH SUBCONTRACTOR THAT PERFORMED WORK ON THE PROJECT.**

SECTION 017700 – CLOSEOUT PROCEDURES (continued):

- d. The spreadsheet shall also include the term of any warranty provided by the subcontractor, the date the warranty started, and the end date the warranty will be completed on.
 - e. The spreadsheet shall also list any manufacturers extended warranties that may exist for any item under a particular subcontractor's scope. Include the same information listed in item d. above for manufacturer's warranties.
- F. Once the contractor has gathered a complete project close out deliverable including both hard copies and electronic copies, warranties, extra parts and any other close out required items, they are to notify the architect that they are ready to schedule the project close out meeting.
- a. A list of the attendees with signatures and contact numbers shall be created and all attendees shall be noted and shall sign in.
 - b. The project close out meeting shall consist of a meeting with all stakeholders including but not limited to;
 - i. BDS Facilities
 - ii. BDS Maintenance
 - iii. BDS administration for subject project facility
 - iv. Architect, other design consultants as directed by the architect
 - v. Contractor project management team and project executive
 - c. The project close out meeting agenda shall include a recap of the project scope, presentation of a completed and architect approved final punch list.
 - d. Contractor shall deliver close out documents with transmittal to architect and owner.
 - e. Architect is to accept close out documents and certify they are complete per previous reviews.
 - f. Architect shall sign transmittal accepting final close out documentation and attesting it is complete.
 - g. Question and answers will be called for all participants. Any necessary follow up meetings for any lingering items associated with the project will be scheduled and coordination responsibility for each item will be assigned.
 - h. Contractor will provide meeting minutes for the meeting including action items list and schedule for completion of any action items noted during the project close out meeting
- 1.13 **COMPLIANCE:** Comply with regulations of authorities having jurisdiction and safety standards for cleaning. Remove waste materials from the site and dispose of in a lawful manner.

END OF SECTION 017700

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SECTION 017800 - WARRANTIES AND BONDS**PART 1 - GENERAL**

- 1.01 **STANDARD PRODUCT WARRANTIES** are preprinted written warranties published by individual manufacturers for particular products and are specifically endorsed by the manufacturer to the Owner. Note: All Standard Product Warranties are to be provided.
- 1.02 **SPECIAL WARRANTIES** are written warranties required by or incorporated in Contract Documents, to extend time limits provided by standard warranties or to provide greater rights for the Owner. Refer to the General Conditions for terms of the Contractor's special warranty of workmanship and materials.
- A. Requirements for warranties for products and installations that are specified to be warranted, are included in the individual Sections of Divisions-2 through -33.
- 1.03 **DISCLAIMERS AND LIMITATIONS**: Manufacturer's disclaimers and limitations on product warranties do not relieve the Contractor of the warranty on the Work that incorporates the products, nor does it relieve suppliers, manufacturers, and Subcontractors required to countersign special warranties with the Contractor.
- 1.04 **RELATED DAMAGES AND LOSSES**: When correcting warranted Work that has failed, remove and replace other Work that has been damaged as a result of such failure or that must be removed and replaced to provide access for correction of warranted Work.
- 1.05 **REINSTATEMENT OF WARRANTY**: When Work covered by a warranty has failed and been corrected, reinstate the warranty by written endorsement. The reinstated warranty shall be equal to the original warranty with an equitable adjustment for depreciation.
- 1.06 **REPLACEMENT COST**: On determination that Work covered by a warranty has failed, replace or rebuild the Work to an acceptable condition complying with requirements of Contract Documents. The Contractor is responsible for the cost of replacing or rebuilding defective Work regardless of whether the Owner has benefited from use of the Work through part of its useful service life.
- 1.07 **OWNER'S RECOURSE**: Written warranties made to the Owner are in addition to implied warranties, and shall not limit duties, obligations, rights and remedies otherwise available under the law, nor shall warranty periods be interpreted as limitations on time in which the Owner can enforce such other duties, obligations, rights, or remedies.
- A. **Rejection of Warranties**: The Owner reserves the right to reject warranties and limit selections to products with warranties not in conflict with requirements of the Contract Documents. The Owner reserves the right to refuse to accept Work where a special warranty, or similar commitment is required, until evidence is presented that entities required to countersign commitments are willing to do so.
- 1.08 **SUBMIT WRITTEN WARRANTIES** to the Architect prior to the date certified for Substantial Completion. If the Architect's Certificate of Substantial Completion designates a commencement date for warranties other than the date of Substantial Completion, submit written warranties on the Architect's request.
- A. When a designated portion of the Work is completed and occupied or used, by separate agreement with the Contractor during the construction period, submit properly executed warranties to the Architect within fifteen days of completion of that designated portion of the Work.
- B. When a special warranty is to be executed by the Contractor, or the Contractor and a subcontractor, supplier or manufacturer, prepare a written document that contains appropriate terms and identification, ready for execution by the required parties. Submit a draft to the Owner through the Architect for approval prior to final execution.

SECTION 017800 - WARRANTIES AND BONDS (continued):

- C. Refer to individual Sections of Divisions-2 through -33 for specific content, and particular requirements for submittal of special warranties.
- D. Bind warranties and bonds in heavy-duty, commercial quality, durable 3-ring vinyl covered loose-leaf binders, thickness as necessary to accommodate contents, and sized to receive 8-1/2" by 11" paper.
- E. Provide heavy paper dividers with celluloid covered tabs for each warranty. Mark the tab to identify the product or installation. Provide a typed description of the product or installation, including the name of the product, and the name, address and telephone number of the installer.
- F. Identify each binder on the front and the spine with the typed or printed title "WARRANTIES AND BONDS", the Project title or name, and the name of the Contractor.
- G. When operating and maintenance manuals are required for warranted construction, provide additional copies of each warranty, as necessary, for inclusion in each required manual.

END OF SECTION 017800

SECTION 07 21 00 - THERMAL INSULATION

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 1. Concealed and sound attenuation building insulation.
 2. Self-supported, spray-applied foam insulation
 3. Spray applied ignition barrier over foam insulation. **(include with alternate)**

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Verification: Full-size units for each type of exposed insulation indicated.
- C. Product test reports.
- D. Research/Evaluation Reports: For foam-plastic insulation.

1.3 QUALITY ASSURANCE

- A. Source Limitations: Obtain each type of building insulation through one source from a single manufacturer, unless noted otherwise.
- B. Fire-Test-Response Characteristics: Provide insulation and related materials with the fire-test-response characteristics indicated, as determined by testing identical products per test method indicated below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.
 1. Surface-Burning Characteristics: ASTM E 84.
 2. Fire-Resistance Ratings: ASTM E 119.
 3. Combustion Characteristics: ASTM E 136.

PART 2 - PRODUCTS

2.1 OPEN CELL SPRAY-APPLIED POLYURETHANE FOAM INSULATION

- A. Manufacturer:
 1. Demilec (USA) LLC; Sealection 500
 2. Icynene
 3. Or Architect-approved equal.
- B. Spray-Applied Semi-Rigid Polyurethane Insulation: Two component, open cell spray-applied Class I Rigid Spray Foam systems formulated using zero ozone depletion potential (ODP) blowing agents (245 fa and water) to meet the Class I requirements in accordance to ASTM E-84. This product is developed for air sealing (Air Barrier) and thermal insulation applications.
- C. Physical Properties:

| Method: | Description: | Value: |
|------------|---|-----------------------------------|
| ASTM D1622 | Density (core) | 0.47 – 0.50 lbs/ft ³ |
| ASTM C518 | Thermal Resistance 2 days @ 73.4° F. (23° C) (R-Value per inch) 32°F (0°C) / 77°F (25°C) 2x4 cavity = R13 2x6 cavity = R19 | 3.81 ft ² h.°F/BTU. In |
| ASTM D2856 | Closed Cell Content (%) | < 90 |
| ASTM D1623 | Tensile Strength | 5.6 lbf/in ² |
| ASTM D2842 | Water Absorption (% volume) (96 hrs. immersion) | 25-50 |
| ASTM E84 | Surface Burning Characteristics, 6 inches thick Flame Spread Index | 21 |

| | | |
|-----------|---|-----------|
| | Smoke developed | 216 |
| ASTM E 96 | Water Vapor Transmission (2-inches thick) | 3.6 perms |

- D. Spray Applied Ignition Barrier to all exposed foam insulation:
1. Demilec BlazeLok TB intumescent Coating
 2. Or Architect/Fire Marshall Approved Equal

2.2 GLASS-FIBER BLANKET INSULATION

- A. Manufacturers:
1. CertainTeed Corporation.
 2. Guardian Fiberglass, Inc.
 3. Johns Manville.
 4. Knauf Fiber Glass.
 5. Owens Corning.
- B. Unfaced, Flexible Glass-Fiber Blanket Insulation: ASTM C 665, Type I (blankets without membrane facing); consisting of fibers; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively, passing ASTM E 136 for combustion characteristics.
- C. Location: Around all restrooms, classrooms and at corridors.

PART 3 - EXECUTION

3.1 INSTALLATION, GENERAL

- A. Comply with insulation manufacturer's written instructions applicable to products and application indicated.
- B. Install insulation that is undamaged, dry, and unsoiled and that has not been left exposed at any time to ice, rain, and snow.
- C. Extend insulation in thickness indicated to envelop entire area to be insulated. Cut and fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.
- D. Water-Piping Coordination: If water piping is located within insulated exterior walls, coordinate location of piping to ensure that it is placed on warm side of insulation and insulation encapsulates piping.
- E. For preformed insulating units, provide sizes to fit applications indicated and selected from manufacturer's standard thicknesses, widths, and lengths. Apply single layer of insulation units to produce thickness indicated unless multiple layers are otherwise shown or required to make up total thickness.

3.2 INSTALLATION OF GENERAL BUILDING INSULATION

- A. Apply insulation units to substrates by method indicated, complying with manufacturer's written instructions. If no specific method is indicated, bond units to substrate with adhesive or use mechanical anchorage to provide permanent placement and support of units.
- B. Install glass-fiber insulation in cavities formed by framing members according to the following requirements:
1. Use insulation widths and lengths that fill the cavities formed by framing members. If more than one length is required to fill cavity, provide lengths that will produce a snug fit between ends.
 2. Place insulation in cavities formed by framing members to produce a friction fit between edges of insulation and adjoining framing members.
 3. Maintain 3-inch (76-mm) clearance of insulation around recessed lighting fixtures.
 4. For metal-framed wall cavities where cavity heights exceed 96 inches (2438 mm), support unfaced blankets mechanically to metal studs.

- C. Stuff glass-fiber loose-fill insulation into miscellaneous voids and cavity spaces where shown. Compact to approximately 40 percent of normal maximum volume equaling a density of approximately 2.5 lb/cu. ft. (40 kg/cu. m).

END OF SECTION 07 21 00

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SECTION 076200 - SHEET METAL FLASHING, TRIM, GUTTERS, DOWNSPOUTS AND SCUPPERS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Manufactured reglets.
2. Formed roof-drainage sheet metal fabrications.
3. Formed low-slope roof sheet metal fabrications.
4. Formed wall sheet metal fabrications.

1.2 PREINSTALLATION MEETINGS

- ##### A. Preinstallation Conference: Conduct conference at **Project site**.

1.3 ACTION SUBMITTALS

A. Product Data: For each of the following

1. Underlayment materials.
2. Elastomeric sealant.
3. Butyl sealant.
4. Epoxy seam sealer.

B. Shop Drawings: For sheet metal flashing and trim.

1. Include plans, elevations, sections, and attachment details.
2. Detail fabrication and installation layouts, expansion-joint locations, and keyed details. Distinguish between shop- and field-assembled Work.
3. Include identification of material, thickness, weight, and finish for each item and location in Project.
4. Include details for forming, including profiles, shapes, seams, and dimensions.
5. Include details for joining, supporting, and securing, including layout and spacing of fasteners, cleats, clips, and other attachments. Include pattern of seams.
6. Include details of termination points and assemblies.
7. Include details of expansion joints and expansion-joint covers, including showing direction of expansion and contraction from fixed points.
8. Include details of roof-penetration flashing.
9. Include details of edge conditions, including eaves, ridges, valleys, rakes, crickets, flashings, and counterflashings.
10. Include details of special conditions.
11. Include details of connections to adjoining work.

- C. Samples: For each exposed product and for each color and texture specified, **12 inches (300 mm)** long by actual width.

1.4 INFORMATIONAL SUBMITTALS

- A. Product Certificates: For each type of coping and roof edge flashing that is **ANSI/SPRI/FM 4435/ES-1 tested and FM Approvals approved.**
- B. Evaluation Reports: For copings and roof edge flashing, from **an agency acceptable to authority having jurisdiction, ICC-ES** showing compliance with ANSI/SPRI/FM 4435/ES-1.
- C. Sample warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance data.
- B. Special warranty.

1.6 QUALITY ASSURANCE

- A. Fabricator Qualifications: Employs skilled workers who custom fabricate sheet metal flashing and trim similar to that required for this Project and whose products have a record of successful in-service performance.
 - 1. For copings and roof edge flashings that are ANSI/SPRI/FM 4435/ES-1 tested **and FM Approvals approved**, shop is to be listed as able to fabricate required details as tested and approved.

1.7 WARRANTY

- A. Special Warranty on Finishes: Manufacturer agrees to repair finish or replace sheet metal flashing and trim that shows evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Exposed Panel Finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Delta E units when tested in accordance with ASTM D2244.
 - b. Chalking in excess of a No. 8 rating when tested in accordance with ASTM D4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 - 2. Finish Warranty Period: **10** years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Sheet metal flashing and trim assemblies, including cleats, anchors, and fasteners, are to withstand wind loads, structural movement, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Completed sheet metal flashing and trim are not to rattle, leak, or loosen, and are to remain watertight.
- B. Sheet Metal Standard for Flashing and Trim: Comply with NRCA's "**The NRCA Roofing Manual: Architectural Metal Flashing, Condensation and Air Leakage Control, and Reroofing**" and SMACNA's "**Architectural Sheet Metal Manual**" requirements for dimensions and profiles shown unless more stringent requirements are indicated.
- C. SPRI Wind Design Standard: Manufacture and install **copings roof edge flashings** tested in accordance with ANSI/SPRI/FM 4435/ES-1 and capable of resisting the following design pressure:
 - 1. Design Pressure: **As indicated on Drawings.**
- D. FM Approvals Listing: Manufacture and install **copings roof edge flashings** that are listed in FM Approvals' "RoofNav" and approved for windstorm classification, **Class 1-120**. Identify materials with name of fabricator and design approved by FM Approvals.
- E. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.
 - 1. Temperature Change: **120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.**

2.2 SHEET METALS

- A. Protect mechanical and other finishes on exposed surfaces from damage by applying strippable, temporary protective film before shipping.
- B. Aluminum Sheet: **ASTM B209 (ASTM B209M)**, alloy as standard with manufacturer for finish required, with temper as required to suit forming operations and performance required; with **smooth, flat** surface.
 - a. Color: **As selected by Architect from full range of industry colors and color densities.**
 - b. Color Range: Noticeable variations in same piece are unacceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.
- 2. Exposed Coil-Coated Finish:

- a. Three-Coat Fluoropolymer: AAMA 2605. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in both color coat and clear topcoat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions **for seacoast and severe environments**.
3. Color: **As selected by Architect from manufacturer's full range**.
4. Concealed Finish: Pretreat with manufacturer's standard white or light-colored acrylic or polyester backer finish, consisting of prime coat and wash coat with minimum total dry film thickness of **0.5 mil (0.013 mm)**.

2.3 UNDERLAYMENT MATERIALS

- A. Felt: ASTM D226/D226M, Type II (No. 30), asphalt-saturated organic felt; nonperforated.
- B. Self-Adhering, High-Temperature Sheet Underlayment: Minimum **30 mils (0.76 mm)** thick, consisting of a slip-resistant polyethylene- or polypropylene-film top surface laminated to a layer of butyl- or SBS-modified asphalt adhesive, with release-paper backing; specifically designed to withstand high metal temperatures beneath metal roofing. Provide primer in accordance with underlayment manufacturer's written instructions.
 1. **W.R.** Grace Ice and Water Shield (BASIS OF DESIGN).
 2. Low-Temperature Flexibility: ASTM D1970/D1970M; passes after testing at **minus 20 deg F (minus 29 deg C)** or lower.
- C. Slip Sheet: Rosin-sized building paper, **3 lb/100 sq. ft. (0.16 kg/sq. m)** minimum.

2.4 MISCELLANEOUS MATERIALS

- A. Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items as required for complete sheet metal flashing and trim installation and as recommended by manufacturer of primary sheet metal **or manufactured item** unless otherwise indicated.
- B. Fasteners: Wood screws, annular threaded nails, self-tapping screws, self-locking rivets and bolts, and other suitable fasteners designed to withstand design loads and recommended by manufacturer of primary sheet metal **or manufactured item**.
 1. General: Blind fasteners or self-drilling screws, gasketed, with hex-washer head.
 - a. Exposed Fasteners: Heads matching color of sheet metal using plastic caps or factory-applied coating. Provide metal-backed EPDM or PVC sealing washers under heads of exposed fasteners bearing on weather side of metal.
 - b. Blind Fasteners: High-strength aluminum or stainless steel rivets suitable for metal being fastened.
 - c. Spikes and Ferrules: Same material as gutter; with spike with ferrule matching internal gutter width.
 2. Fasteners for Copper Sheet: Copper, hardware bronze or passivated Series 300 stainless steel.

3. Fasteners for Aluminum Sheet: Aluminum or Series 300 stainless steel.
- C. Sealant Tape: Pressure-sensitive, 100 percent solids, polyisobutylene compound sealant tape with release-paper backing. Provide permanently elastic, nonsag, nontoxic, nonstaining tape **1/2 inch (13 mm)** wide and **1/8 inch (3 mm)** thick.
- D. Elastomeric Sealant: ASTM C920, elastomeric **polyurethane** polymer sealant; of type, grade, class, and use classifications required to seal joints in sheet metal flashing and trim and remain watertight.
- E. Butyl Sealant: ASTM C1311, single-component, solvent-release butyl rubber sealant; polyisobutylene plasticized; heavy bodied for hooked-type expansion joints with limited movement.
- F. Epoxy Seam Sealer: Two-part, noncorrosive, aluminum seam-cementing compound, recommended by aluminum manufacturer for exterior nonmoving joints, including riveted joints.
- G. Bituminous Coating: Cold-applied asphalt emulsion in accordance with ASTM D1187/D1187M.
- H. Asphalt Roofing Cement: ASTM D4586/D4586M, asbestos free, of consistency required for application.
- I. Reglets: Units of type, material, and profile required, formed to provide secure interlocking of separate reglet and counterflashing pieces, and compatible with flashing indicated **with factory-mitered and -welded corners and junctions and with interlocking counterflashing on exterior face, of same metal as reglet.**
 1. **Fry** Reglet (BASIS OF DESIGN).
 2. Material: **Aluminum, 0.024 inch (0.61 mm) thick.**
 3. Concrete Type: Provide temporary closure tape to keep reglet free of concrete materials, special fasteners for attaching reglet to concrete forms, and guides to ensure alignment of reglet section ends.
 4. Accessories:
 - a. Flexible-Flashing Retainer: Provide resilient plastic or rubber accessory to secure flexible flashing in reglet where clearance does not permit use of standard metal counterflashing or where Drawings show reglet without metal counterflashing.
 - b. Counterflashing Wind-Restraint Clips: Provide clips to be installed before counterflashing to prevent wind uplift of counterflashing's lower edge.
 5. Finish: **Mill With manufacturer's standard color coating.**

2.5 FABRICATION, GENERAL

- A. Custom fabricate sheet metal flashing and trim to comply with details indicated and recommendations in cited sheet metal standard that apply to design, dimensions, geometry, metal thickness, and other characteristics of item required.

1. Fabricate sheet metal flashing and trim in shop to greatest extent possible.
2. Fabricate sheet metal flashing and trim in thickness or weight needed to comply with performance requirements, but not less than that specified for each application and metal.
3. Verify shapes and dimensions of surfaces to be covered and obtain field measurements for accurate fit before shop fabrication.
4. Form sheet metal flashing and trim to fit substrates without excessive oil-canning, buckling, and tool marks; true to line, levels, and slopes; and with exposed edges folded back to form hems.
5. Conceal fasteners and expansion provisions where possible. Do not use exposed fasteners on faces exposed to view.

B. Fabrication Tolerances:

1. Fabricate sheet metal flashing and trim that is capable of installation to a tolerance of **1/4 inch in 20 feet (6 mm in 6 m)** on slope and location lines indicated on Drawings and within **1/8-inch (3-mm)** offset of adjoining faces and of alignment of matching profiles.
2. Fabricate sheet metal flashing and trim that is capable of installation to tolerances specified.

C. Expansion Provisions: Form metal for thermal expansion of exposed flashing and trim.

1. Form expansion joints of intermeshing hooked flanges, not less than **1 inch (25 mm)** deep, filled with butyl sealant concealed within joints.
2. Use lapped expansion joints only where indicated on Drawings.

D. Sealant Joints: Where movable, non-expansion-type joints are required, form metal in accordance with cited sheet metal standard to provide for proper installation of elastomeric sealant.

E. Fabricate cleats and attachment devices from same material as accessory being anchored or from compatible, noncorrosive metal.

F. Fabricate cleats and attachment devices of sizes as recommended by cited sheet metal standard **and by FM Global Property Loss Prevention Data Sheet 1-49** for application, but not less than thickness of metal being secured.

G. Seams:

1. Fabricate nonmoving seams with flat-lock seams. Tin edges to be seamed, form seams, and solder.
2. Fabricate nonmoving seams with flat-lock seams. Form seams and seal with elastomeric sealant unless otherwise recommended by sealant manufacturer for intended use. **Rivet joints where necessary for strength.**
3. Seams for Aluminum: Fabricate nonmoving seams with flat-lock seams. Form seams and seal with epoxy seam sealer. **Rivet joints where necessary for strength.**

2.6 ROOF-DRAINAGE SHEET METAL FABRICATIONS

A. Hanging Gutters:

1. Fabricate to cross section required, complete with end pieces, outlet tubes, and other accessories as required.
 2. Fabricate in minimum **96-inch- (2400-mm-)** long sections.
 3. Furnish flat-stock gutter brackets and **flat-stock** gutter spacers and straps fabricated from same metal as gutters, of size recommended by cited sheet metal standard, but with thickness not less than **twice the gutter thickness**.
 4. Fabricate expansion joints, expansion-joint covers, **gutter bead reinforcing bars**, and gutter accessories from same metal as gutters. **Shop fabricate interior and exterior corners.**
 5. Accessories: **Wire-ball downspout strainer, Valley baffles.**
 6. Gutters with Girth up to **15 Inches (380 mm)**: Fabricate from the following materials:
 - a. Aluminum: **0.032 inch (0.81 mm)** thick.
- B. Downspouts: Fabricate **round** PVC Pipe to match existing, diameter as noted on the drawings. downspouts to dimensions indicated on Drawings, complete with mitered elbows. Furnish with metal hangers from **same material as downspouts and anchors**. Use **manufactured PVC pipe elbows**.
1. Hanger Style: match existing.
 2. Fabricate from the following materials:
 - a. Aluminum: [**0.024 inch (0.61 mm)**] **<Insert dimension>** thick.
- C. Splash Pans: Fabricate to dimensions and shape required and from the following materials:
1. Aluminum: [**0.040 inch (1.02 mm)**] thick.

2.7 LOW-SLOPE ROOF SHEET METAL FABRICATIONS

- A. Roof Edge Flashing (Gravel Stop) and Fascia Cap: Fabricate in minimum **96-inch- (2400-mm-)** long, but not exceeding **12-foot- (3.6-m-)** long sections. Furnish with **6-inch- (150-mm-)** wide, joint cover plates. **Shop fabricate interior and exterior corners.**
1. Fabricate from the following materials:
 - a. Aluminum: [**0.050 inch (1.27 mm)**] **<Insert dimension>** thick.
 - b. thick.
- B. Base Flashing: **Shop fabricate interior and exterior corners.** Fabricate from the following materials:
1. Aluminum: **0.040 inch (1.02 mm)** thick.
- C. Counterflashing: **Shop fabricate interior and exterior corners.** Fabricate from the following materials:
1. Aluminum: [**0.032 inch (0.81 mm)**] **<Insert dimension>** thick.
- D. Roof-Penetration Flashing: Fabricate from the following materials:
1. Aluminum-Zinc Alloy-Coated Steel: **0.028 inch (0.71 mm)** thick.

PART 3 - EXECUTION

3.1 INSTALLATION OF UNDERLAYMENT

- A. Self-Adhering, High-Temperature Sheet Underlayment:
1. Install self-adhering, high-temperature sheet underlayment; wrinkle free.
 2. Prime substrate if recommended by underlayment manufacturer.
 3. Comply with temperature restrictions of underlayment manufacturer for installation; use primer for installing underlayment at low temperatures.
 4. Apply in shingle fashion to shed water, with end laps of not less than **6 inches (150 mm)** staggered **24 inches (600 mm)** between courses.
 5. Overlap side edges not less than **3-1/2 inches (90 mm)**. Roll laps and edges with roller.
 6. Roll laps and edges with roller.
 7. Cover underlayment within 14 days.
- B. Install slip sheet, wrinkle free, **over underlayment** before installing sheet metal flashing and trim.
1. Install in shingle fashion to shed water.
 2. Lapp joints not less than **4 inches (100 mm)**.

3.2 INSTALLATION, GENERAL

- A. Install sheet metal flashing and trim to comply with details indicated and recommendations of cited sheet metal standard that apply to installation characteristics required unless otherwise indicated on Drawings.
1. Install fasteners, protective coatings, separators, sealants, and other miscellaneous items as required to complete sheet metal flashing and trim system.
 2. Install sheet metal flashing and trim true to line, levels, and slopes. Provide uniform, neat seams with minimum exposure of **sealant**.
 3. Anchor sheet metal flashing and trim and other components of the Work securely in place, with provisions for thermal and structural movement.
 4. Install sheet metal flashing and trim to fit substrates and to result in watertight performance.
 5. Install continuous cleats with fasteners spaced not more than **12 inches (300 mm)** o.c.
 6. Space individual cleats not more than **12 inches (300 mm)** apart. Attach each cleat with at least two fasteners. Bend tabs over fasteners.
 7. Install exposed sheet metal flashing and trim with limited oil-canning, and free of buckling and tool marks.
 8. Do not field cut sheet metal flashing and trim by torch.
- B. Metal Protection: Where dissimilar metals contact each other, or where metal contacts pressure-treated wood or other corrosive substrates, protect against galvanic action or corrosion by painting contact surfaces with bituminous coating or by other permanent separation as recommended by sheet metal manufacturer or cited sheet metal standard.

1. Coat concealed side of **uncoated-aluminum** sheet metal flashing and trim with bituminous coating where flashing and trim contact wood, ferrous metal, or cementitious construction.
 2. Underlayment: Where installing sheet metal flashing and trim directly on cementitious or wood substrates, install underlayment and cover with slip sheet.
- C. Expansion Provisions: Provide for thermal expansion of exposed flashing and trim.
1. Space movement joints at maximum of **10 feet (3 m)** with no joints within **24 inches (600 mm)** of corner or intersection.
 2. Form expansion joints of intermeshing hooked flanges, not less than **1 inch (25 mm)** deep, filled with sealant concealed within joints.
 3. Use lapped expansion joints only where indicated on Drawings.
- D. Fasteners: Use fastener sizes that penetrate **substrate not less than recommended by fastener manufacturer to achieve maximum pull-out resistance**.
- E. Conceal fasteners and expansion provisions where possible in exposed work and locate to minimize possibility of leakage. Cover and seal fasteners and anchors as required for a tight installation.
- F. Seal joints as required for watertight construction.
1. Use sealant-filled joints unless otherwise indicated.
 - a. Embed hooked flanges of joint members not less than **1 inch (25 mm)** into sealant.
 - b. Form joints to completely conceal sealant.
 - c. When ambient temperature at time of installation is between **40 and 70 deg F (4 and 21 deg C)**, set joint members for 50 percent movement each way.
 - d. Adjust setting proportionately for installation at higher ambient temperatures.
 - 1) Do not install sealant-type joints at temperatures below **40 deg F (4 deg C)**.
 2. Prepare joints and apply sealants to comply with requirements in Section 079200 "Joint Sealants."

3.3 INSTALLATION OF ROOF-DRAINAGE SYSTEM

- A. Install sheet metal roof-drainage items to produce complete roof-drainage system in accordance with cited sheet metal standard unless otherwise indicated. Coordinate installation of roof perimeter flashing with installation of roof-drainage system.
- B. Hanging Gutters:
1. Join sections with **riveted and soldered joints**.
 2. Provide for thermal expansion.
 3. Attach gutters at eave or fascia to firmly anchor them in position.
 4. Provide end closures and seal watertight with sealant.
 5. Slope to downspouts.

6. Install gutter with expansion joints at locations indicated on Drawings, but not exceeding, **50 feet (15.2 m)** apart. Install expansion-joint caps.
- C. Downspouts:
1. Provide hangers with fasteners designed to hold downspouts securely to walls.
 2. Locate hangers at top and bottom and at approximately **60 inches (1500 mm)** o.c.
 3. Connect downspouts to underground drainage system.
 4. Install where downspouts discharge on **low-slope roofs** >.
 5. Set in **elastomeric sealant** compatible with the substrate.

3.4 INSTALLATION OF ROOF FLASHINGS

- A. Install sheet metal flashing and trim to comply with performance requirements, **sheet metal manufacturer's written installation instructions**, and cited sheet metal standard.
1. Provide concealed fasteners where possible, and set units true to line, levels, and slopes.
 2. Install work with laps, joints, and seams that are permanently watertight and weather resistant.
- B. Roof Edge Flashing:
1. Install roof edge flashings in accordance with ANSI/SPRI/FM 4435/ES-1.
 2. Anchor to resist uplift and outward forces in accordance with recommendations in cited sheet metal standard unless otherwise indicated. Interlock bottom edge of roof edge flashing with continuous cleat anchored to substrate at **staggered 3-inch (75-mm)]** centers.
 3. Anchor to resist uplift and outward forces in accordance with recommendations in FM Global Property Loss Prevention Data Sheet 1-49 for FM Approvals' listing for required windstorm classification.
- C. Pipe or Post Counterflashing: Install counterflashing umbrella with close-fitting collar with top edge flared for elastomeric sealant, extending minimum of **4 inches (100 mm)** over base flashing. Install stainless steel draw band and tighten.
- D. Counterflashing: Coordinate installation of counterflashing with installation of base flashing.
1. Insert counterflashing in reglets or receivers and fit tightly to base flashing.
 2. Extend counterflashing **4 inches (100 mm)** over base flashing.
 3. Lap counterflashing joints minimum of **4 inches (100 mm)**.
- E. Roof-Penetration Flashing: Coordinate installation of roof-penetration flashing with installation of roofing and other items penetrating roof. Seal with **butyl** sealant and clamp flashing to pipes that penetrate roof.

3.5 INSTALLATION OF WALL FLASHINGS

- A. Install sheet metal wall flashing to intercept and exclude penetrating moisture in accordance with cited sheet metal standard unless otherwise indicated. Coordinate installation of wall flashing with installation of wall-opening components such as windows, doors, and louvers.
- B. Reglets: Install reglets per manufacturer's recommendations.

3.6 INSTALLATION TOLERANCES

- A. Installation Tolerances: Shim and align sheet metal flashing and trim within installed tolerance of **1/4 inch in 20 feet (6 mm in 6 m)** on slope and location lines indicated on Drawings and within **1/8-inch (3-mm)** offset of adjoining faces and of alignment of matching profiles.

3.7 CLEANING

- A. Clean exposed metal surfaces of substances that interfere with uniform oxidation and weathering.
- B. Clean off excess sealants.

3.8 PROTECTION

- A. Remove temporary protective coverings and strippable films as sheet metal flashing and trim are installed unless otherwise indicated in manufacturer's written installation instructions.
- B. Replace sheet metal flashing and trim that have been damaged or that have deteriorated beyond successful repair by finish touchup or similar minor repair procedures, as determined by Architect.

END OF SECTION 076200

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SECTION 08 11 13 - HOLLOW METAL DOORS AND FRAMES

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 PERFORMANCE REQUIREMENTS

- A. Wind Loads: As indicated on Drawings. FBC 2010 Ultimate Design Wind Speed is 142 mph
- B. Structural-Test Performance: Test according to ASTM E 330 as follows:
When tested at 150 percent of positive and negative wind-load design pressures, assemblies, including anchorage, do not evidence material failures, structural distress, and permanent deformation of main framing members exceeding 0.2 percent of span.
Test Durations: 10 seconds.
- C. Windborne-Debris-Impact Resistance: Not required at this project location.

1.3 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.

1.4 QUALITY ASSURANCE

- A. Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are listed and labeled by a qualified testing agency, for fire-protection ratings indicated, based on testing at positive pressure according to NFPA 252 UL 10C.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

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

1. Ceco Door Products; an Assa Abloy Group company.
2. Republic Builders Products.
3. Steelcraft; an Ingersoll-Rand 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 Steel Sheet: ASTM A 653/A 653M, Commercial Steel (CS), Type B; with minimum A40 (ZF120) metallic coating.
- D. Frame Anchors: ASTM A 591/A 591M, Commercial Steel (CS), 40Z (12G) coating designation; mill phosphatized.
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 (102 mm), as measured according to ASTM C 143/C 143M.
- G. Mineral-Fiber Insulation: ASTM C 665, Type I.
- H. Glazing: Division 08 Section "Glazing."
- I. Bituminous Coating: Cold-applied asphalt mastic, SSPC-Paint 12, compounded for 15-mil (0.4-mm) dry film thickness per coat.

2.3 STANDARD HOLLOW METAL DOORS

- A. General: Comply with ANSI/SDI A250.8.
Design: Flush panel.
Core Construction: Manufacturer's standard kraft-paper honeycomb, polystyrene, polyurethane, polyisocyanurate, mineral-board, or vertical steel-stiffener core.
 - a. Fire Door Core: As required to provide fire-protection ratings indicated.
 - b. Thermal-Rated (Insulated) Doors: R-value of not less than 6.0 deg F x h x sq. ft./Btu (1.057 K x sq. m/W) when tested according to ASTM C 1363.Vertical Edges for Single-Acting Doors: Beveled edge, 1/8 inch in 2 inches (3 mm in 50 mm)..
Top and Bottom Edges: Closed with flush 0.042-inch- (1.0-mm-) thick, end closures or channels of same material as face sheets.
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:

Level 4 and Physical Performance Level A (Maximum Duty), Model 2 (Seamless).
- C. 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.
Fabricate frames with mitered or coped corners.
Fabricate frames as full profile welded unless otherwise indicated.
Frames for Level 4 Steel Doors: 0.067-inch- (1.7-mm-) thick steel sheet.
- C. Interior Frames: Fabricated from cold-rolled steel sheet.
Fabricate frames with mitered or coped corners.
Fabricate frames as full profile welded unless otherwise indicated.
Frames for Level 3 Steel Doors: 0.053-inch- (1.3-mm-) thick steel sheet.
Frames for Wood Doors: 0.053-inch- (1.3-mm-) thick steel sheet.
Frames for Borrowed Lights: Same as adjacent door frame.
- D. Hardware Reinforcement: ANSI/SDI A250.6.

2.5 FRAME ANCHORS

- A. Jamb Anchors:
 - 1. Stud-Wall Type: Designed to engage stud, welded to back of frames; not less than 0.042 inch (1.0 mm) thick.
 - 2. Masonry Type: Adjustable strap-and-stirrup or T-shaped anchors to suit frame size, not less than 0.042 inch (1.0 mm) thick, with corrugated or perforated straps not less than 2 inches (50 mm) wide by 10 inches (250 mm) long; or wire anchors not less than 0.177 inch (4.5 mm) thick.
- B. Floor Anchors: Formed from same material as frames, not less than 0.042 inch (1.0 mm) thick, and as follows:
Monolithic Concrete Slabs: Clip-type anchors, with two holes to receive fasteners.

2.6 STOPS AND MOLDINGS

- A. Moldings for Glazed Lites in Doors: Minimum 0.032 inch (0.8 mm) thick, same material as door face sheet.
- B. Fixed Frame Moldings: Formed integral with hollow metal frames, a minimum of 5/8 inch (16 mm) high unless otherwise indicated.

2.7 ACCESSORIES

- A. Mullions and Transom Bars: Join to adjacent members by welding or rigid mechanical anchors.
- B. Ceiling Struts: Minimum 1/4-inch-thick by 1-inch- (6.4-mm-thick by 25.4-mm-) wide steel.
- C. Grout Guards: Formed from same material as frames, not less than 0.016 inch (0.4 mm) 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. Grout Guards: Weld guards to frame at back of hardware mortises in frames to be grouted.
 - 3. Floor Anchors: Weld anchors to bottom of jambs and mullions with at least four spot welds per anchor.
 - 4. Jamb Anchors: Provide number and spacing of anchors as follows:
 - a. Stud-Wall Type: Locate anchors not more than 18 inches (457 mm) from top and bottom of frame. Space anchors not more than 32 inches (813 mm) o.c. and as follows:
 - 1)
 - 2) Four anchors per jamb from 60 to 90 inches (1524 to 2286 mm) high.
 - 3) Two anchors per head for frames more than 42 inches (1066 mm) wide and mounted in metal-stud partitions.
 - 4)
 - 5. 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. Provide fixed frame moldings on outside of exterior and on secure side of interior doors and frames.
 - 3. Provide loose stops and moldings on inside of hollow metal work.
 - 4. 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. Shop Primer: ANSI/SDI A250.10.

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. Install frames with removable glazing stops located on secure side of opening.
 - c. Install door silencers in frames before grouting.
 - d. Remove temporary braces necessary for installation only after frames have been properly set and secured.
 - e. Check plumbness, squareness, and twist of frames as walls are constructed. Shim as necessary to comply with installation tolerances.
 - f. Field apply bituminous coating to backs of frames that are filled with grout containing antifreezing agents.
- B. Floor Anchors: Provide floor anchors for each jamb and mullion that extends to floor, and secure with postinstalled expansion anchors.
 - a. Floor anchors may be set with powder-actuated fasteners instead of postinstalled expansion anchors if so indicated and approved on Shop Drawings.
- C. Wood-Stud Partitions: Solidly pack mineral-fiber insulation behind frames.
- D. 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.
- E. 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.
- F. 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.
Installation Tolerances: Adjust hollow metal door frames for squareness, alignment, twist, and plumb to the following tolerances:
 - a. Squareness: Plus or minus 1/16 inch (1.6 mm), measured at door rabbet on a line 90 degrees from jamb perpendicular to frame head.
 - b. Alignment: Plus or minus 1/16 inch (1.6 mm), measured at jambs on a horizontal line parallel to plane of wall.
 - c. Twist: Plus or minus 1/16 inch (1.6 mm), measured at opposite face corners of jambs on parallel lines, and perpendicular to plane of wall.
 - d. Plumbness: Plus or minus 1/16 inch (1.6 mm), measured at jambs at floor.
- G. 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 (3 mm) plus or minus 1/16 inch (1.6 mm).
 - b. Between Edges of Pairs of Doors: 1/8 inch (3 mm) plus or minus 1/16 inch (1.6 mm).
 - c. Between Bottom of Door and Top of Threshold: Maximum 3/8 inch (9.5 mm).

- d. Between Bottom of Door and Top of Finish Floor (No Threshold): Maximum 3/4 inch (19 mm).
- 2. Fire-Rated Doors: Install doors with clearances according to NFPA 80.
- H. 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 (230 mm) o.c. and not more than 2 inches (50 mm) 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 08 11 13

SECTION 083323 - OVERHEAD COILING DOORS

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. Section Includes:
 - 1. Insulated service doors.
- B. Related Requirements:
 - 1. Section 055000 "Metal Fabrications" for miscellaneous steel supports, door-opening framing, corner guards, and bollards.

1.3 ACTION SUBMITTALS

- A. Product Data: For each type and size of overhead coiling door and accessory.
 - 1. Include construction details, material descriptions, dimensions of individual components, profiles for slats, and finishes.
 - 2. Include rated capacities, operating characteristics, electrical characteristics, and furnished accessories.
 - 3. Include description of automatic-closing device and testing and resetting instructions.
- B. Shop Drawings: For each installation and for special components not dimensioned or detailed in manufacturer's product data.
 - 1. Include plans, elevations, sections, and mounting details.
 - 2. Include details of equipment assemblies, and indicate dimensions, required clearances, method of field assembly, components, and location and size of each field connection.
 - 3. Include points of attachment and their corresponding static and dynamic loads imposed on structure.
 - 4. For exterior components, include details of provisions for assembly expansion and contraction and for excluding and draining moisture to the exterior.
 - 5. Show locations of controls, locking devices, **detectors**, and other accessories.
 - 6. Include diagrams for power, signal, and control wiring.
- C. Samples for Initial Selection: Manufacturer's finish charts showing full range of colors and textures available for units with factory-applied finishes.
 - 1. Include similar Samples of accessories involving color selection.
- D. Samples for Verification: For each type of exposed finish on the following components, in manufacturer's standard sizes:

1. Curtain slats.
2. Bottom bar.
3. Guides.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For Installer.
- B. Sample Warranty: For special warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Special warranty.
- B. Maintenance Data: For overhead coiling doors to include in maintenance manuals.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: An entity that employs installers and supervisors who are trained and approved by manufacturer for both installation and maintenance of units required for this Project.

1.7 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of doors that fail in materials or workmanship within specified warranty period.
 1. Warranty Period: **Five years or 1,000,000 cycles** from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Source Limitations: Obtain overhead coiling doors from single source from single manufacturer.
 1. Obtain operators and controls from overhead coiling-door manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. \Structural Performance, Exterior Doors: Capable of withstanding the following design wind loads:
 1. Design Wind Load: **As indicated on Drawings.**
 2. Testing: In accordance with ASTM E330/E330M.

3. Deflection Limits: Design overhead coiling doors to withstand design wind load without evidencing permanent deformation or disengagement of door components.
- B. Windborne-Debris Impact Resistance: Provide **impact-protective** overhead coiling doors that pass ASTM E1886 missile-impact and cyclic-pressure tests in accordance with **ASTM E1996 for Wind Zone specified on the structural drawings** for **basic** protection.
1. Large-Missile Test: For overhead coiling doors located within **30 feet (9.1 m)** of grade.
 2. Small-Missile Test: For overhead coiling doors located between **30 feet (9.1 m)** and **60 feet (18.3 m)** above grade.
- 2.3 DOOR ASSEMBLY Insert drawing designation. Use these designations on Drawings to identify each product.
- A. **Insulated Service Door:** Overhead coiling door formed with curtain of interlocking metal slats.
1. **Basis-of-Design Product:** Subject to compliance with requirements, provide Cornell; Storm Defender Door (insulated) or comparable product by one of the following:
 - a. Amarr Garage Doors.
 - b. Clopay Building Products.
- B. Operation Cycles: Door components and operators capable of operating for not less than **50,000**. One operation cycle is complete when a door is opened from the closed position to the fully open position and returned to the closed position.
1. Include tamperproof cycle counter.
- C. Maximum rate of **0.3 cfm/sq. ft. (1.52 L/s per sq. m)** when tested in accordance with **ASHRAE/IES 90.1**.
- D. Curtain R-Value: 8.0.
- E. Door Curtain Material: **Aluminum**.
- F. Door Curtain Slats: Flat profile slats of **2-5/8-inch (67-mm)** center-to-center height.
1. Insulated-Slat Interior Facing: Metal.
- G. Bottom Bar:
1. Standard Bottom Bar **21.5 Feet (6.6 m)** DBG and Smaller: Extruded-aluminum Alloy 6063-T5; minimum height **3-3/8 inches (9.5 mm)**, minimum base thickness **3/16 inch (4.8 mm)**, and minimum width **4 inches (102 mm)**.
 - a. Basis-of-Design Product: Subject to requirements, provide Cornell; RapidResponse™ Impactable Bottom Bar or comparable product.
- H. Curtain Jamb Guides: [**Structural steel** with exposed finish matching curtain slats.
1. Hot-dip galvanized in accordance with ASTM A123 without a finish coating.
- I. Hood: **Match curtain material and finish**.

1. Shape: **As indicated on Drawings.**

J. Electric Door Operator:

1. Basis-of-Design Product: Subject to compliance with requirements, provide Cornell; **Apex Smart Controller** or comparable product.
2. Usage Classification: **20 cycles or less per day.**
3. Operator Location: **Top of hood.**
4. Safety: Listed in accordance with UL 325 by a qualified testing agency for commercial or industrial use ; **moving parts of operator enclosed or guarded if exposed and mounted at 8 feet (2.44 m) or lower**].
5. Motor Exposure: **Interior.**
6. Motor Electrical Characteristics:
 - a. Horsepower: As determined by door manufacturer.
 - b. As shown on electrical drawings.
7. Emergency Manual Operation: **Chain** type.
8. Obstruction-Detection Device: Automatic **NEMA 1 photo eye sensor.**
 - a. Basis-of-Design Finish: Subject to requirements, provide Cornell; SafetyGard or comparable product.
9. Control Station(s): **Flush** mounted.

K. Curtain Accessories: Equip door with **weatherseals.**

2.4 MATERIALS, GENERAL

A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.

2.5 DOOR CURTAIN MATERIALS AND CONSTRUCTION

- A. Door Curtains: Fabricate overhead coiling-door curtain of interlocking metal slats, designed to withstand wind loading indicated, in a continuous length for width of door without splices. Unless otherwise indicated, provide slats of thickness and mechanical properties recommended by door manufacturer for performance, size, and type of door indicated, and as follows:
1. Aluminum Door Curtain Slats: **Minimum 0.050 inch (1.27 mm).**
 2. Insulation: Fill slats for insulated doors with manufacturer's standard thermal insulation complying with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, in accordance with ASTM E84 or UL 723. Enclose insulation completely within slat faces.
- B. Curtain Jamb Guides: Manufacturer's standard angles or channels and angles of same material and finish as curtain slats unless otherwise indicated, with sufficient depth and strength to retain curtain, to allow curtain to operate smoothly, and to withstand loading. Slot bolt holes for guide adjustment. Provide removable stops on guides to prevent overtravel of curtain, **and a continuous bar for holding windlocks to comply with wind-load requirements.**

2.6 HOODS

- A. General: Form sheet metal hood to entirely enclose coiled curtain and operating mechanism at opening head. Contour to fit end brackets to which hood is attached. Roll and reinforce top and bottom edges for stiffness. Form closed ends for surface-mounted hoods and fascia for any portion of between-jamb mounting that projects beyond wall face. Equip hood with intermediate support brackets as required to prevent sagging.
1. Aluminum: **0.040-inch- (1.016-mm-)** thick aluminum sheet complying with **ASTM B209 (ASTM B209M)**, of alloy and temper recommended by manufacturer and finisher for type of use and finish indicated.
 2. Exterior-Mounted Doors: Fabricate hood to act as weather protection and with a perimeter sealant-joint-bead profile for applying joint sealant.

2.7 LOCKING DEVICES

- A. Slide Bolt: Fabricate with side-locking bolts to engage through slots in tracks for locking by padlock, located on both left and right jamb sides, operable from coil side.

2.8 CURTAIN ACCESSORIES

- A. Weatherseals for Exterior Doors: Equip each exterior door with weather-stripping gaskets fitted to entire exterior perimeter of door for a weather-resistant installation unless otherwise indicated.
1. Bottom Bar:
 - a. Motor-Operated Doors: Sensing/weather edge with neoprene astragal extending full width of door bottom bar.
 2. Guides: Vinyl strip sealing fascia side of curtain.
 3. Hood: Neoprene/rayon baffle to impede airflow above coil.
 4. Lintel Seal: Nylon brush fitted at door header to impede airflow.

2.9 COUNTERBALANCE MECHANISM

- A. General: Counterbalance doors by means of manufacturer's standard mechanism with an adjustable-tension, steel helical torsion spring mounted around a steel shaft and contained in a spring barrel connected to top of curtain with barrel rings. Use grease-sealed bearings or self-lubricating graphite bearings for rotating members.
- B. Counterbalance Barrel: Steel pipe capable of supporting curtain load with maximum deflection of **0.03 in./ft. (2.5 mm/m)** of width.
- C. Counterbalance Spring: One or more oil-tempered, heat-treated steel helical torsion springs. Size springs to counterbalance weight of curtain, with uniform adjustment accessible from outside barrel. Secure ends of springs to barrel and shaft with cast-steel barrel plugs.
- D. Torsion Rod for Counterbalance Shaft: Fabricate of manufacturer's standard cold-rolled steel, sized to hold fixed spring ends and carry torsional load.

- E. Brackets: Manufacturer's standard mounting brackets of either cast iron or cold-rolled steel plate.
- F. Chain-Hoist Operator: When necessary for electric operation failure. Provide chain hoist operator with endless steel chain, chain pocket wheel and guard, geared reduction unit, and chain keeper secured to guide. Chain hoist to include integral brake mechanism that will immediately stop upward or downward travel and maintain door in a stationary position when the hand chain is released by user.

2.10 ELECTRIC DOOR OPERATORS

- A. General: Electric door operator assembly of size and capacity recommended and provided by door manufacturer for door and operation-cycles requirement specified, with electric motor and factory-prewired motor controls, starter, gear-reduction unit, solenoid-operated brake, clutch, control stations, control devices, integral gearing for locking door, and accessories required for proper operation.
 - 1. Comply with NFPA 70.
 - 2. Control equipment complying with NEMA ICS 1, NEMA ICS 2, and NEMA ICS 6, with NFPA 70 Class 2 control circuit, maximum 24 V ac or dc.
- B. Usage Classification: Electric operator and components capable of operating for not less than number of cycles per hour indicated for each door.
- C. Door Operator Location(s): Operator location indicated for each door.
 - 1. Top-of-Hood Mounted: Operator is mounted to the right or left door head plate with the operator on top of the door-hood assembly and connected to the door drive shaft with drive chain and sprockets. Headroom is required for this type of mounting.
- D. Motors: Reversible-type motor for motor exposure indicated for each door assembly.
 - 1. Electrical Characteristics: Minimum as indicated for each door assembly. If not indicated, large enough to start, accelerate, and operate door in either direction from any position, at a speed not less than **6 in./sec. (152 mm/s)** and not more than **9 in./sec. (229 mm/s)**, without exceeding nameplate ratings or service factor.
 - 2. Operating Controls, Controllers, Disconnect Switches, Wiring Devices, and Wiring: Manufacturer's standard unless otherwise indicated.
 - 3. Coordinate wiring requirements and electrical characteristics of motors and other electrical devices with building electrical system and each location where installed.
- E. Limit Switches: Equip each motorized door with adjustable switches interlocked with motor controls and set to automatically stop door at fully opened and fully closed positions.
- F. Obstruction-Detection Devices: External entrapment protection consisting of indicated automatic safety sensor capable of protecting full width of door opening. **For non-fire-rated doors, activation of device immediately stops and reverses downward door travel.** Retain "Photoelectric Sensor" or "Electric Sensor Edge" Subparagraph below, or both, to suit Project.

1. Photoelectric Sensor: Manufacturer's standard system designed to detect an obstruction in door opening without contact between door and obstruction.
 2. Electric Sensor Edge: Automatic safety sensor edge, located within astragal or weather stripping mounted to bottom bar. Contact with sensor activates device. Connect to control circuit using manufacturer's standard take-up reel, self-coiling cable, or wireless.
- G. Control Station: Three-button control station in fixed location with momentary-contact push-button controls labeled "Open" and "Stop" and sustained- or constant-pressure push-button control labeled "Close."
1. Interior-Mounted Units: Full-guarded, surface-mounted, heavy-duty type, with general-purpose NEMA ICS 6, Type 1 enclosure.
- H. Emergency Manual Operation: Equip each electrically powered door with capability for emergency manual operation. Design manual mechanism so required force for door operation does not exceed **25 lbf (111 N)**.
- I. Motor Removal: Design operator so motor may be removed without disturbing limit-switch adjustment and without affecting emergency manual operation.
- J. Audible and Visual Signals: Audible alarm and visual indicator lights in compliance with the accessibility standard.

2.11 GENERAL FINISH REQUIREMENTS

- A. Comply with NAAMM/NOMMA 500 for recommendations for applying and designating finishes.
- B. Appearance of Finished Work: Noticeable variations in same piece are unacceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.12 ALUMINUM FINISHES

- A. Baked-Enamel or Powder-Coat Finish: AAMA 2603. Comply with coating manufacturer's written instructions for cleaning, conversion coating, and applying and baking finish.
 1. Basis-of-Design Finish: Cornell; **SpectraShield Coating System**.
 - a. Finish: Color **as selected by Architect from manufacturer's full range**.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates areas and conditions, with Installer present, for compliance with requirements for substrate construction and other conditions affecting performance of the Work.

- B. Examine locations of electrical connections.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Install overhead coiling doors and operating equipment complete with necessary hardware, anchors, inserts, hangers, and equipment supports; in accordance with manufacturer's written instructions and as specified.
- B. Install overhead coiling doors, hoods, controls, and operators at mounting locations indicated for each door.
- C. Accessibility: Install overhead coiling doors, switches, and controls along accessible routes in compliance with the accessibility standard.

3.3 FIELD QUALITY CONTROL

- A. Testing Agency: **Engage** a qualified testing agency to perform tests and inspections and to furnish reports to Architect.
- B. Perform the following tests and inspections **with the assistance of a factory-authorized service representative**:
 - 1. Test door release, closing, and alarm operations when activated by smoke detector or building's fire-alarm system. Test manual operation of closed door. Reset door-closing mechanism after successful test.
- C. Repair or remove and replace installations where inspections indicate that they do not comply with specified requirements.
- D. Reinspect repaired or replaced installations to determine if replaced or repaired door assembly installations comply with specified requirements.

3.4 STARTUP SERVICE

- A. Engage a factory-authorized service representative to perform startup service.
 - 1. Complete installation and startup checks in accordance with manufacturer's written instructions.
 - 2. After electrical circuitry has been energized, operate doors to confirm proper motor rotation and door performance.
 - 3. Test and adjust controls and safety devices. Replace damaged and malfunctioning controls and equipment.

3.5 ADJUSTING

- A. Adjust hardware and moving parts to function smoothly so that doors operate easily, free of warp, twist, or distortion.
 - 1. Adjust exterior doors and components to be weather resistant.
- B. Lubricate bearings and sliding parts as recommended by manufacturer.
- C. Adjust seals to provide tight fit around entire perimeter. There shall be no visible daylight from the inside of the building when the door is in the closed position.

3.6 MAINTENANCE SERVICE

- A. Initial Maintenance Service: Beginning at Substantial Completion, maintenance service shall include **12 months'** full maintenance by skilled employees of coiling-door Installer. Include **quarterly** preventive maintenance, repair or replacement of worn or defective components, lubrication, cleaning, and adjusting as required for proper door operation. Parts and supplies shall be manufacturer's authorized replacement parts and supplies.
 - 1. Perform maintenance, including emergency callback service, during normal working hours.

3.7 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain overhead coiling doors.

END OF SECTION 083323

SECTION 088000 - GLAZING

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Laminated Glass products.
 - 2. Tempered Glass Products
 - 3. Glazing sealants.
 - 4. Glazing tapes.
 - 5. Miscellaneous glazing materials.

1.2 COORDINATION

- A. Coordinate glazing channel dimensions to provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances to achieve proper safety margins for glazing retention under each design load case, load case combination, and service condition.

1.3 PREINSTALLATION MEETINGS

- A. Preinstallation Conference: Conduct conference at **Project site**.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product.
- B. Glass Samples: For each type of glass product other than clear monolithic vision glass; **12 inches (300 mm)** square.
- C. Delegated Design Submittal: For glass indicated to comply with performance requirements and design criteria, including analysis data signed and sealed by qualified professional engineer responsible for their preparation.

1.5 INFORMATIONAL SUBMITTALS

- A. Product Certificates: For glass.
- B. Product test reports.
- C. Preconstruction adhesion and compatibility test report.
- D. Sample warranties.

1.6 QUALITY ASSURANCE

- A. Sealant Testing Agency Qualifications: An independent testing agency qualified according to ASTM C1021 to conduct the testing indicated.

1.7 WARRANTY

- A. Manufacturer's Special Warranty for Coated-Glass Products: Manufacturer agrees to replace coated-glass units that deteriorate within specified warranty period. Deterioration of coated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects include peeling, cracking, and other indications of deterioration in coating.

- 1. Warranty Period: **10** years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 GLASS PRODUCTS, GENERAL

- A. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below unless more stringent requirements are indicated. See these publications for glazing terms not otherwise defined in this Section or in referenced standards.

- 1. NGA Publications: "Glazing Manual."

- B. Thickness: Where glass thickness is indicated, it is a minimum.

2.2 GLASS PRODUCTS

- A. Clear Annealed Float Glass: ASTM C1036, Type I, Class 1 (clear), Quality-Q3.
- B. Tinted Annealed Float Glass: ASTM C1036, Type I, Class 2 (tinted), Quality-Q3.
 - 1. Viracon (Basis of Design).
- C. Heat-Strengthened Float Glass: ASTM C1048, Kind HS (heat strengthened), Type I, Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3.
- D. Low-E-Coated Vision Glass: ASTM C1376.
- E. Safety Glazing Labeling: Where safety glazing is indicated, permanently mark glazing with certification label of **the SGCC or manufacturer**. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.
- F.

2.3 PERFORMANCE REQUIREMENTS

- A. Delegated Design: Engage a qualified professional engineer, as defined in Section 014000 "Quality Requirements," to design glazing.
- B. Structural Performance: Glazing shall withstand the following design loads within limits and under conditions indicated determined in accordance with the IBC and ASTM E1300:
1. Design Wind Pressures: As indicated on Drawings.
 2. Thermal Loads: Design glazing to resist thermal stress breakage induced by differential temperature conditions and limited air circulation within individual glass lites and insulated glazing units.
- C. Safety Glazing: Where safety glazing is indicated, provide glazing that complies with 16 CFR 1201, Category II.
- G. Large missile impact glazing for exterior windows and aluminum storefront shall be as follows:
1. Provide hurricane impact resistant glass at exterior windows.
 - a. Glass shall be
 - 1) Oldcastle 17/32" laminated impact consisting of
 - 3/16" clear - .090" sentry glass –
 - 1/4" oldcastle guardian midnight gray (mngy) high performance tint for impact resistance.090" sentry glass –
 - 3/16" clear, laminated for impact resistance meeting large missile impact design criteria, insulating-glass units complying with division 8 section "glazing", as well as specified performance requirements.
- H. Performance:
- | | |
|------------------------------|------|
| winter u-value: | 0.45 |
| summer u-value: | 0.48 |
| solar heat gain coefficient: | 0.20 |
| shading coefficient: | 0.23 |
| visible light transmittance: | 8% |
| total solar transmittance: | 5% |
- I. Optical performance:
- | | |
|--------------------------------------|--------------|
| visible light transmittance: | 8% |
| visible light reflectance (outside): | 5% |
| visible light reflectance (inside): | 11% |
| total solar transmittance: | 5% |
| total solar reflectance (outside): | 4% |
| ultraviolet transmittance: | less than 1% |

2.4 GLAZING SEALANTS

- A. General:
1. Compatibility: Compatible with one another and with other materials they contact, including glass products, seals of insulating-glass units, and glazing channel substrates, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.

2.Suitability: Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.

3.Colors of Exposed Glazing Sealants: **As selected by Architect from manufacturer's full range of industry colors].**

- B. Neutral-Curing Silicone Glazing Sealant, Class 100/50: Complying with ASTM C920, Type S, Grade NS, Use NT.

2.5 GLAZING TAPES

- A. Back-Bedding Mastic Glazing Tapes: Preformed, butyl-based, 100 percent solids elastomeric tape; nonstaining and nonmigrating in contact with nonporous surfaces; with or without spacer rod as recommended in writing by tape and glass manufacturers for application indicated; and complying with ASTM C1281 and AAMA 800 for products indicated below:

- 1.AAMA 804.3 tape, where indicated.
- 2.AAMA 806.3 tape, for glazing applications in which tape is subject to continuous pressure.
- 3.AAMA 807.3 tape, for glazing applications in which tape is not subject to continuous pressure.

- B.Expanded Cellular Glazing Tapes: Closed-cell, PVC foam tapes; factory coated with adhesive on both surfaces; and complying with AAMA 800 for the following types:

2. AAMA 810.1, Type 1, for glazing applications in which tape acts as primary sealant.
3. AAMA 810.1, Type 2, for glazing applications in which tape is used in combination with a full bead of liquid sealant.

2.6 MISCELLANEOUS GLAZING MATERIALS

- A. Cleaners, Primers, and Sealers: Types recommended by sealant or gasket manufacturer.

- B. Setting Blocks:

1. **EPDM** with Shore A durometer hardness of 85, plus or minus 5.
2. Type recommended in writing by sealant or glass manufacturer.

- C. Spacers:

1. **Neoprene** blocks or continuous extrusions of hardness required by glass manufacturer to maintain glass lites in place for installation indicated.
2. Type recommended in writing by sealant or glass manufacturer.

- D. Edge Blocks:

1. **EPDM** with Shore A durometer hardness per manufacturer's written instructions.
2. Type recommended in writing by sealant or glass manufacturer.

- E. Cylindrical Glazing Sealant Backing: ASTM C1330, Type O (open-cell material), of size and density to control glazing sealant depth and otherwise produce optimum glazing sealant performance.

PART 3 - EXECUTION

3.1 GLAZING, GENERAL

- A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.
- B. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass includes glass with edge damage or other imperfections that, when installed, could weaken glass, impair performance, or impair appearance.
- C. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction testing.
- D. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.
- E. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.
- F. Provide spacers for glass lites where length plus width is larger than **50 inches (1270 mm)**.
- G. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and in accordance with requirements in referenced glazing publications.

3.2 TAPE GLAZING

- A. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.
- B. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.
- C. Cover vertical framing joints by applying tapes to heads and sills first, then to jambs. Cover horizontal framing joints by applying tapes to jambs, then to heads and sills.
- D. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.
- E. Apply heel bead of elastomeric sealant.
- F. Center glass lites in openings on setting blocks, and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.
- G. Apply cap bead of elastomeric sealant over exposed edge of tape.

3.3 GASKET GLAZING (DRY)

- A. Cut compression gaskets to lengths recommended by gasket manufacturer to fit openings exactly, with allowance for stretch during installation.
- B. Insert soft compression gasket between glass and frame or fixed stop so it is securely in place with joints miter cut and bonded together at corners.
- C. Installation with Drive-in Wedge Gaskets: Center glass lites in openings on setting blocks, and press firmly against soft compression gasket by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended in writing by gasket manufacturer.
- D. Installation with Pressure-Glazing Stops: Center glass lites in openings on setting blocks, and press firmly against soft compression gasket. Install dense compression gaskets and pressure-glazing stops, applying pressure uniformly to compression gaskets. Compress gaskets to produce a weathertight seal without developing bending stresses in glass. Seal gasket joints with sealant recommended in writing by gasket manufacturer.
- E. Install gaskets so they protrude past face of glazing stops.

3.4 SEALANT GLAZING (WET)

- A. Install continuous spacers, or spacers combined with cylindrical sealant backing, between glass lites and glazing stops to maintain glass face clearances and to prevent sealant from extruding into glass channel and blocking weep systems until sealants cure. Secure spacers or spacers and backings in place and in position to control depth of installed sealant relative to edge clearance for optimum sealant performance.
- B. Force sealants into glazing channels to eliminate voids and to ensure complete wetting or bond of sealant to glass and channel surfaces.
- C. Tool exposed surfaces of sealants to provide a substantial wash away from glass.

3.5 CLEANING AND PROTECTION

- A. Immediately after installation, remove nonpermanent labels and clean surfaces.
- B. Protect glass from contact with contaminating substances resulting from construction operations. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains.
 1. If, despite such protection, contaminating substances do contact with glass, remove substances immediately as recommended in writing by glass manufacturer. Remove and replace glass that cannot be cleaned without damage to coatings.
- C. Remove and replace glass that is damaged during construction period.

3.6 GLASS SCHEDULE Refer to the notes on the drawings.

END OF SECTION 088000

SECTION 092900 - GYPSUM BOARD

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
 - 1. Impact Resistant Interior gypsum board.

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.

2.2 GYPSUM BOARD, GENERAL

- A. In addition to the following, comply with the requirements of the fire rated assemblies on the drawings.

2.3 INTERIOR GYPSUM BOARD

- A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. CertainTeed Corp.
 - 2. Georgia-Pacific Gypsum LLC.
 - 3. Lafarge North America Inc.
 - 4. National Gypsum Company.
 - 5. USG Corporation.
- B. Gypsum Wallboard: ASTM C 1396/C 1396M.
- C. Impact-Resistant Gypsum Board: ASTM C1396/C1396M gypsum board, tested in accordance with ASTM C1629/C1629M.
 - 1. Core: **As indicated on Drawings 5/8 inch (15.9 mm), Type X.**
 - 2. Surface Abrasion: ASTM C1629/C1629M, meets or exceeds **Level 3** requirements.
 - 3. Indentation: ASTM C1629/C1629M, meets or exceeds **Level 3** requirements.
 - 4. Soft-Body Impact: ASTM C1629/C1629M, meets or exceeds **Level 3** requirements.
 - 5. Hard-Body Impact: ASTM C1629/C1629M, meets or exceeds **Level 3** requirements in accordance with test in Annex A1.
 - 6. Long Edges: Tapered.

7. Mold Resistance: ASTM D3273, score of 10 as rated in accordance with ASTM D3274.

D. Mold-Resistant Gypsum Board: ASTM C1396/C1396M. With moisture- and mold-resistant core and paper surfaces.

1. Core: **5/8 inch (15.9 mm), Type X.**

2. Long Edges: Tapered.

3. Mold Resistance: ASTM D3273, score of 10 as rated in accordance with ASTM D3274.

2.4 SPECIALTY GYPSUM BOARD

A. Gypsum Board, Type C: ASTM C 1396/C 1396M. Manufactured to have increased fire-resistive capability.

2.5 TRIM ACCESSORIES

A. Interior Trim: ASTM C 1047.

1. Material: Galvanized or aluminum-coated steel sheet, rolled zinc, plastic, or paper-faced galvanized steel sheet.

B. Aluminum Trim: ASTM B 221 (ASTM B 221M), Alloy 6063-T5.

2.6 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.

2.7 AUXILIARY MATERIALS

A. Steel Drill Screws: ASTM C 1002, unless otherwise indicated.

B. Thermal Insulation: As specified in Section 072100 "Thermal Insulation."

PART 3 - EXECUTION

3.1 APPLYING AND FINISHING PANELS

A. Comply with ASTM C 840.

B. Examine panels before installation. Reject panels that are wet, moisture damaged, and mold damaged.

- C. Isolate perimeter of gypsum board applied to non-load-bearing partitions at structural abutments, except floors. Provide 1/4- to 1/2-inch- (6.4- to 12.7-mm-) wide spaces at these locations and trim edges with edge trim where edges of panels are exposed. Seal joints between edges and abutting structural surfaces with acoustical sealant.
- D. 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. Control Joints: Install control joints according to ASTM C 840 and in specific locations approved by Architect for visual effect.
- E. Prefill open joints, rounded or beveled edges, and damaged surface areas.
- F. Apply joint tape over gypsum board joints, except for trim products specifically indicated as not intended to receive tape.
- G. Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C 840:
 - 1. Level 1: Ceiling plenum areas, concealed areas, and where indicated.
 - 2. Level 2: Panels that are substrate for tile.
 - 3. Level 4: At panel surfaces that will be exposed to view unless otherwise indicated
 - a. Primer and its application to surfaces are specified in Section 099123 "Interior Painting."
- H. 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.
- I. Remove and replace panels that are wet, moisture damaged, and mold damaged.

END OF SECTION 092900

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SECTION 09 91 23 - INTERIOR PAINTING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- 1. Section includes surface preparation and the application of paint systems on interior substrates.
- B. Related Requirements:
 - 1. Section 051200 "Structural Steel Framing" for shop priming of metal substrates with primers specified in this Section.
 - 2. Section 099600 "High-Performance Coatings" for high-performance and special-use coatings.
 - 3. Section 099113 "Exterior Painting" for surface preparation and the application of paint systems on exterior substrates.

1.3 DEFINITIONS

- A. Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.
- B. Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product. Include preparation requirements and application instructions.
- B. Samples for Initial Selection: For each type of topcoat product.
- C. Samples for Verification: For each type of paint system and in each color and gloss of topcoat.
 - 1. Submit Samples on rigid backing, 8 inches (200 mm) square.
 - 2. Step coats on Samples to show each coat required for system.
 - 3. Label each coat of each Sample.
 - 4. Label each Sample for location and application area.
- D. Product List: For each product indicated, include the following:
 - 1. Cross-reference to paint system and locations of application areas. Use same designations indicated on Drawings and in schedules.
 - 2. Printout of current "MPI Approved Products List" for each product category specified in Part 2, with the proposed product highlighted.

1.5 MAINTENANCE MATERIAL SUBMITTALS

- A. Furnish extra materials that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 - 1. Paint: 5 percent, but not less than 1 gal. (3.8 L) of each material and color applied.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained at not less than 45 deg F (7 deg C).
 - 1. Maintain containers in clean condition, free of foreign materials and residue.
 - 2. Remove rags and waste from storage areas daily.

1.7 FIELD CONDITIONS

- A. Apply paints only when temperature of surfaces to be painted and ambient air temperatures are between 50 and 95 deg F (10 and 35 deg C).
- B. Do not apply paints when relative humidity exceeds 85 percent; at temperatures less than 5 deg F (3 deg C) above the dew point; or to damp or wet surfaces.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
 - 1. Behr Process Corporation.
 - 2. Benjamin Moore & Co.
 - 3. Benjamin Moore & Co. (Canada).
 - 4. Coronado Paint.
 - 5. ICI Paints.
 - 6. Sherwin-Williams -Basic of Design: Pro Industrial Pre-Catalyzed water-based epoxy refer to cut sheet attached.

2.2 PAINT, GENERAL

- A. MPI Standards: Provide products that comply with MPI standards indicated and that are listed in its "MPI Approved Products List."
- B. 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.

- C. Colors: As selected by Architect from manufacturer's full range.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.
- B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:
 - 1. Concrete: 12 percent.
 - 2. Masonry (Clay and CMU): 12 percent.
 - 3. Wood: 15 percent.
 - 4. Gypsum Board: 12 percent.
 - 5. Plaster: 12 percent.
- C. Gypsum Board Substrates: Verify that finishing compound is sanded smooth.
- D. Plaster Substrates: Verify that plaster is fully cured.
- E. Spray-Textured Ceiling Substrates: Verify that surfaces are dry.
- F. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- G. Proceed with coating application only after unsatisfactory conditions have been corrected.
 - 1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

- A. Comply with manufacturer's written instructions and recommendations in "MPI Manual" applicable to substrates indicated.
- B. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.
 - 1. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection if any.
- C. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, and incompatible paints and encapsulants.
 - 1. Remove incompatible primers and reprime substrate with compatible primers or apply tie coat as required to produce paint systems indicated.
- D. Concrete Substrates: Remove release agents, curing compounds, efflorescence, and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces to be painted exceeds that permitted in manufacturer's written instructions.

- E. Masonry Substrates: Remove efflorescence and chalk. Do not paint surfaces if moisture content or alkalinity of surfaces or mortar joints exceed that permitted in manufacturer's written instructions.
- F. Steel Substrates: Remove rust, loose mill scale, and shop primer, if any. Clean using methods recommended in writing by paint manufacturer. but not less than the following:
 - 1. SSPC-SP 2, "Hand Tool Cleaning."
 - 2. SSPC-SP 3, "Power Tool Cleaning."
 - 3. SSPC-SP 7/NACE No. 4, "Brush-off Blast Cleaning."
 - 4. SSPC-SP 11, "Power Tool Cleaning to Bare Metal."
- G. Shop-Primed Steel Substrates: Clean field welds, bolted connections, and abraded areas of shop paint, and paint exposed areas with the same material as used for shop priming to comply with SSPC-PA 1 for touching up shop-primed surfaces.
- H. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal fabricated from coil stock by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.
- I. Aluminum Substrates: Remove loose surface oxidation.
- J. Wood Substrates:
 - 1. Scrape and clean knots, and apply coat of knot sealer before applying primer.
 - 2. Sand surfaces that will be exposed to view, and dust off.
 - 3. Prime edges, ends, faces, undersides, and backsides of wood.
 - 4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.
- K. Cotton or Canvas Insulation Covering Substrates: Remove dust, dirt, and other foreign material that might impair bond of paints to substrates.

3.3 APPLICATION

- A. Apply paints according to manufacturer's written instructions and to recommendations in "MPI Manual."
 - 1. Use applicators and techniques suited for paint and substrate indicated.
 - 2. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed equipment or furniture with prime coat only.
 - 3. Paint front and backsides of access panels, removable or hinged covers, and similar hinged items to match exposed surfaces.
 - 4. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
 - 5. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.
- B. Tint each undercoat a lighter shade to facilitate identification of each coat if multiple coats of same material are to be applied. Tint undercoats to match color of topcoat, but provide sufficient difference in shade of undercoats to distinguish each separate coat.

- C. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance.
- D. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.
- E. Painting Fire Suppression, Plumbing, HVAC, Electrical, Communication, and Electronic Safety and Security Work:
 - 1. Paint the following work where exposed in equipment rooms:
 - a. Equipment, including panelboards and switch gear.
 - b. Uninsulated metal piping.
 - c. Uninsulated plastic piping.
 - d. Pipe hangers and supports.
 - e. Metal conduit.
 - f. Plastic conduit.
 - g. Tanks that do not have factory-applied final finishes.
 - h. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
 - 2. Paint the following work where exposed in occupied spaces:
 - a. Equipment, including panelboards.
 - b. Uninsulated metal piping.
 - c. Uninsulated plastic piping.
 - d. Pipe hangers and supports.
 - e. Metal conduit.
 - f. Plastic conduit.
 - g. Duct, equipment, and pipe insulation having cotton or canvas insulation covering or other paintable jacket material.
 - h. Other items as directed by Architect.
 - 3. Paint portions of internal surfaces of metal ducts, without liner, behind air inlets and outlets that are visible from occupied spaces.

3.4 CLEANING AND PROTECTION

- A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from Project site.
- B. After completing paint application, clean spattered surfaces. Remove spattered paints by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.
- C. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by Architect, and leave in an undamaged condition.
- D. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.5 INTERIOR PAINTING SCHEDULE

Steel:

1 coat Pro Industrial Pro-Cryl Primer or Kem Bonds HS

2 coats Pro Industrial Pre-Cat Epoxy

Aluminum:

1 coat Pro Industrial Pro-Cryl Primer

2 coats Pro Industrial Pre-Cat Epoxy

Concrete Block (CMU):

1 coat Pro Industrial Heavy Duty Blockfiller or Loxon Acrylic Block Surfer

2 coats Pro Industrial Pre-Cat Epoxy

Concrete-Masonry:

1 coat Loxon Concrete & Masonry Primer or

1 coat Loxon Conditioner

2 coats Pro Industrial Pre-Cat Epoxy

Drywall:

1 coat ProMar 200 Zero V.O.C. Primer

1-2 coats Pro Industrial Pre-Cat Epoxy

Galvanizing:

1 coat Pro Industrial Pro-Cryl Primer

2 coats Pro Industrial Pre-Cat Epoxy

Wood, interior:

1 coat Premium Wall and Wood Primer

The system listed above are representative of the product's use, other systems may be appropriate.

END OF SECTION 099123

SECTION 10 44 13 - FIRE EXTINGUISHER CABINETS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes fire protection cabinets for fire extinguishers.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: For fire protection cabinets. Include plans, elevations, sections, details, and attachments to other work.
- C. Maintenance data.

1.3 QUALITY ASSURANCE

- A. Coordinate size of fire protection cabinets to ensure that type and capacity of fire extinguishers indicated are accommodated.
- B. Coordinate sizes and locations of fire protection cabinets with wall depths.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Aluminum: Alloy and temper recommended by aluminum producer and manufacturer for type of use and finish indicated, and as follows:
 - 1. Sheet: ASTM B 209 (ASTM B 209M).
 - 2. Extruded Shapes: ASTM B 221 (ASTM B 221M).
- B. Transparent Acrylic Sheet: ASTM D 4802, Category A-1 (cell-cast sheet), 6 mm thick, with Finish 1 (smooth or polished).

2.2 FIRE PROTECTION CABINET

- A. Cabinet Type: Suitable for fire extinguisher.
 - 1. Products: Subject to compliance with requirements, provide the following:
 - a. Larsen's Manufacturing Company; Architectural Series.
 - b. Equivalent product by another manufacturer.

- B. Cabinet Construction: Nonrated.
- C. Cabinet Material: Steel sheet.
- D. Semirecessed Cabinet: Cabinet box partially recessed in walls of sufficient 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). Provide where walls are of insufficient depth for recessed cabinets but are of sufficient depth to accommodate semirecessed cabinet installation.
 - 1. Rolled-Edge Trim: 2-1/2-inch (64-mm) backbend depth.
- E. Cabinet Trim Material: Aluminum sheet.
- F. Door Material: Aluminum sheet.
- G. Door Style: Fully glazed panel with frame.
- H. Door Glazing: Acrylic sheet.
 - 1. Acrylic Sheet Color: Clear.
- I. Door Hardware: Manufacturer's standard door-operating hardware of proper type for cabinet type, trim style, and door material and style indicated.
- J. Accessories:
 - 1. Mounting Bracket: Manufacturer's standard steel, designed to secure fire extinguisher to fire protection cabinet, of sizes required for types and capacities of fire extinguishers indicated, with plated or baked-enamel finish.
 - 2. Identification: Lettering complying with authorities having jurisdiction for letter style, size, spacing, and location.
 - a. Identify fire extinguisher in fire protection cabinet with the words "FIRE EXTINGUISHER."
 - 1) Location: Applied to cabinet glazing.
 - 2) Application Process: Silk-screened.
 - 3) Lettering Color: Red.
 - 4) Orientation: Vertical.
- K. Finishes:
 - 1. Aluminum: Clear anodic.

2.3 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. Miter and weld joints and grind smooth.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Examine walls and partitions for suitable framing depth and blocking where semirecessed cabinets will be installed and prepare recesses as required by type and size of cabinet and trim style.
- B. Install fire protection cabinets in locations indicated at a height of four feet to handle.
- C. Fire Protection Cabinets: Fasten cabinets to structure, square and plumb.
- D. Adjust fire protection cabinet doors to operate easily without binding. Verify that integral locking devices operate properly.
- E. Replace fire protection cabinets that have been damaged or have deteriorated beyond successful repair by finish touchup or similar minor repair procedures.

END OF SECTION 10 44 13

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SECTION 10 44 16 - FIRE EXTINGUISHERS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section includes portable, hand-carried fire extinguishers and mounting brackets for fire extinguishers.

1.2 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Operation and maintenance data.
- C. Warranty: Sample of special warranty.

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. Coordinate type and capacity of fire extinguishers with fire protection cabinets to ensure fit and function.

1.4 WARRANTY

- A. Special Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace fire extinguishers that fail in materials or workmanship within specified warranty period.
 - 1. Failures include, but are not limited to, the following:
 - a. Failure of hydrostatic test according to NFPA 10.
 - b. Faulty operation of valves or release levers.
 - 2. Warranty Period: Six years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PORTABLE, HAND-CARRIED FIRE EXTINGUISHERS

- A. Fire Extinguishers: Type, size, and capacity for each fire protection cabinet and mounting bracket indicated.

1. Basis-of-Design Product: Subject to compliance with requirements, provide Larsen's Manufacturing Company; Model MP-10 or comparable product by one of the following:
 - a. Amerex Corporation.
 - b. Ansul Incorporated; Tyco International Ltd.
 - c. Badger Fire Protection; a Kidde company.
 - d. Buckeye Fire Equipment Company.
 - e. J. L. Industries, Inc.; a division of Activar Construction Products Group.
 2. Instruction Labels: Include pictorial marking system complying with NFPA 10, Appendix B and bar coding for documenting fire extinguisher location, inspections, maintenance, and recharging.
- B. Multipurpose Dry-Chemical Type: UL-rated 4A-60BC, 10 lb. nominal capacity, with monoammonium phosphate-based dry chemical in manufacturer's standard enameled container.

2.2 MOUNTING BRACKETS

- A. Mounting Brackets: Manufacturer's standard steel, designed to secure fire extinguisher to wall or structure, of sizes required for types and capacities of fire extinguishers indicated, with plated or red baked-enamel finish.
1. Basis-of-Design Product: Subject to compliance with requirements, provide Larsen's Manufacturing Company; Model B-2 or comparable product by one of the following:
 - a. Amerex Corporation.
 - b. Ansul Incorporated; Tyco International Ltd.
 - c. Badger Fire Protection; a Kidde company.
 - d. Buckeye Fire Equipment Company.
 - e. J. L. Industries, Inc.; a division of Activar Construction Products Group.
 - B. Identification: Lettering complying with authorities having jurisdiction for letter style, size, spacing, and location. Locate as indicated by Architect.
 1. Identify bracket-mounted fire extinguishers with the words "FIRE EXTINGUISHER" in red letter decals applied to mounting surface.
 - a. Orientation: Horizontal.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Examine fire extinguishers for proper charging and tagging.
1. Remove and replace damaged, defective, or undercharged fire extinguishers.
- B. Install fire extinguishers and mounting brackets in locations indicated and in compliance with requirements of authorities having jurisdiction.

1. Mounting Brackets: 54 inches (1372 mm) above finished floor to top of fire extinguisher.
- C. Mounting Brackets: Fasten mounting brackets to surfaces, square and plumb, at locations indicated.

END OF SECTION 10 44 16

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SECTION 23 01 00 - MECHANICAL GENERAL

PART 1 GENERAL

- 1.01 The work covered by this division consists of providing all labor, equipment and materials and performing all operations necessary for the installation of the mechanical work as herein called for and shown on the drawings.
- 1.02 Related Documents:
- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification sections, apply to work of this section.
 - B. This is a Basic Mechanical Requirements Section. Provisions of this section apply to work of all Division 23 sections.
 - C. Review all other contract documents to be aware of conditions affecting work herein.
 - D. Definitions:
 - 1. Provide: Furnish and install, complete and ready for intended use.
 - 2. Furnish: Supply and deliver to project site, ready for subsequent requirements.
 - 3. Install: Operations at project site, including unloading, unpacking, assembly, erection, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar requirements.
- 1.03 Permits and Fees: Contractor shall obtain all necessary permits, meters, and inspections required for his work and pay all fees and charges incidental thereto.
- 1.04 Verification of Owner's Data: Prior to commencing any work the Contractor shall satisfy himself as to the accuracy of all data as indicated in these plans and specifications and/or as provided by the Owner. Should the Contractor discover any inaccuracies, errors, or omissions in the data, he shall immediately notify the Architect/Engineer in order that proper adjustments can be anticipated and ordered. Commencement by the Contractor of any work shall be held as an acceptance of the data by him after which time the Contractor has no claim against the Owner resulting from alleged errors, omissions or inaccuracies of the said data.
- 1.05 Delivery and Storage of Materials: Materials delivered to site shall be inspected for damage, unloaded, and stored with a minimum of handling. All material shall be stored to provide protection from the weather and accidental damage.
- 1.06 Extent of work is indicated by the drawings, schedules, and the requirements of the specifications. Singular references shall not be constructed as requiring only one device if multiple devices are shown on the drawings or are required for proper system operation.
- 1.07 Field Measurements and Coordination:
- A. The intent of the drawings and specifications is to obtain a complete and satisfactory installation. Separate divisional drawings and specifications shall not relieve the Contractor or subcontractors from full compliance of work of his trade indicated on any of the drawings or in any section of the specifications.

- B. Verify all field dimensions and locations of equipment to insure close, neat fit with other trades' work. Make use of all contract documents and approved shop drawings to verify exact dimension and locations.
- C. Coordinate work in this division with all other trades in proper sequence to ensure that the total work is completed within contract time schedule and with a minimum cutting and patching.
- D. Locate all apparatus symmetrical with architectural elements. Install to exact height and locations when shown on architectural drawings. When locations are shown only on mechanical drawings, be guided by architectural details and conditions existing at job and correlate this work with that of others.
- E. Install work as required to fit structure, avoid obstructions, and retain clearance, headroom, openings and passageways. Cut no structural members without written approval.
- F. Carefully examine any existing conditions, piping, and premises. Compare drawings with existing conditions. Report any observed discrepancies. It shall be the Contractor's responsibility to properly coordinate the work and to identify problems in a timely manner. Written instructions will be issued to resolve discrepancies.
- G. Because of the small scale of the drawings, it is not possible to indicate all offsets and fittings or to locate every accessory. Drawings are essentially diagrammatic. Study carefully the sizes and locations of structural members, wall and partition locations, trusses, and room dimensions and take actual measurements on the job. Locate piping, ductwork, equipment and accessories with sufficient space for installing and servicing. Contractor is responsible for accuracy of his measurements and for coordination with all trades. Contractor shall not order materials or perform work without such verification. No extra compensation will be allowed because field measurements vary from the dimensions on the drawings. If field measurements show that equipment or piping cannot be fitted, the Architect/Engineer shall be consulted. Remove and relocate, without additional compensation, any item that is installed and is later found to encroach on space assigned to another use.

1.08 Guarantee:

- A. The Contractor shall guarantee labor, materials and equipment for a period of one (1) year from Final Completion, or from Owner's occupancy, whichever is earlier. Contractor shall make good any defects and shall include all necessary adjustments to and replacement of defective items without expense to the Owner.
- B. Owner reserves right to make emergency repairs as required to keep equipment in operation without voiding Contractor's Guarantee Bond nor relieving Contractor of his responsibilities during guarantee period.

1.09 Approval Submittals:

- A. When approved, the submittal control log and submittals shall be an addition to the specifications herewith, and shall be of equal force in that no deviation will be permitted except with the approval of the Architect/Engineer.
 - 1. Shop drawings, product literature, and other approval submittals will only be reviewed if they are submitted in full accordance with the General and Supplementary Conditions and Division 1 Specification sections and the following.

2. Submittals shall be properly organized in accordance with the approved submittal control log.
 3. Submittals shall not include items from more than one specification section in the same submittal package unless approved in the submittal control log.
 4. Submittals shall be properly identified by a cover sheet showing the project name, Architect and Engineer names, submittal control number, specification section, a list of products or item names with model numbers in the order they appear in the package, and spaces for approval stamps. A sample cover sheet is included at the end of this section.
 5. Submittals shall have been reviewed and approved by the General Contractor (or Prime Contractor). Evidence of this review and approval shall be an "Approved" stamp with a signature and date on the cover sheet.
 6. Submittals that include a series of fixtures or devices (such as plumbing fixtures or valves) shall be organized by the fixture number or valve type and be marked accordingly. Each fixture must include all items associated with that fixture regardless of whether or not those items are used on other fixtures.
 7. The electrical design shown on the drawings supports the mechanical equipment basis of design specifications at the time of design. If mechanical equipment is submitted with different electrical requirements, it is the responsibility of the mechanical contractor to resolve all required electrical design changes (wire and conduit size, type of disconnect or overload protection, point(s) of connection, etc.) and clearly show the new electrical design on the mechanical submittal with a written statement that this change will be provided at no additional cost. Mechanical submittals made with no written reference to the electrical design will be presumed to work with the electrical design. Any corrections required will be at no additional cost.
- B. If the shop drawings show variation from the requirements of contract because of standard shop practice or other reasons, the Contractor shall make specific mention of such variation in writing in his letter of transmittal and on the submittal cover sheet in order that, if acceptable, Contractor will not be relieved of the responsibility for executing the work in accordance with the contract.
- C. Review of shop drawings, product literature, catalog data, or schedules shall not relieve the Contractor from responsibility for deviations from contract drawings or specifications, unless he has in writing called to the attention of the Architect/Engineer each such deviation in writing at the time of submission, nor shall it relieve him from responsibility for errors of any sort in shop drawings, product literature, catalog data, or schedules. Any feature or function specified but not mentioned in the submittal shall be assumed to be included per the specification.
- D. Submit shop drawings as called for in other sections after award of the contract and before any material is ordered or fabricated. Shop drawings shall consist of plans, sections, elevations and details to scale (not smaller than 1/4" per foot), with dimensions clearly showing the installation. Direct copies of small scale project drawings issued to the Contractor are not acceptable. Drawings shall take into account equipment furnished under other sections and shall show space allotted for it. Include construction details and materials.
- 1.10 Test Reports and Verification Submittals: Submit test reports, certifications and verification letters as called for in other sections. Contractor shall coordinate the required testing and

documentation of system performance such that sufficient time exists to prepare the reports, submit the reports, review the reports and take corrective action within the scheduled contract time.

- 1.11 O&M Data Submittals: Submit Operation and Maintenance data as called for in other sections. When a copy of approval submittals is included in the O&M Manual, only the final "Approved" or "Approved as Noted" copy shall be used. Contractor shall organize these data in the O&M Manuals tabbed by specification number. Prepare O&M Manuals as required by Division 1 and as described herein. Submit manuals at the Substantial Completion inspection.

PART 2 PRODUCTS

- 2.01 All materials shall be new or Owner-supplied reused as shown on the drawings, the best of their respective kinds, suitable for the conditions and duties imposed on them at the building and shall be of reputable manufacturers. The description, characteristics, and requirements of materials to be used shall be in accordance with qualifying conditions established in the following sections.

2.02 Equipment and Materials:

- A. Shall be new and the most suitable grade for the purpose intended. Equipment furnished under this division shall be the product of a manufacturer regularly engaged in the manufacture of such items for a period of three years. Where practical, all of the components shall be products of a single manufacturer in order to provide proper coordination and responsibility. Where required, Contractor shall furnish proof of installation of similar units or equipment.
- B. Each item of equipment shall bear a name plate showing the manufacturer's name, trade name, model number, serial number, ratings and other information necessary to fully identify it. This plate shall be permanently mounted in a prominent location and shall not be concealed, insulated or painted.
- C. The label of the approving agency, such as UL, IBR, ASME, ARI, AMCA, by which a standard has been established for the particular item shall be in full view.
- D. The equipment shall be essentially the standard product of a manufacturer regularly engaged in the production of such equipment and shall be a product of the manufacturer's latest design.
- E. A service organization with personnel and spare parts shall be available within two hours for each type of equipment furnished.
- F. Install in accordance with manufacturer's recommendations. Place in service by a factory trained representative where required.
- G. Materials and equipment are specified herein by a single or by multiple manufacturers to indicate quality, material and type of construction desired. Manufacturer's products shown on the drawings have been used as basis for design; it shall be the Contractor's responsibility to ascertain that alternate manufacturer's products, or the particular products of named manufacturers, meet the detailed specifications and that size and arrangement of equipment are suitable for installation.
- H. Model Numbers: Catalog numbers and model numbers indicated in the drawings and specifications are used as a guide in the selection of the equipment and are only listed for the contractor's convenience. The contractor shall determine the actual model numbers

for ordering materials in accordance with the written description of each item and with the intent of the drawings and specifications.

2.03 Requests for Substitution:

- A. Where a particular system, product or material is specified by name, consider it as standard basis for bidding, and base proposal on the particular system, product or material specified.
- B. Requests by Contractor for substitution will be considered only when reasonable, timely, fully documented, and qualifying under one or more of the following circumstances.
 - 1. Required product cannot be supplied in time for compliance with Contract time requirements.
 - 2. Required product is not acceptable to governing authority, or determined to be non-compatible, or cannot be properly coordinated, warranted or insured, or has other recognized disability as certified by Contractor.
 - 3. Substantial cost advantage is offered Owner after deducting offsetting disadvantages including delays, additional compensation for redesign, investigation, evaluation and other necessary services and similar considerations.
- C. All requests for substitution shall contain a "Comparison Schedule" and clearly and specifically indicate any and all differences or omissions between the product specified as the basis of design and the product proposed for substitution. Differences shall include but shall not be limited to data as follows for both the specified and substituted products:

- Principal of operation.
- Materials of construction or finishes.
- Thickness of gauge of materials.
- Weight of item.
- Deleted features or items.
- Added features or items.
- Changes in other work caused by the substitution.
- Performance curves.

If the approved substitution contains differences or omissions not specifically called to the attention of the Architect/Engineer, the Owner reserves the right to require equal or similar features to be added to the substituted products (or to have the substituted products replaced) at the Contractor's expense.

PART 3 EXECUTION

3.01 Workmanship: All materials and equipment shall be installed and completed in a first-class workmanlike manner and in accordance with the best modern methods and practice. Any materials installed which do not present an orderly and reasonably neat and/or workmanlike appearance, or do not allow adequate space for maintenance, shall be removed and replaced when so directed by the Architect/Engineer.

3.02 Coordination:

- A. The Contractor shall be responsible for full coordination of the mechanical systems with shop drawings of the building construction so the proper openings and sleeves or

supports are provided for piping, ductwork, or other equipment passing through slabs or walls.

- B. Any additional steel supports required for the installation of any mechanical equipment, piping, or ductwork shall be furnished and installed under the section of the specifications requiring the additional supports.
 - C. It shall be the Contractor's responsibility to see that all equipment such as valves, dampers, filters and such other apparatus or equipment that may require maintenance and operation are made easily accessible, regardless of the diagrammatic location shown on the drawings.
 - D. All connections to fixtures and equipment shown on the drawings shall be considered diagrammatic unless otherwise indicated by detail. The actual connections shall be made to fully suit the requirements of each case and adequately provide for expansion and servicing.
 - E. The contractor shall protect equipment, material, and fixtures at all times. He shall replace all equipment, material, and fixtures which are damaged as a result of inadequate protection.
 - F. Prior to starting and during progress of work, examine work and materials installed by others as they apply to work in this division. Report conditions which will prevent satisfactory installation.
 - G. Start of work will be construed as acceptance of suitability of work of others.
- 3.03 Interruption of Service: Before any equipment is shut down for disconnecting or tie-ins, arrangements shall be made with the Architect/Engineer and this work shall be done at the time best suited to the Owner. This will typically be on weekends and/or holidays and/or after normal working hours. Services shall be restored the same day unless prior arrangements are made. All overtime or premium costs associated with this work shall be included in the base bid.
- 3.04 Phasing: Provide all required temporary valves, piping, ductwork, equipment and devices as required. Maintain temporary services to areas as required. Remove all temporary material and equipment on completion of work unless Engineer concurs that such material and equipment would be beneficial to the Owner on a permanent basis.
- 3.05 Cutting and Patching: Notify General Contractor to do all cutting and patching of all holes, chases, sleeves, and other openings required for installation of equipment furnished and installed under this section. Utilize experienced trades for cutting and patching. Obtain permission from Architect/Engineer before cutting any structural items.
- 3.06 Equipment Setting: Bolt equipment directly to concrete pads or vibration isolators as required, using hot-dipped galvanized anchor bolts, nuts and washers. Level equipment.
- 3.07 Painting: Touch-up factory finishes on equipment located inside and outside shall be done under Division 23. Obtain matched color coatings from the manufacturer and apply as directed. If corrosion is found during inspection on the surface of any equipment, clean, prime, and paint, as required.
- 3.08 Clean-up: Thoroughly clean all exposed parts of apparatus and equipment of cement, plaster, and other materials and remove all oil and grease spots. Repaint or touch up as required to look like new. During progress of work, contractor is to carefully clean up and leave premises and all portions of building free from debris and in a clean and safe condition.

- 3.09 Start-up and Operational Test: Start each item of equipment in strict accordance with the manufacturer's instructions; or where noted under equipment specification, start-up shall be done by a qualified representative of the manufacturer. Alignment, lubrication, safety, and operating control shall be included in start-up check.
- 3.10 Climate Control: Operate heating and cooling systems as required after initial startup to maintain temperature and humidity conditions to avoid freeze damage and warping or sagging of ceilings and carpet.
- 3.11 Record Drawings:
- A. During the progress of the work the Contractor shall record on their field set of drawings the exact location, as installed, of all piping, ductwork, equipment, and other systems which are not installed exactly as shown on the contract drawings.
 - B. Upon completion of the work, record drawings shall be prepared as described in the General Conditions, Supplementary Conditions, and Division 1 sections.
- 3.12 Acceptance:
- A. Punch List: Submit written confirmation that all punch lists have been checked and the required work completed.
 - B. Instructions: At completion of the work, provide a competent and experienced person who is thoroughly familiar with project, for one day to instruct permanent operating personnel in operation of equipment and control systems. This is in addition to any specific equipment operation and maintenance training.
 - C. Operation and Maintenance Manuals: Furnish four complete manuals bound in ring binders with Table of Contents, organized, and tabbed by specification section. Manuals shall contain:
 - Detailed operating instructions and instructions for making minor adjustments.
 - Complete wiring and control diagrams.
 - Routine maintenance operations.
 - Manufacturer's catalog data, service instructions, and parts lists for each piece of operating equipment.
 - Copies of approved submittals.
 - Copies of all manufacturer's warranties.
 - Copies of test reports and verification submittals.
 - D. Record Drawings: Submit record drawings.
 - E. Test and Balance Report: Submit four certified copies. The Report shall be submitted for review prior to the Substantial Completion Inspection unless otherwise required by Division 1.
 - F. Acceptance will be made on the basis of tests and inspections of job. A representative of firm that performed test and balance work shall be in attendance to assist. Contractor shall furnish necessary mechanics to operate system, make any necessary adjustments and assist with final inspection.
 - G. Control Diagrams: Mount on equipment room wall.

END OF SECTION 23 01 00

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SECTION 23 05 20 - PIPES AND PIPE FITTINGS

PART 1 GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 This section is a Division-23 Basic Mechanical Materials and Methods section, and is part of each Division- 23 section making reference to pipes and pipe fittings specified herein.
- 1.03 Extent of pipes and pipe fittings required by this section is indicated on drawings and/or specified in other Division-23 sections.
- 1.04 Codes and Standards:
- A. Welding: Qualify welding procedures, welders and operators in accordance with ASME B31.1, or ASME B31.9, as applicable, for shop and project site welding of piping work.
 - B. Brazing: Certify brazing procedures, brazers, and operators in accordance with ASME Boiler and Pressure Vessel Code, Section IX, for shop and job-site brazing of piping work.
- 1.05 Test Report and Verification Submittals:
- A. Submit welding certification for all welding installers.
 - B. Submit brazing certification for all brazing installers.

PART 2 PRODUCTS

- 2.01 Piping Materials: Provide pipe and tube of type, joint type, grade, size and weight (wall thickness or Class) indicated for each service. Where type, grade or class is not indicated, provide proper selection as determined by Installer for installation requirements, and comply with governing regulations and industry standards.
- 2.02 Pipe/Tube Fittings: Provide factory-fabricated fittings of type, materials, grade, class and pressure rating indicated for each service and pipe size. Provide sizes and types matching pipe, tube, valve or equipment connection in each case. Where not otherwise indicated, comply with governing regulations and industry standards for selections, and with pipe manufacturer's recommendations where applicable.
- 2.03 Piping Materials/Products:
- A. Soldering Materials:
 - 1. Tin-Antimony (95-5) Solder: ASTM B-32, Grade 95TA.
 - 2. Silver-Phosphorus Solder: ASTM B-32, Grade 96TS.
 - B. Pipe Thread Tape: Teflon tape.
 - C. Protective Coating: Koppers Bitumastic No. 505 or equal.
 - D. Gaskets for Flanged Joints: ANSI B16.21; full-faced for cast iron flanges; raised-face for steel flanges, unless otherwise noted.

- E. Welding Materials: Comply with Section II, Part C, ASME Boiler and Pressure Vessel Code for welding materials. Materials shall be determined by installer to comply with installation requirements.
- F. Brazing Materials: Silver content of not less than 15%. Materials shall be determined by installer to comply with installation requirements.

2.04 Copper Tube and Fittings:

A. Copper Tube:

1. Copper Tube: ASTM B88; Type K or L as indicated for each service; hard-drawn temper unless specifically noted as annealed.
2. ACR Copper Tube: ASTM B280.
3. DWV Copper Tube: ASTM B306.

B. Fittings:

1. Wrought-Copper Solder-Joint Fittings: ANSI B16.22.
2. Copper Tube Unions: Provide standard products recommended by manufacturer for use in service indicated.
3. Wrought-Copper Solder-Joint Drainage Fittings: ANSI B16.29.
4. Cast-Copper Flared Tube Fittings: ANSI B16.26.

2.05 Steel Pipes and Pipe Fittings

A. Pipes:

1. Black Steel Pipe: ASTM A-53 or A-120, seamless.
2. Galvanized Steel Pipe: ASTM A-53 or A-120, seamless.

B. Pipe Fittings:

1. Threaded Cast Iron: ANSI B16.4.
2. Threaded Malleable Iron: ANSI B16.3; plain or galvanized as indicated.
3. Malleable Iron Threaded Unions: ANSI B16.39; selected by installer for proper piping fabrication and service requirements including style, end connections, and metal-to-metal seats (iron, bronze or brass); plain or galvanized as indicated.
4. Threaded Pipe Plugs: ANSI B16.14.
5. Flanged Cast Iron: ANSI B16.1, including bolting.
6. Steel Flanges/Fittings: ANSI B16.5, including bolting and gasketing.
7. Wrought-Steel Buttwelding Fittings: ANSI B16.9, except ANSI B16.28 for short radius elbows and returns, rated to match connected pipe.

8. Pipe Nipples: Fabricated from same pipe as used for connected pipe; except do not use less than schedule 80 pipe where length remaining unthreaded is less than 1 ½ inches, and where pipe size is less than 1 ½ inches, and do not thread nipples full length (no close-nipples).

2.06 Plastic Pipes and Fittings:

A. Pipes:

1. PVC DWV Pipe: ASTM D-2665, Schedule 40.
2. PVC Sewer Pipe: ASTM D-3034.

B. Fittings:

1. PVC Solvent Cement: ASTM D-2564.
2. PVC DWV Socket: ASTM D-2665.
3. PVC Sewer Socket: ASTM D-3034.

PART 3 EXECUTION

3.01 Installation

- A. General: Install pipes and pipe fittings in accordance with recognized industry practices which will achieve permanently-leak proof piping systems, capable of performing each indicated service without piping failure. Install each run with minimum joints and couplings, but with adequate and accessible unions for disassembly and maintenance or replacement of valves and equipment. Reduce sizes (where indicated) by use of reducing fittings, not bushings. Align piping accurately at connections, within 1/16" misalignment tolerance.
- B. Comply with ANSI B31 Code for Pressure Piping.
- C. Locate piping runs, except as otherwise indicated, vertically and horizontally (pitched to drain) and avoid diagonal runs wherever possible. Orient horizontal runs parallel with walls and column lines. Locate runs as shown or described by diagrams, details and notations or, if not otherwise indicated, run piping in shortest route which does not obstruct usable space or block access for servicing building and its equipment. Hold piping close to walls, overhead construction, columns and other structural and permanent-enclosure elements of building; limit clearance to ½" where furring is shown for enclosure or concealment of piping, but allow for insulation thickness, if any. Where possible, locate insulated piping for 1" clearance outside insulation.
- D. Concealed Piping: Unless specifically noted as "Exposed" on the drawings, conceal piping from view in finished and occupied spaces, by locating in column enclosures, chases, in hollow wall construction or above suspended ceilings; do not encase horizontal runs in solid partitions, except as indicated.
- E. Electrical Equipment Spaces: Do not run piping through transformer vaults and other electrical, communications, or data equipment spaces and enclosures unless shown. Install drip pan under piping that must run through electrical spaces.

1. Cut pipe from measurements taken at the site, not from drawings. Keep pipes free of contact with building construction and installed work.

3.02 Piping System Joints: Provide joints of the type indicated in each piping system.

- A. Solder copper tube-and-fitting joints where indicated, in accordance with recognized industry practice. Cut tube ends squarely, ream to full inside diameter, and clean outside of tube ends and inside of fittings. Apply non-acid type solder flux to joint areas of both tubes and fittings. Insert tube full depth into fitting, and solder in manner which will draw solder full depth and circumference of joint. Wipe excess solder from joint before it hardens.
- B. Thread pipe in accordance with ANSI B2.1; cut threads full and clean using sharp dies. Ream threaded ends to remove burrs and restore full inside diameter. Apply pipe joint compound, or pipe joint tape (Teflon) where recommended by pipe/fitting manufacturer, on male threads at each joint and tighten joint to leave not more than 3 threads exposed. Paint exposed threads to retard rusting.
- C. Flanged Joints: Match flanges within piping system, and at connection with valves and equipment. Clean flange faces and install gaskets. Tighten bolts to provide uniform compression of gaskets. Bolts shall project 1/8" to 3/8" beyond nut face when tight.
- D. Weld pipe joints in accordance with recognized industry practice and as follows. Be guided by ANSI B.31.
 1. Weld pipe joints only when ambient temperature is above 0°F.
 2. Bevel pipe ends at a 37.5° angle where possible, smooth rough cuts, and clean to remove slag, metal particles and dirt.
 3. Use pipe clamps or tack-weld joints; 4 welds for pipe sizes to 10". All welds shall be open-butt.
 4. Build up welds with root pass, followed by filler pass and then a cover pass. Eliminate valleys at center and edges of each weld. Weld by procedures which will ensure elimination of unsound or unfused metal, cracks, oxidation, blow-holes and non-metallic inclusions.
 5. Do not weld-out piping system imperfections by tack-welding procedures; refabricate to comply with requirements.
 6. At Installer's option, install forged branch-connection fittings wherever branch pipe is less than 3" and at least two pipe sizes smaller than main pipe indicated; or install regular "T" fitting. Weld-O-Let or equal.
- E. Plastic Pipe Joints: Comply with manufacturer's instructions and recommendations, and with applicable industry standards.
 1. Solvent-cemented joints shall be made in accordance with ASTM D-2235 and ASTM F-402.
 2. PVC sewer pipe bell/gasket joints shall be installed in accordance with ASTM D-2321.
- F. Braze copper tube-and-fitting joints where indicated, in accordance with ANSI B.31.

3.03 Piping Installation

- A. Install piping to allow for expansion and contraction.
- B. Isolate all copper tubing from steel and concrete by wrapping the pipe at the contact point, and for one inch on each side, with a continuous plastic sleeve. Isolate all copper tubing installed in block walls with a continuous plastic sleeve.

END OF SECTION 23 05 20

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SECTION 23 05 21 - PIPING SPECIALTIES

PART 1 - GENERAL

- 1.01 Drawings and general provisions of contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 This section is a Division-23 Basic Mechanical Materials and Methods section, and is part of each Division- 23 section making reference to or requiring piping specialties specified herein.

PART 2 - PRODUCTS

- 2.01 General: Provide factory-fabricated piping specialties recommended by manufacturer for use in service indicated. Provide piping specialties of types and pressure ratings indicated for each service, or if not indicated, provide proper selection as determined by Installer to comply with installation requirements. Provide sizes as indicated, and connections, which properly mate with pipe, tube, and equipment connections. Where more than one type is indicated, selection is Installer's option.
- 2.02 Escutcheons:
- A. General: Provide pipe escutcheons as specified herein with inside diameter closely fitting pipe outside diameter, or outside of pipe insulation where pipe is insulated. Select outside diameter of escutcheon to completely cover pipe penetration hole in floors, walls, or ceilings; and pipe sleeve extension, if any. Furnish pipe escutcheons with nickel or chrome finish for occupied areas, prime paint finish for unoccupied areas.
- B. Pipe Escutcheons: Provide cast brass or sheet brass escutcheons, solid or split hinged.
- 2.03 Dielectric Unions: Provide standard products recommended by manufacturer for use in service indicated, which effectively isolate ferrous from non-ferrous piping (electrical conductance), prevent galvanic action and stop corrosion. .
- 2.04 Fire Barrier Penetration Seals:
- A. Provide seals for any opening through fire-rated walls, floors, or ceilings used as passage for mechanical components such as piping or ductwork in accordance with the requirements of Division 7.
- 2.05 Fabricated Piping Specialties:
- A. Drip Pans: Provide drip pans fabricated from corrosion-resistant sheet metal with watertight joints, and with edges turned up 2-1/2". Reinforce top, either by structural angles or by rolling top over 1/4" steel rod. Provide hole, gasket, and flange at low point for watertight joint and 1" drain line connection.
- B. Pipe Sleeves: Provide pipe sleeves of one of the following:
1. Sheet-Metal: Fabricate from galvanized sheet metal; round tube closed with snaplock joint, welded spiral seams, or welded longitudinal joint. Fabricate from the following gages: 3" and smaller, 20 gage; 4" to 6" 16 gage; over 6", 14 gage.
 2. Steel-Pipe: Fabricate from Schedule 40 galvanized steel pipe; remove burrs.
 3. Iron-Pipe: Fabricate from cast-iron or ductile-iron pipe; remove burrs.

- C. Sleeve Seals: Provide sleeve seals for sleeves located in foundation walls below grade, or in exterior walls, of one of the following:
1. Caulking and Sealant: Provide foam or caulking and sealant compatible with piping materials used.

PART 3 - EXECUTION

- 3.01 Pipe Escutcheons: Install pipe escutcheons on each pipe penetration through floors, walls, partitions, and ceilings where penetration is exposed to view; and on exterior of building. Secure escutcheon to pipe or insulation so escutcheon covers penetration hole, and is flush with adjoining surface.
- 3.02 Dielectric Nipples: Install at each piping joint between ferrous and non-ferrous piping. Comply with manufacturer's installation instructions.
- 3.03 Fire Barrier Penetration Seals: Provide pipe sleeve as required. Fill entire opening with sealing compound. Adhere to manufacturer's installation instructions. Refer to Division 7.
- 3.04 Drip Pans: Locate drip pans under piping passing over or within 3' horizontally of electrical equipment, and elsewhere as indicated. Hang from structure with rods and building attachments, weld rods to sides of drip pan. Brace to prevent sagging or swaying. Connect 1" drain line to drain connection, and run to nearest plumbing drain or elsewhere as indicated.
- 3.05 Pipe Sleeves: Install pipe sleeves of types indicated where piping passes through walls, floors, ceilings, and roofs. Do not install sleeves through structural members of work, except as detailed on drawings, or as reviewed by Architect/Engineer. Install sleeves accurately centered on pipe runs. Size sleeves so that piping and insulation (if any) will have free movement in sleeve, including allowance for thermal expansion; but not less than 2 pipe sizes larger than piping run. Where insulation includes vapor-barrier jacket, provide sleeve with sufficient clearance for installation. Install length of sleeve equal to thickness of construction penetrated, and finish flush to surface; except floor sleeves. Extend floor sleeves ¼" above level floor finish, and ¾" above floor finish sloped to drain. Provide temporary support of sleeves during placement of concrete and other work around sleeves, and provide temporary closure to prevent concrete and other materials from entering sleeves.
- A. Install sleeves in fire-rated assemblies in accordance with the listing of the assembly and the fire barrier sealant.
 - B. Install sheet-metal sleeves at interior partitions and ceilings other than suspended ceilings. Fill annular space with caulking or fire barrier sealant as required.
 - C. Install iron-pipe sleeves at all foundation wall penetrations and at exterior penetrations; both above and below grade. Fill annular space with caulking or mechanical sleeve seals.

END OF SECTION 23 05 21

SECTION 23 05 23 - VALVES

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to the work of this section.
- 1.02 This section is a Division-23 Basic Materials and Methods section, and is part of each Division-23 section making reference to or requiring valves specified herein.
- 1.03 Extent of valves required by this section is indicated on drawings and/or specified in other Division-23 sections.
- 1.04 Quality Assurance:
- A. Valve Dimensions: For face-to-face and end-to-end dimensions of flanged or welding-end valve bodies, comply with ANSI B16.10.
 - B. Valve Types: Provide valves of same type by same manufacturer.
- 1.05 Approval Submittals: When required by other Division-23 sections, submit product data, catalog cuts, specifications, and dimensioned drawings for each type of valve. Include pressure drop curve or chart for each type and size of valve. Submit valves with Division-23 section using the valves, not as a separate submittal.
- A. Gate Valves. Type GA.
 - B. Check Valves. Type CK.
 - C. Ball Valves. Type BA.
- 1.06 O&M Data Submittals: Submit a copy of approval submittals. Submit installation instructions, maintenance data and spare parts lists for each type of valve. Include this data in the O&M Manual.

PART 2 - PRODUCTS

- 2.01 General: Provide factory-fabricated valves recommended by manufacturer for use in service indicated. Provide valves of types and pressure ratings indicated; provide proper selection as determined by Installer to comply with specifications and installation requirements. Provide sizes as indicated, and connections which properly mate with pipe, tube, and equipment connections.
- 2.02 Acceptable Manufacturers: Subject to compliance with requirements, provide valves of one of the producers listed for each valve type. Other valve manufacturers list names are also acceptable. The model numbers are listed for contractor's convenience only. In the case of a model number discrepancy, the written description shall govern.
- 2.03 Gate Valves:
- A. Packing: Select valves designed for repacking under pressure when fully opened, equipped with non-asbestos packing suitable for intended service. Select valves

designed so back seating protects packing and stem threads from fluid when valve is fully opened, and equipped with gland follower.

B. Comply with the following standards:

Cast Iron Valves: MSS SP-70. Cast Iron Gate Valves, Flanged and Threaded Ends.

Bronze Valves: MSS SP-80. Bronze Gate, Globe, Angle and Check Valves.

Steel Valves: ANSI B16.34. Steel Standard Class Valve Ratings.

C. Types of gate (GA) valves:

1. Threaded Ends 2" and Smaller (GA1): Class 125, bronze body, screwed bonnet, rising stem, solid wedge. Stockham B-100. Nibco T-111. Crane 428. Milwaukee 148.
2. Soldered Ends 2" and Smaller (GA2): Class 125, bronze body, screwed bonnet, non-rising stem, solid wedge. Stockham B-108 or B-109. Nibco S-111. Crane 1334. Milwaukee 149.
3. Flanged Ends 2½" and Larger (GA3): Class 125, iron body, bronze mounted, bolted bonnet, rising stem, OS&Y, solid wedge. Stockham G-623. Nibco F617-0. Crane 465½. Milwaukee F2885.
4. Threaded Ends 2" and Smaller (GA4): Class 150, bronze body, screwed bonnet, rising stem, solid wedge. Stockham B-122. Nibco T-131. Crane 431. Milwaukee 1150.
5. Soldered Ends 2" and Smaller (GA5): Class 150, bronze body, screwed bonnet, rising stem, solid wedge. Stockham B-124. Nibco S-134. Milwaukee 1169.
6. Threaded Ends 2" and Smaller (GA6): 175 WWP, bronze body, screwed bonnet, rising stem, OS&Y, solid wedge, UL-listed. Stockham B-133. Nibco T-104-0.
7. Flanged Ends 2½" and Larger (GA7): 175 WWP, iron body, bolted bonnet, rising stem, OS&Y, solid wedge, UL listed. Stockham G-634. Nibco F-607-0TS
8. Threaded Ends 2" and Smaller (GA8): Class 200, bronze body, union bonnet, rising stem, solid wedge, renewable seat. Stockham B-132. Nibco T-154-SS. Milwaukee 1174.
9. Flanged Ends 2½" and Larger (GA9): Class 250, iron body bronze mounted, bolted bonnet, rising stem, OS&Y, solid wedge. Stockham F-667. Nibco F-667-0. Crane 7½E. Milwaukee F-2894.
10. Threaded Ends 2" and Smaller (GA10): Class 300, bronze body, union bonnet, rising stem, solid wedge, renewable seat. Stockham B-145. Nibco T-174-SS. Crane 634E. Milwaukee 1184.
11. Flanged Ends 2½" and Larger (GA11): Class 300, cast steel body, bolted bonnet, rising stem, solid wedge, seal-welded seat rings. Provide trim to match use. Stockham 30-0F. Crane 33.
12. Flanged Ends 2½" and Larger (GA12): 300 WWP, iron body, bolted bonnet, bronze mounted, rising stem, OS&Y, solid wedge, UL-listed. Stockham F-670. Nibco F-697-0.

2.04 Ball Valves:

- A. General: Select with port area equal to or greater than connecting pipe area, include seat ring designed to hold sealing material.
- B. Construction: Ball valves shall be rated for 150 psi saturated steam and 600 psi non-shock cold water. Pressure containing parts shall be constructed of ASTM B-584 alloy 844, or ASTM B-124 alloy 377. Valves shall be furnished with blow-out proof bottom loaded stem constructed of ASTM B-371 alloy 694 or other approved low zinc material. Provide TFE packing, TFE thrust washer, chrome-plated ball and reinforced teflon seats. Valves 1" and smaller shall be full port design. Valves 1¼" and larger shall be conventional port design. Stem extensions shall be furnished for use in insulated piping where insulation exceeds ½" thickness.
- C. Comply with the following standards:

MSS SP-72. Ball Valves with Flanged or Butt Welding Ends for General Service.
MSS SP-110. Ball Valves Threaded, Socket-Welding, Solder Joint, Grooved and Flared Ends.
- D. Types of ball (BA) valves:
 - 1. Threaded Ends 2" and Smaller (BA1): Bronze two-piece full port body with adjustable stem packing. Nibco T-585-70. Stockham S216-BR-R-T. Milwaukee BA125. Apollo 77-100.
 - 2. Soldered Ends 2" and Smaller (BA2): Bronze three-piece full port body with adjustable stem packing. Nibco S-595-Y-66. Milwaukee BA350. Apollo 82-200.
 - 3. Threaded Ends 1" and Smaller (BA3): Bronze two-piece full port body, UL listed (UL 842) for use with flammable liquids and LP gas. Nibco T-585-70-UL.
 - 4. Threaded Ends 2" and Smaller (BA4): 175 WWP, bronze two-piece body, UL listed for fire protection service. Nibco KT-585-70-UL and KT-580-70-UL.
 - 5. Threaded Ends 2" and Smaller (BA5): 400 WWP, bronze two-piece body, for fire protection service. Nibco KT-580.
 - 6. Threaded Ends 2½" and Smaller (BA6): 300 WWP, bronze three-piece body, gear operator with handwheel, indicator flag, accepts tamper switch, for fire protection, UL listed. Nibco T-505-4 and G-505-4.
 - 7. Flanged Ends 2½" and Larger (BA7): Class 150, carbon steel full bore two-piece body with adjustable stem packing. Nibco F515-CS series. Apollo 88-240.

2.05 Valve Features:

- A. General: Provide valves with features indicated and, where not otherwise indicated, provide proper valve features as determined by Installer for installation requirements. Comply with ANSI B31.1
- B. Valve features specified or required shall comply with the following:
 - 1. Threaded: Provide valve ends complying with ANSI B2.1.
 - 2. Solder-Joint: Provide valve ends complying with ANSI B16.18.

3. Trim: Fabricate pressure-containing components of valve, including stems (shafts) and seats from brass or bronze materials, of standard alloy recognized in valve manufacturing industry unless otherwise specified.
4. Non-Metallic Disc: Provide non-metallic material selected for service indicated in accordance with manufacturer's published literature.
5. Renewable Seat: Design seat of valve with removable disc, and assemble valve so disc can be replaced when worn.

PART 3 - EXECUTION

3.01 Installation:

- A. General: Install valves where required for proper operation of piping and equipment, including valves in branch lines to isolate sections of piping. Locate valves so as to be accessible and so that separate support can be provided when necessary. Install valves with stems pointed up, in vertical position where possible, but in no case with stems pointed downward below horizontal plane.
- B. Insulation: Where insulation is indicated, install extended-stem valves, arranged in proper manner to receive insulation.
- C. Applications Subject to Corrosion: Do not install bronze valves and valve components in direct contact with steel, unless bronze and steel are separated by dielectric insulator.
- D. Mechanical Actuators: Install mechanical actuators as recommended by valve manufacturer.

3.02 Selection of Valve Ends (Pipe Connections): Except as otherwise indicated, select and install valves with the following ends or types of pipe/tube connections:

- A. Tube Size 2" and Smaller: Threaded valves.
- B. Pipe Size 2" and Smaller: Threaded valves.
- C. Pipe Size 2½" and Larger: Flanged valves.

3.03 Non-Metallic Disc: Limit selection and installation of valves with non-metallic disc to locations indicated and where foreign material in piping system can be expected to prevent tight shutoff of metal seated valves.

3.04 Renewable Seats: Select and install valves with renewable seats, except where otherwise indicated.

END OF SECTION 23 05 23

SECTION 23 05 29 - SUPPORTS, ANCHORS, AND SEALS

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 This section is a Division-23 Basic Materials and Methods section, and is a part of each Division-23 section making reference to or requiring supports, anchors, and seals specified herein.
- 1.03 Extent of supports, anchors, and seals required by this section is indicated on drawings and/or specified in other Division-23 sections.
- 1.04 Code Compliance: Comply with applicable codes pertaining to product materials and installation of supports, anchors, and seals.
- 1.05 MSS Standard Compliance:
- A. Provide pipe hangers and supports of which materials, design, and manufacture comply with ANSI/MSS SP-58.
 - B. Select and apply pipe hangers and supports, complying with MSS SP-69.
 - C. Fabricate and install pipe hangers and supports, complying with MSS SP-89.
 - D. Terminology used in this section is defined in MSS SP-90.

PART 2 - PRODUCTS

- 2.01 Acceptable Manufacturers: Subject to compliance with requirements, provide supports and hangers by Grinnel, Michigan Hanger Company, B-Line Systems, or approved equal.
- 2.02 Horizontal-Piping Hangers and Supports: Except as otherwise indicated, provide factory-fabricated horizontal-piping hangers and supports complying with ANSI/MSS SP-58, of one of the following MSS types listed, selected by Installer to suit horizontal-piping systems, in accordance with MSS SP-69 and manufacturer's published product information. Use only one type by one manufacturer for each piping service. Select size of hangers and supports to exactly fit pipe size for bare piping, and to exactly fit around piping insulation with saddle or shield for insulated piping. Provide copper-plated hangers and supports for copper-piping systems.
- A. Adjustable Steel Clevises: MSS Type 1.
 - B. Steel Double Bolt Pipe Clamps: MSS Type 3.
 - C. Adjustable Steel Band Hangers: MSS Type 7.
 - D. Steel Pipe Clamps: MSS Type 4.
 - E. Pipe Stanchion Saddles: MSS Type 37, including steel pipe base support and cast-iron floor flange.
 - F. Single Pipe Rolls: MSS Type 41.

- G. Adjustable Roller Hanger: MSS Type 43.
 - H. Pipe Roll Stands: MSS Type 44 or Type 47.
- 2.03 Vertical-Piping Clamps: Except as otherwise indicated, provide factory-fabricated vertical-piping clamps complying with ANSI/MSS SP-58, of one of the following MSS types listed, selected by Installer to suit vertical piping systems, in accordance with MSS SP-69 and manufacturer's published product information. Select size of vertical piping clamps to exactly fit pipe size of bare pipe. Provide copper-plated clamps for copper-piping systems.
- A. Two-Bolt Riser Clamps: MSS Type 8.
 - B. Four-Bolt Riser Clamps: MSS Type 42.
- 2.04 Hanger-Rod Attachments: Except as otherwise indicated, provide factory-fabricated hanger-rod attachments complying with ANSI/MSS SP-58, of one of the following MSS types listed, selected by Installer to suit horizontal-piping hangers and building attachments, in accordance with MSS SP-69 and manufacturer's published product information. Use only one type by one manufacturer for each piping service. Select size of hanger-rod attachments to suit hanger rods. Provide copper-plated hanger-rod attachments for copper-piping systems.
- A. Steel Turnbuckles: MSS Type 13.
 - B. Malleable Iron Sockets: MSS Type 16.
- 2.05 Building Attachments: Except as otherwise indicated, provide factory-fabricated building attachments complying with ANSI/MSS SP-58, of one of the following MSS types listed, selected by Installer to suit building substrate conditions, in accordance with MSS SP-69 and manufacturer's published product information. Select size of building attachments to suit hanger rods.
- A. Center Beam Clamps: MSS Type 21.
 - B. C-Clamps: MSS Type 23.
 - C. Malleable Beam Clamps: MSS Type 30.
 - D. Side Beam Brackets: MSS Type 34.
 - E. Concrete Inserts: MSS Type 18.
- 2.06 Saddles and Shields: Except as otherwise indicated, provide saddles or shields under piping hangers and supports, factory-fabricated, for all insulated piping. Size saddles and shields for exact fit to mate with pipe insulation.
- A. Protection Shields: MSS Type 40; of length recommended by manufacturer to prevent crushing of insulation.
 - B. Protection Saddles: MSS Type 39; use with rollers, fill interior voids with segments of insulation matching adjoining insulation.
- 2.07 Miscellaneous Materials:
- A. Metal Framing: Provide products complying with NEMA STD ML 1.
 - B. Steel Plates, Shapes and Bars: Provide products complying with ANSI/ASTM A 36.

- C. Cement Grout: Portland cement (ANSI/ASTM C 150, Type I or Type III) and clean uniformly graded, natural sand (ANSI/ASTM C 404, Size No. 2). Mix at a ratio of 1.0 part cement to 3.0 parts sand, by volume, with minimum amount of water required for placement and hydration.
- D. Heavy-Duty Steel Trapezes: Fabricate from steel shapes or continuous channel struts selected for loads required; weld steel in accordance with AWS standards.

PART 3 - EXECUTION

3.01 Preparation

- A. Proceed with installation of hangers, supports and anchors only after required building structural work has been completed in areas where the work is to be installed. Correct inadequacies including (but not limited to) proper placement of inserts, anchors and other building structural attachments.
- B. Prior to installation of hangers, supports, anchors and associated work, Installer shall meet at project site with Contractor, installer of each component of associated work, and installers of other work requiring coordination with work of this section for purpose of reviewing material selections and procedures to be followed in performing the work in compliance with requirements specified.

3.02 Installation of Building Attachments:

- A. Install building attachments at required locations within concrete or on structural steel for proper piping support. Space attachments within maximum piping span length indicated in MSS SP-69. Install additional building attachments where support is required for additional concentrated loads, including valves, flanges, guides, strainers, expansion joints, and at changes in direction of piping. Install concrete inserts before concrete is placed; fasten insert securely to forms. Where concrete with compressive strength less than 2500 psi is indicated, install reinforcing bars through openings at top of inserts.
- B. In areas of work requiring attachments to existing concrete, use self drilling rod inserts, Phillips Drill Co., "Red-Head" or equal.

3.03 Installation of Hangers and Supports:

- A. General: Install hangers, supports, clamps and attachments to support piping properly from building structure; comply with MSS SP-69. Arrange for grouping of parallel runs of horizontal piping to be supported together on trapeze type hangers where possible. Install supports with maximum spacings complying with MSS SP-69 or as listed herein, whichever is most limiting. Where piping of various sizes is to be supported together by trapeze hangers, space hangers for smallest pipe size or install intermediate supports for smaller diameter pipe. Do not use wire or perforated metal to support piping, and do not support piping from other piping.
 - 1. Horizontal steel pipe and copper tube 1-1/4" diameter and smaller: support on 6 foot centers.
 - 2. Horizontal steel pipe and copper tube 1-1/2" diameter and larger: support on 10 foot centers.
 - 3. Vertical steel pipe and copper tube: support at each floor.

4. Plastic pipe: support in accordance with manufacturer's recommendations.
 5. Fire protection piping: support in accordance with NFPA 13.
- B. Install hangers and supports complete with necessary inserts, bolts, rods, nuts, washers and other accessories.
- C. Paint all black steel hangers with black enamel. Galvanized steel and copper clad hangers do not require paint.
- D. Prevent electrolysis in support of copper tubing by use of hangers and supports which are copper plated, or by other recognized industry methods.
- E. Provision for Movement:
1. Install hangers and supports to allow controlled movement of piping systems and to permit freedom of movement between pipe anchors, and to facilitate action of expansion joints, expansion loops, expansion bends and similar units.
 2. Load Distribution: Install hangers and supports so that piping live and dead loading and stresses from movement will not be transmitted to connected equipment.
 3. Pipe Slopes: Install hangers and supports to provide indicated pipe slopes, and so that maximum pipe deflections allowed by ANSI B31 are not exceeded.
- F. Insulated Piping: Comply with the following installation requirements.
1. Shields: Where low-compressive-strength insulation or vapor barriers are indicated, install coated protective shields.
 2. Clamps: Attach clamps, including spacers (if any), to piping with clamps projecting through insulation; do not exceed pipe stresses allowed by ANSI B31.
- G. Support fire protection piping independently of other piping.

3.04 Installation of Anchors:

- A. Install anchors at proper locations to prevent stresses from exceeding those permitted by ANSI B31, and to prevent transfer of loading and stresses to connected equipment.
- B. Fabricate and install anchors by welding steel shapes, plates and bars to piping and to structure. Comply with ANSI B31 and with AWS standards.
- C. Anchor Spacings: Where not otherwise indicated, install anchors at ends of principal pipe-runs, at intermediate points in pipe-runs between expansion loops and elbows. Make provisions for preset of anchors as required to accommodate both expansion and contraction of piping.
- D. Where expansion compensators are indicated, install anchors in accordance with expansion unit manufacturer's written instructions to limit movement of piping and forces to maximums recommended by manufacturer for each unit.

3.05 Equipment Bases:

- A. Provide concrete housekeeping bases for all floor mounted equipment furnished as part of the work of Division 23. Size bases to extend minimum of 4" beyond equipment base

in any direction; and 4" above finished floor elevation. Construct of reinforced concrete, roughen floor slab beneath base for bond, and provide steel rod anchors between floor and base. Locate anchor bolts using equipment manufacturer's templates. Chamfer top and edge corners.

- 3.06 Provide structural steel stands to support equipment not floor mounted or hung from structure. Construct of structural steel members or steel pipe and fittings. Provide factory-fabricated tank saddles for tanks mounted on steel stands. Prime and paint with black enamel.

END OF SECTION 23 05 29

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SECTION 23 05 48 - VIBRATION ISOLATION

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 This section is a Division-23 Basic Mechanical Materials and Methods section, and is part of each Division-23 section making reference to vibration isolation equipment.
- 1.03 Extent of vibration isolation required by this section is indicated on drawings and/or specified in other Division-23 sections.
- 1.04 Approval Submittals: When required by other Division-23 sections, submit product data sheets for each type of vibration isolation equipment including configuration and rating data. Submit with Division-23 section using vibration isolation, not as a separate submittal. Provide calculations showing supported weight, deflection, and isolator size and type for each item of supported equipment. Submit for:
- A. Equipment Mountings. Type EM.
 - B. Hangers. Type HA.
- 1.05 O&M Data Submittals: Submit a copy of approval submittals for each type of vibration isolation equipment. Include this data in O&M Manual.

PART 2 - PRODUCTS

- 2.01 General: Provide factory-fabricated products recommended by manufacturer for use in service indicated. Provide products of types and deflections indicated; provide proper selection as determined by Installer to comply with specifications and installation requirements. Provide sizes which properly fit with equipment. All metal parts installed outside shall be hot dipped galvanized after fabrication.
- 2.02 Acceptable Manufacturers: Subject to compliance with requirements, provide vibration isolation equipment of: Mason Industries, Keflex, Consolidated Kinetics, Vibration Mountings & Controls, Wheatley or approved equal. All vibration isolators shall be supplied by a single approved manufacturer.
- 2.03 Equipment Mountings:
- A. Select mountings with the required deflection and fastening means. Provide steel rails or bases as required to compensate for equipment rigidity and overhang.
 - B. Types of equipment mountings (EM):
 - 1. Spring Mountings (EM1): Spring isolators shall be free-standing and laterally stable without any housing. All mounts shall have leveling bolts. Spring diameter shall be not less than 0.8 of the compressed height of the spring at rated load. Springs shall have a minimum additional travel to solid equal to 50% of the rated deflection. Springs shall be so designed that the ratio of horizontal stiffness to vertical stiffness is approximately one. Provide a nominal static deflection of at least 1.0". Basis of Design: Mason Industries SLFH.
 - 2. Spring Mountings with Housings (EM2): Spring isolators shall consist of open, stable steel springs and include vertical travel limit stops to control extension when

weight is removed. The housing of the spring unit shall serve as blocking during erection of equipment. Provide a nominal static deflection of at least 1.0". All mountings used outside shall be hot dipped galvanized. Basis of Design: Mason Industries SLR.

3. Spring Mountings with Housings (EM3): Spring isolators shall consist of open, stable steel springs with neoprene inserts to limit movement between upper and lower housing on start and stop. Provide a nominal static deflection of at least 1.0". Mountings shall be specifically designed for critical areas on light-weight floors. Basis of Design: Mason Industries C.
4. Neoprene Mountings (EM4): Double deflection neoprene-in-shear mountings shall have a minimum static deflection of 0.35". All metal surfaces shall be neoprene covered. The top and bottom surfaces shall be neoprene ribbed and bolt holes shall be provided in the base. Basis of design: Mason Industries ND.
5. Pads (EM5): Waffle or ribbed pattern neoprene pads shall be fabricated from 40-50 durometer neoprene. Provide rigid steel plate and mounting angles as required. Basis of design: Mason Industries Super W.

2.04 Hangers:

- A. Select hangers with the required deflection. Provide all required hanger rods and fasteners.
- B. Types of hangers (HA):
 1. Hangers (HA1): Vibration hangers shall contain a steel spring set in a neoprene cup manufactured with a grommet to prevent short-circuiting of the hanger rod. The cup shall contain a steel washer designed to properly distribute the load on the neoprene and prevent its extrusion. Spring diameters and hanger box lower-hole sizes shall be large enough to permit the hanger rod to swing through a 30-degree arc before contacting the hole and short circuiting the spring. Springs shall have a minimum additional travel to solid equal to 50% of the rated deflection. Basis of Design: Mason Industries 30.
 2. Hangers (HA2): Vibration hangers shall contain a laterally stable steel spring and 0.3" deflection neoprene or fiberglass element in series. A neoprene neck shall be provided where the hanger rod passes through the steel box supporting the isolator mount to prevent metal to metal contact. Spring diameters and hanger box lower hole sizes shall be large enough to permit the hanger rod to swing through a 30 degree arc before contacting the hole and short circuiting the spring. Springs shall have a minimum additional travel to solid equal to 50% of the rated deflection. Basis of Design: Mason Industries 30N.
 3. Hangers (HA3): Double deflection neoprene-in-sheer or EPDM hangers. Units shall be complete with projected neoprene bushing to prevent steel-to-steel contact between hanger box and hanger rod. Average static deflection shall be not less than 0.4 inches. Basis of Design: Mason Industries HD.

PART 3 - EXECUTION

- 3.01 Install vibration isolation devices for the duty indicated and for ease of inspection, adjustment, and proper operation. Install in accordance with the manufacturer's written instructions and coordinate with shop drawings of supported equipment.

- 3.02 All connections to fixtures and equipment shown on the drawings shall be considered diagrammatic unless otherwise indicated by detail. The actual connections shall be made to fully suit the requirements of each case and adequately provide for expansion and servicing.
- 3.03 Piping, ductwork and conduit shall not be suspended from one another or physically contact one another. Vibrating systems shall be kept free from non-vibrating systems.
- 3.04 Equipment Mountings:
- A. Unless otherwise shown or specified, all floor-mounted equipment shall be set on housekeeping equipment bases. Refer to Division-23 section "Supports, Anchors, and Seals".
 - B. No equipment unit shall bear directly on vibration isolators unless its own frame is suitably rigid to span between isolators, and such direct support is approved by the equipment manufacturer. All support frames shall be sufficiently stiff and rigid so as to prevent distortion and misalignment of components installed thereon.
 - C. Align equipment mountings for a free, plumb installation. Isolators that are binding, offset or fully compressed will not be accepted.
- 3.05 Hangers:
- A. Position vibration isolation hangers so that hanger housing may rotate a full 360 degrees without contacting any object.
 - B. Install steel angles, channels, rods and fasteners to level equipment, piping or ductwork and to evenly distribute the supported weight.
- 3.06 Connections of Ducts: Ducts shall be connected to fan intakes and discharges by means of flexible connectors in accordance with Division-23 section "Ductwork Accessories" so that all vibrating equipment is fully isolated.

END OF SECTION 23 05 48

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SECTION 23 05 53 - MECHANICAL IDENTIFICATION

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 This section is a Division-23 Basic Mechanical Materials and Methods section, and is part of each Division-23 section making reference to or requiring identification devices specified herein.
- 1.03 Extent of mechanical identification work required by this section is indicated on drawings and/or specified in other Division-23 sections.
- 1.04 Refer to Division-26 sections for identification requirements of electrical work; not work of this section. Refer to other Division-23 sections for identification requirements for controls; not work of this section.
- 1.05 Codes and Standards: Comply with ANSI A13.1 for lettering size, length of color field, colors, and viewing angles of identification devices.

PART 2 - PRODUCTS

- 2.01 General: Provide manufacturer's standard products of categories and types required for each application as referenced in other Division-23 sections. Where more than single type is specified for application, selection is Installer's option, but provide single selection for each product category.
- 2.02 Painted Identification Materials
- A. Stencils: Standard fiberboard stencils, prepared for required applications with letter sizes generally complying with recommendations of ANSI A13.1 for piping and similar applications, but not less than 1- $\frac{1}{4}$ " high letters for ductwork and not less than $\frac{3}{4}$ " high letters for access door signs and similar operational instructions.
- B. Stencil Paint: Standard exterior type stenciling enamel; black, except as otherwise indicated; either brushing grade or pressurized spray-can form and grade.
- C. Identification Paint: Standard identification enamel.
- 2.03 Plastic Pipe Markers
- A. Pressure-Sensitive Type: Provide manufacturer's standard pre-printed, permanent adhesive, color-coded, pressure-sensitive vinyl pipe markers.
1. Lettering: Manufacturer's standard pre-printed nomenclature which best describes piping system in each instance, as selected by Architect/Engineer in cases of variance with name as shown or specified.
2. Arrows: Print each pipe marker with arrows indicating direction of flow, either integrally with piping system service lettering (to accommodate both directions), or as separate unit of plastic.
- 2.04 Valve Tags:

- A. Brass Valve Tags: Provide 19-gage polished brass valve tags with stamp-engraved piping system abbreviation in ¼" high letters and sequenced valve numbers ½" high, and with 5/32" hole for fastener. Provide 1-½" diameter tags, except as otherwise indicated.
 - B. Plastic Laminate Valve Tags: Provide manufacturer's standard 3/32" thick engraved plastic laminate valve tags, with piping system abbreviation in ¼" high letters and sequenced valve numbers ½" high, and with 5/32" hole for fastener. Provide 1-½" square black tags with white lettering, except as otherwise indicated.
- 2.05 Engraved Plastic-Laminate Signs:
- A. General: Provide engraving stock melamine plastic laminate, in the sizes and thicknesses indicated, engraved with engraver's standard letter style a minimum of 3/4" tall and wording indicated, punched for mechanical fastening except where adhesive mounting is necessary because of substrate.
 - B. Thickness: 1/16" for units up to 20 sq. in. or 8" length; 1/8" for larger units.
 - C. Fasteners: Self-tapping stainless steel screws, except contact-type permanent adhesive where screws cannot or should not penetrate the substrate.
- 2.06 Stamped Nameplates: Provide equipment manufacturer's standard stamped nameplates for motors, AHUs, pumps, etc.

PART 3 - EXECUTION

- 3.01 Coordination: Where identification is to be applied to surfaces which require insulation, painting or other covering or finish, including valve tags in finished mechanical spaces, install identification after completion of covering and painting. Install identification prior to installation of acoustical ceilings and similar removable concealment.
- 3.02 Ductwork Identification:
- A. General: Identify air supply, return, exhaust, intake and relief ductwork with stenciled signs and arrows, showing ductwork service and direction of flow, in black or white.
 - B. Location: In each space where ductwork is exposed, or concealed only by removable ceiling system, locate signs near points where ductwork originates or continues into concealed enclosures, and at 50' spacings along exposed runs.
 - C. Access Doors: Provide stenciled signs on each access door in ductwork and housings, indicating purpose of access (to what equipment) and other maintenance and operating instructions, and appropriate and procedural information.
- 3.03 Piping System Identification:
- A. General: Install pipe markers of one of the following types on each system indicated to receive identification, and include arrows to show normal direction of flow:
 - 1. Plastic pipe markers.
 - 2. Stenciled markers, black or white for best contrast.
 - B. Locate pipe markers as follows wherever piping is exposed to view in occupied spaces, machine rooms, accessible maintenance spaces and exterior non-concealed locations.

1. Near each valve and control device.
 2. Near each branch, excluding short take-offs for fixtures and terminal units; mark each pipe at branch, where there could be question of flow pattern.
 3. Near locations where pipes pass through walls, floors, ceilings, or enter non-accessible enclosures.
 4. At access doors, manholes and similar access points which permit view of concealed piping.
 5. Near major equipment items and other points of origination and termination.
 6. Spaced intermediately at maximum spacing of 50' along each piping run, except reduce spacing to 25' in congested areas of piping and equipment.
 7. On piping above removable acoustical ceilings, except omit intermediately spaced markers.
- 3.04 Valve Identification: Provide coded valve tag on every valve, cock and control device in each piping system; exclude check valves, valves within factory-fabricated equipment units, plumbing fixture faucets, convenience and lawn-watering hose bibs, and shut-off valves at plumbing fixtures, HVAC terminal devices and similar rough-in connections of end-use fixtures and units. Coordinate code with operating instructions.
- 3.05 Valve Charts: Provide framed, glass covered valve charts in each mechanical room. Identify coded valve number, valve function, and valve location for each valve.
- 3.06 Mechanical Equipment Identification: Install engraved plastic laminate sign on a vertical surface on or near each major item of mechanical equipment and each operational device. Label shall indicate type of system and area served. Provide signs for the following general categories of equipment and operational devices:
- A. Main control and operating valves, including safety devices.
 - B. Meters, gauges, thermometers and similar units.
 - C. Water Heaters, Furnaces, and Heaters.
 - D. Pumps.
 - E. Fans.
 - F. HVAC air handlers and fan coil units.
 - G. Air conditioning indoor and outdoor units.
- 3.07 Stamped Nameplates: Equipment manufacturers to provide standard stamped nameplates on all major equipment items such as motors, pumps, AHUs, etc. Where motors are hidden from view (within equipment casing, or otherwise not easily accessible, etc.), the equipment supplier shall furnish a duplicate motor data nameplate to be affixed to the equipment casing in an easily visible location, unless data is already included on the equipment nameplate.]
- 3.08 Adjusting and Cleaning:

- A. Adjusting: Relocate any mechanical identification device which has become visually blocked by work of this division or other divisions.
- B. Cleaning: Clean face of identification devices, and glass frames of valve charts.

END OF SECTION 23 05 53

SECTION 23 05 56 - ACCESS DOORS

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 This section is a Division-23 Basic Mechanical Materials and Methods section, and is part of each Division-23 section making reference to or requiring access panels specified herein.
- 1.03 Approval Submittals:
- A. Product Data: When required by other Division-23 sections, submit product data for access doors. Submit with Division-23 section using access doors, not as a separate submittal. Include rating data.
- 1.04 O&M Data Submittals: Submit a copy of approval submittal. Include this data in O&M Manuals.

PART 2 - PRODUCTS

- 2.01 Acceptable Manufacturers: Subject to compliance with requirements, provide access doors by Acudor, Milcor, Jay R. Smith, Zurn, BOICO, Elmdor, or approved equal.
- 2.02 General: Where floors, walls and ceilings must be penetrated for access to mechanical work, provide types of access doors indicated. Furnish sizes indicated or, where not otherwise indicated, furnish adequate size for intended and necessary access. Furnish manufacturer's complete units, of type recommended for application in indicated substrate construction, in each case, complete with anchorages and hardware.
- 2.03 Access Door Construction: Except as otherwise indicated, fabricate wall/ceiling door units of welded steel construction with welds ground smooth; 16-gauge frames and 14-gauge flush panel doors; 175° swing with concealed spring hinges; flush screw-driver-operated cam locks; factory-applied rust-inhibitive prime-coat paint finish.

PART 3 - EXECUTION

- 3.01 Access doors shall be installed to operate and service all mechanical equipment including valves, dampers, duct access panels, and other items requiring maintenance that are concealed above or behind finished construction. Access doors shall be installed in walls, chase and floors as necessary, but are not required in accessible suspended ceiling systems. Access doors shall have factory applied protective phosphate coating and baked enamel primer suitable for field painting.
- 3.02 Access doors shall be installed by the Division installing the substrate construction. However, responsibility for furnishing and determining location of access doors is part of this Division's work. The style of access door shall be suitable for construction into which installed.
- 3.03 Access doors shall be sized and located as required to provide proper maintenance and service access in accordance with the manufacturer's recommendations and code authority requirements for all devices and equipment.

END OF SECTION 23 05 56

SECTION 23 05 90 - START-UP REQUIREMENTS FOR HVAC SYSTEMS

PART 1 - GENERAL

- 1.01 Intent: It is the intent of this section to require that the startup requirements and report noted herein be performed prior to starting TAB work on each system. Work can be phased with permission of the Engineer.
- 1.02 Coordination:
- A. The Contractor shall furnish to the TAB Contractor a complete set of plans, specifications, addenda, shop drawings, equipment performance data sheets, change orders, etc. as requested by the TAB Contractor.
 - B. The Contractor shall participate in a TAB coordination meeting to discuss interface requirements with the TAB Contractor and to establish a schedule for TAB work prior to start of TAB work.
- 1.03 Test Reports and Verification Submittals:
- A. Submit Startup Report as described herein for each system. Attach Factory Startup Report for equipment as required by other Division-23 sections.

PART 2 - PRODUCTS: None

PART 3 - EXECUTION:

- 3.01 The TAB work shall not commence until the Engineer has received written notice from the Contractor that HVAC systems are 100% complete and are fully operational. Submit Startup Report as described herein.
- 3.02 The Contractor shall place all HVAC systems and equipment into complete operation during each working day of TAB work.
- 3.03 The Contractor shall provide access to HVAC systems and equipment by supplying ladders and/or scaffolding, and opening access panels and equipment room doors.
- 3.04 The TAB Contractor will provide to the Contractor TAB punch lists of non-complying HVAC work as they are discovered. The Contractor shall replace or repair non-complying work as soon as possible in order not to delay completion of TAB work.
- 3.05 Airside Systems: The Contractor shall provide the following information to the Engineer to substantiate proper start-up and preliminary adjustments of air handler units, belt driven fans, and duct systems.
- A. Verify that air grilles (supply, return, exhaust, transfer, outdoor, etc.) are installed and connected to the duct system.
 - B. Verify that duct systems are clean of debris.
 - C. Verify that ducts attached with flexible connectors are aligned within ½" and have a uniform gap between ducts of 1"-1.5". Flexible connectors shall not leak and shall be insulated.
 - D. Verify that filters are clean and filter spacers are installed.

- E. Verify that balancing dampers at grilles and branch ducts are operational and are fully opened.
- F. Verify that fan discharges are appropriate for the outlet ductwork with regards to the "system effect" per AMCA Publication 201. Inappropriate fan discharges will not be accepted.
- G. Verify proper fan rotation.
- H. Verify proper belt drive alignment.
- I. Verify fan motor overload elements are correctly sized.
- J. Adjust fan sheave until CFM is at or above design CFM. Provide additional sheaves and belts as required. Verify that motor is not overloaded.
- K. Verify that HVAC control systems are fully operational.

3.06 Startup Report: The Contractor shall submit the startup information required by this section to the Engineer in a typed report organized as outlined herein. The Startup Report is required to meet the written notice described herein prior to starting TAB work. TAB work will not start until the Startup Report has been submitted and approved.

END OF SECTION 23 05 90

SECTION 23 05 91 - TESTING, CLEANING, AND STERILIZATION OF PIPING SYSTEMS

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 This section is a Division-23 Basic Mechanical Materials and Methods section, and is part of each Division-23 section making reference to or requiring the testing and other procedures specified herein.
- 1.03 Notify the Architect/Engineer when system tests are ready to be witnessed at least 24 hours prior to the test.
- 1.04 All materials, test equipment, and devices required for cleaning, testing, sterilizing or purging shall be provided by the Contractor.

PART 2 - PRESSURE TESTS

- 2.01 General: Provide temporary equipment for testing, including pump and gauges. Test piping systems before insulation is installed wherever feasible, and remove control devices before testing. Test each natural section of each piping system independently but do not use piping system valves to isolate sections where test pressure exceeds valve pressure rating. Fill each section with indicated medium and pressurize for indicated pressure and time.
- 2.02 Required test period is four hours.
- 2.03 No piping, fixtures, or equipment shall be concealed or covered until they have been tested. The contractor shall apply each test and ensure that it is satisfactory for the period specified before calling the Architect/Engineer to observe the test. Test shall be repeated upon request to the satisfaction of those making the inspection.
- 2.04 Observe each test section for leakage at the end of the test period. Test fails if leakage is observed or if pressure drop exceeds 5% of the test pressure.
- 2.05 Check of systems during application of test pressures should include visual check for water leakage and soap bubble or similar check for air and nitrogen leakage.
- 2.06 During heating and cooling cycles, linear expansion shall be checked at all elbows and expansion joints for proper clearance.
- 2.07 Repair piping systems sections which fail required piping test. Disassemble and re-install using new materials to extent required to overcome leakage. Do not use chemicals, stop-leak compounds, mastics, or other temporary repair methods.
- 2.08 Pressure Test Requirements:
 - A. Soil, Waste, and Vent Test all piping within the building with a 10 foot head of water. Test piping in sections so that all joints are tested. Provide test tees as required.
 - B. Domestic Water: Perform hydrostatic test on all piping within the building at twice the normal static pressure at service point, but not less than 100 psig. Once tested, flush out

pipng and leave under pressure of the supply main or 40 psig for the balance of the construction period.

PART 3 - CLEANING AND STERILIZATION

- 3.01 General: Clean exterior surfaces of installed piping systems of superfluous materials, and prepare for application of specified coatings (if any). Flush out piping systems with clean water or blowdown with air before proceeding with required tests. Inspect each run of each system for completion of joints, supports and accessory items.
- 3.02 Flush and drain all water systems at least three times. Reverse flush systems from smallest piping to largest piping. Replace startup strainers with operating strainers.
- 3.03 Sterilization of Domestic Water Systems:
- A. Prerequisites: All new hot and cold water piping installed (complete), all fixtures connected, system flushed out, and system filled with water.
 - B. The shut off valve at the point of connection shall be closed, all fixture outlets opened slightly, and a sterilizing solution shall be introduced at a manifold connection installed by the Contractor at the point of connection.
 - C. The solution shall contain 50 parts per million of available chlorine. The chlorinating material shall be either liquid chlorine or calcium hypochlorite. The solution shall be allowed to stand in the system for at least eight hours after which the entire system shall be flushed.
 - D. After final flushing, all aerators shall be removed, cleaned, and reinstalled. After final flush the residual chlorine shall not exceed 0.2 parts per million.
 - E. The Architect/Engineer shall be notified 24 hours prior to the procedure so that it can be witnessed.
 - F. Provide sampling and certified report by an independent testing lab. Provide written Health Department approval of disinfection samples.

END OF SECTION 23 05 91

SECTION 23 05 93 - TESTING AND BALANCING OF MECHANICAL SYSTEMS

PART 1 - GENERAL

All Test and Balance work shall be performed under a separate contract prepared by the Owner. The Contractor for this project shall coordinate with the Test and Balance contractor selected by the Owner. This coordination shall be processed through the engineer. This coordination shall include, but not be limited to informing the Test and Balance contractor when all mechanical systems are installed and working properly, repairing or replacing all defects in the HVAC systems, replacing defective equipment and calibration of equipment as necessary where pointed out by the Test and Balance contractor. Work shall also include changing of motor sheaves as directed by the Test and Balance contractor to obtain proper air quantities.

The Contractor shall install all specified gauges, balancing valves, dampers, and other work required by the Contract Documents. The Contractor shall change all dirty filters where directed by the Test and Balance contractor.

END OF SECTION 23 05 93

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SECTION 23 07 13 - EXTERIOR INSULATION FOR DUCTWORK

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 Division-23 Basic Mechanical Materials and Methods sections apply to work of this section.
- 1.03 Approval Submittals:
- A. Product Data: Submit producer's data sheets and installation instructions on each insulation system including insulation, coverings, adhesives, sealers, protective finishes, and other material recommended by the manufacturer for applications indicated. Submit for:
Rigid duct insulation
Flexible duct insulation
- 1.04 O&M Data Submittals: Submit a copy of all approval submittals. Include in O&M Manual.

PART 2 - PRODUCTS

- 2.01 Acceptable Manufacturers: Subject to compliance with requirements, provide insulation products by Knauf, Owens-Corning, Johns Manville, Certainteed.
- 2.02 Flame/Smoke Ratings: Provide composite mechanical insulation (insulation, coverings, sealers, mastic, and adhesive) with a flame spread rating of 25 or less, and a smoke-developed rating of 50 or less as tested by ANSI/ASTM 84.
- 2.03 Rigid Fiberglass Insulation Board: ASTM C612, Class 1 (non load bearing). Boards shall be 3 pcf density with UL rated aluminum foil vapor barrier (FSK).
- 2.04 Flexible Fiberglass Insulation: ASTM C553, Type I, Class B-3 (temperature less than 350°F). Duct wrap shall be 1 pcf density with UL rated aluminum foil vapor barrier (FSK).
- 2.05 General Purpose Mastic: Benjamin Foster 35-00 Series, Insulcoustic VIAC Mastic, Childers CP-10, or approved equal. The final selection of this product for the specific application indicated is the responsibility of the insulation supplier. The insulation system must meet the specified application.
- 2.06 Vapor Barrier Sealant: Benjamin Foster 30-35, Insulcoustic IC-501, 3M EC-1378, Childers CP-30, or approved equal. Provide "Low Odor" type. The final selection of this product for the specific application indicated is the responsibility of the insulation supplier. The insulation system must meet the specified application.
- 2.07 Adhesive: Benjamin Foster 85-20, Insulcoustic IC-205, 3M EC-35, Childers CP-82, Childers CP-89, or approved equal. The final selection of this product for the specific application indicated is the responsibility of the insulation supplier. The insulation system must meet the specified application.
- 2.08 Fiber-Glas Mesh: 10x10 Mesh. Foster Mastafab or equal.

PART 3 - EXECUTION

3.01 Insulate all rectangular supply, return and outdoor air ductwork exposed in mechanical rooms, mezzanines, fan lofts or in any finished spaces with 1½" thick rigid fiberglass insulation with vapor barrier.

3.02 Installation of Rigid Insulation:

- A. Clean and dry ductwork prior to insulating. Butt insulation firmly together to ensure complete and tight fit over surfaces to be covered. Install insulation materials with smooth and even surfaces. Maintain integrity of aluminum vapor barrier wherever possible. Extend insulation without interruption through walls, floors and similar ductwork penetrations except where otherwise indicated.
- B. Install with facing to the outside with a maximum of 25% compression. Butt all insulation joints firmly together. Longitudinal seam of the vapor retarder must be overlapped a minimum of 2". Staples shall be outward clinch and placed approximately 6" on center. All penetrations, joints, seams, and damage to the facing shall be sealed with glass fabric and mastic prior to system startup. For rectangular ducts over 24" wide, secure the insulation to the bottom of the duct with mechanical fasteners spaced on 12" centers to reduce sag. Do not overcompress the insulation with the retainer. Larger ducts shall be secured with fasteners on 12-inch centers and 3 inches from all edges.
- C. Apply open mesh glass fabric embedded in vapor barrier mastic. Then apply a second coat of general purpose mastic with aluminum grey color. This finish shall be complete over all rigid insulation.

3.03 Insulate all supply, return and outdoor air ductwork and the backs of all ceiling supply outlets with 2" thick fiberglass blanket insulation with vapor barrier.

3.04 Installation of Flexible Insulation:

- A. Insulate round elbows and fittings with wrap such that thickness is equal to adjoining duct covering. Clean and dry ductwork prior to insulating.
- B. Adhere insulation to duct with 50 percent coverage using approved insulation adhesive applied in 6-inch wide swaths with 6-inch spaces between swaths. Additionally secure insulation with perforated pins and Tuff-Bond or by self-sticking pins with a 3/8" self-tapping screw. Space on 12-inch centers and 3 inches from all edges. Ducts up through 24" wide only require one row of pins. Ducts over 24" wide shall have pins spaced as described herein.
- C. Lap all joints 2 inches and seal joints with 4-inch wide strips of open mesh glass fabric embedded in two coats of general purpose mastic.
- D. Seal all punctures and breaks in aluminum vapor barrier with open mesh glass fabric and vapor barrier sealant.

3.05 Installation of Insulation on Exterior Ducts:

- A. Install 3" thick rigid insulation. Provide weatherproof finish.
- B. Pitch the upper surface of the duct insulation to drain by installing a 6" wide insulation board (or equal) down the center of the duct prior to applying the insulation.
- C. Clean and dry ductwork prior to insulating. Butt insulation firmly together to ensure complete and tight fit over surfaces to be covered. Install insulation materials with smooth and even surfaces. Maintain integrity of aluminum vapor barrier wherever

possible. Extend insulation without interruption through walls, floors and similar ductwork penetrations except where otherwise indicated.

- D. Adhere insulation to duct with 50 percent coverage using approved insulation adhesive applied in 6-inch wide swaths with 6-inch spaces between swaths. Additionally secure insulation with perforated pins and Tuff-Bond or by self-sticking pins with a 3/8" self-tapping screw. Space on 12-inch centers and 3 inches from all edges. Ducts up through 24" wide only require one row of pins. Ducts over 24" wide shall have pins spaced as described herein.
- E. Apply open mesh glass fabric embedded in vapor barrier mastic. Then apply a second coat of general purpose mastic with aluminum grey color.
- F. Provide a smooth 0.016" aluminum jacket with seams positioned to shed water.

END OF SECTION 23 07 13

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SECTION 23 07 16 - INSULATION FOR HVAC EQUIPMENT AND PIPING

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 Division-23 Basic Mechanical Materials and Methods Sections apply to work of this section.
- 1.03 Approval Submittals:
- A. Product Data: Submit producer's data sheets and installation instructions on each insulation system including insulation, coverings, adhesives, sealers, protective finishes, and other material recommended by the manufacturer for applications indicated. Submit for:
1. Flexible unicellular piping insulation
- 1.04 O&M Data Submittals: Submit a copy of all approval submittals. Include in O&M Manual.

PART 2 - PRODUCTS

- 2.01 Acceptable Manufacturers: Subject to compliance with requirements, provide insulation products by Armstrong, Johns Manville, Knauf, Owens Corning, Pittsburgh Corning, U.S. Rubber, or approved equal. All products shall be asbestos-free.
- 2.02 Flame/Smoke Ratings: Provide composite mechanical insulation (insulation, jackets, coverings, sealers, mastics, and adhesive) with a flame-spread rating of 25 or less, and a smoke-developed rating of 50 or less, as tested by ANSI/ASTM E84.
- 2.03 Pipe Insulation Materials:
- A. Flexible Unicellular Pipe Insulation: ASTM C534, Type I. (Tubular, suitable for use to 200°F.)
- B. Staples, Bands, Wires, and Cement: As recommended by the insulation manufacturer for applications indicated.
- C. Adhesives, Sealers, Protective Finishes: Products recommended by the insulation manufacturer for the application indicated.
- D. Jackets: ASTM C921, Type I (vapor barrier) for piping below ambient temperature, Type II (vapor permeable) for piping above ambient temperature. Type I may be used for all piping at Installer's option.

PART 3 - EXECUTION

- 3.01 General:
- A. Install thermal insulation products in accordance with manufacturer's written instructions, and in compliance with recognized industry practices to ensure that insulation serves intended purpose.

- B. Install insulation materials with smooth and even surfaces and on clean and dry surfaces. Redo poorly fitted joints. Do not use mastic or joint sealer as filler for gapping joints and excessive voids resulting from poor workmanship.
- C. Maintain integrity of vapor-barrier on insulation and protect it to prevent puncture and other damage. Label all insulation "ASBESTOS FREE".
- D. Do not apply insulation to surfaces while they are hot or wet.
- E. Do not install insulation until systems have been checked and found free of leaks. Surfaces shall be clean and dry before attempting to apply insulation. A professional insulator with adequate experience and ability shall install insulation.
- F. Do not install insulation on pipe systems until acceptance tests have been completed except for flexible unicellular insulation. Do not install insulation until the building is "dried-in".

3.02 Flexible Unicellular Pipe Insulation:

- A. Insulate the following piping systems:
 - 1. Condensate drains from air conditioning units - ½" thick.
 - 2. Refrigerant piping - ¾" thick.
- B. Apply insulation in accordance with the manufacturer's recommendations and instructions. Mitre cut insulation to fit pipe fittings. Use approved cement to seal all joints and ends in the insulation.
- C. Insulation outside the building shall be protected by a smooth 0.016" thickness aluminum jacket secured with aluminum bands on 12" centers.

END OF SECTION 23 07 16

SECTION 23 31 13 - HVAC METAL DUCTWORK

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 Division-23 Basic Mechanical Materials and Methods Sections apply to work of this section.
- 1.03 Extent of HVAC metal ductwork is indicated on drawings and in schedules, and by requirements of this section.
- 1.04 Refer to other Division-23 sections for exterior insulation of metal ductwork.
- 1.05 Refer to other Division-23 sections for ductwork accessories.
- 1.06 Codes and Standards:
- A. SMACNA Standards: Comply with SMACNA's "HVAC Duct Construction Standards, Metal and Flexible" 1985 Edition for fabrication and installation of metal ductwork, unless otherwise noted.
 - B. NFPA 90A Compliance: Comply with NFPA 90A "Standard for the Installation of Air Conditioning and Ventilating Systems".
- 1.07 Approval Submittals:
- A. Product Data: Submit manufacturer's technical product data and installation instructions for the following.
 - 1. Factory-fabricated ductwork
 - 2. Sealants
 - 3. Duct liner
 - 4. Adhesive
 - 5. Flexible duct
 - 6. Spin-in fittings
 - 7. Side take-off fittings
 - B. Shop Drawings: Submit scaled layout drawings of HVAC metal ductwork and fittings including, but not limited to, duct sizes, locations, elevations, and slopes of horizontal runs, wall and floor penetrations, and connections. Show interface and spatial relationship between ductwork and proximate equipment. Show modifications of indicated requirements, made to conform to local shop practice, and how those modifications ensure that free area, materials, and rigidity are not reduced.

PART 2 - PRODUCTS

- 2.01 Ductwork Materials:

- A. Exposed Ductwork Materials: Where ductwork is indicated to be exposed to view in occupied spaces, provide materials which are free from visual imperfections including pitting, seam marks, roller marks, stains and discolorations, and other imperfections, including those which would impair painting.
- B. Galvanized Sheet Metal: Except as otherwise indicated, fabricate ductwork from galvanized sheet steel complying with ASTM A 527, lockforming quality; with G 90 zinc coating in accordance with ASTM A 525; and mill phosphatized for exposed locations. Stamp gauge and manufacturer's identification on each sheet. Break sheets so that identification is exposed.

2.02 Miscellaneous Ductwork Materials:

- A. General: Provide miscellaneous materials and products of types and sizes indicated and, where not otherwise indicated, provide type and size required to comply with ductwork system requirements including proper connection of ductwork and equipment.
- B. Duct Liner: Fibrous glass, 1½ pcf minimum density, complying with Thermal Insulation Manufacturers Association (TIMA) AHC-101; of thickness indicated. Certaineed "Coated Ultralite", Owens Corning "Aeroflex", PPG "Textrafine", or Manville "Linacoustic".
- C. Duct Liner Adhesive: Comply with ASTM C 916 "Specifications for Adhesives for Duct Thermal Insulation".
- D. Duct Liner Fasteners: Comply with SMACNA HVAC Duct Construction Standards, Article S2.11.
- E. Duct Sealant: Provide non-hardening, non-migrating mastic or liquid elastic sealant, type applicable for fabrication/installation detail, as compounded and recommended by manufacturer specifically for sealing joints and seams in ductwork.
- F. Ductwork Support Materials: Except as otherwise indicated, provide hot-dipped galvanized steel fasteners, anchors, rods, straps, trim and angles for support of ductwork. For exposed stainless steel ductwork, provide matching stainless steel support materials.
- G. Flexible Ducts: Provide flexible ductwork with an R-value of R-6 unless the ductwork is in a ceiling return plenum. The use of flexible ductwork for connection of supply air including terminal units and return air devices is acceptable only where shown on the drawings.
 - 1. Construction: Provide reinforced metalized polyester jacket that is tear and puncture resistant, air tight inner core with no fiberglass erosion in the air stream and an encapsulated wire helix. Flexible ductwork shall have a recommended operating pressure of 6" w.g. for sizes 4" through 12" diameter and 4" w.g. for sizes 14" through 20" diameter. All diameters shall be suitable for a negative operating pressure of 0.75" w.g. Flexible ductwork shall meet the requirements of UL-181, the Florida Energy Code, Florida Building Code, NFPA 90A and NFPA 90B.
 - 2. Acceptable Manufacturers: Subject to compliance with requirements, provide R-6 flexible ductwork by: Atco 36, Flexmaster 8M-R6 or Thermaflex M-KE R6.

- H. Spin-in and Side Take-off Fittings: Provide round branch run-outs as follows.
 - 1. Where duct height does not permit the use of conical spin-in fittings, use low profile side take-off fittings equal to Crown 3300-DS or Flexmaster STOD-BO.
- I. Fittings: Provide radius type fittings fabricated of multiple sections with maximum 15° change of direction per section. Unless specifically detailed otherwise, use 45° laterals and 45° elbows for branch takeoff connections. Where 90° branches are indicated, provide conical type tees.

2.03 Fabrication:

- A. Shop fabricate ductwork in 4, 8, 10 or 12-ft lengths, unless otherwise indicated or required to complete runs. Preassemble work in shop to greatest extent possible, so as to minimize field assembly of systems. Disassemble systems only to extent necessary for shipping and handling. Match-mark sections for reassembly and coordinated installation.
- B. Shop fabricate ductwork of gauges and reinforcement complying with SMACNA "HVAC Duct Construction Standards", except provide sealant at all joints. Supply duct from air conditioning units and all return and exhaust duct shall be minimum 2" pressure class unless otherwise noted.
- C. Fabricate duct fittings to match adjoining ducts, and to comply with duct requirements as applicable to fittings. Except as otherwise indicated, fabricate elbows with center-line radius equal to 1½ times associated duct width; and fabricate to include turning vanes in elbows where shorter radius is necessary. Limit angular tapers to 30° for contracting tapers and 20° for expanding tapers.
- D. Fabricate ductwork with accessories installed during fabrication to the greatest extent possible. Refer to Division-23 section "Ductwork Accessories" for accessory requirements.

2.04 Factory-Fabricated Low Pressure Ductwork (Maximum 2" W.G.):

- A. Material: Galvanized sheet steel complying with ASTM A 527, lockforming quality, with ASTM A 525, G90 zinc coating, mill phosphatized.
- B. Gauge: 28-gauge minimum for round ducts and fittings, 4" through 8" diameter. 26-gauge minimum 9" through 14", 24-gauge minimum 15" through 26".
- C. Elbows: One piece construction for 90° and 45° elbows 14" and smaller. Provide multiple gore construction for larger diameters with standing seam circumferential joint.
- D. Divided Flow Fittings: 90° tees, constructed with saddle tap spot welded and bonded to duct fitting body.
- E. Acceptable Manufacturers: Subject to compliance with requirements, provide factory-fabricated ductwork by Semco Mfg., Inc. or United Sheet Metal Div., United McGill Corp, or approved equal.

PART 3 - EXECUTION

- 3.01 General: Examine areas and conditions under which HVAC metal ductwork is to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.
- 3.02 Installation Of Metal Ductwork:
- A. General: Assemble and install ductwork in accordance with recognized industry practices which will achieve air-tight (5% leakage for systems rated 3" and under; 1% for systems rated over 3") and noiseless (no objectionable noise) systems, capable of performing each indicated service. Install each run with minimum number of joints. Align ductwork accurately at connections, within 1/8" misalignment tolerance and with internal surfaces smooth. Support ducts rigidly with suitable ties, braces, hangers and anchors of type which will hold ducts true-to-shape and to prevent buckling. Support vertical ducts at every floor.
 - B. Supports: Install concrete inserts for support of ductwork in coordination with formwork, as required to avoid delays in work. Install self-drilling screw anchors in prestressed concrete or existing work.
 - C. Field Fabrication: Complete fabrication of work at project as necessary to match shop-fabricated work and accommodate installation requirements. Seal joints in round or oval ductwork with hard cast or shrink bands, and sheet metal screws, or by welding.
 - D. Routing: Locate ductwork runs, except as otherwise indicated, vertically and horizontally. Avoid diagonal runs wherever possible. Locate runs as indicated by diagrams, details and notations or, if not otherwise indicated, run ductwork in shortest route which does not obstruct useable space or block access for servicing building and its equipment. Hold ducts close to walls, overhead construction, columns, and other structural and permanent enclosure elements of building. Limit clearance to 1/2" where furring is shown for enclosure or concealment of ducts, but allow for insulation thickness, if any. Where possible, locate insulated ductwork for 1" clearance outside of insulation. In finished and occupied spaces, conceal ductwork from view by locating in mechanical shafts, hollow wall construction or above suspended ceilings, unless specifically noted as "Exposed". Do not encase horizontal runs in solid partitions, except as specifically shown. Coordinate layout with suspended ceiling and lighting layouts and similar finished work.
 - E. Internally Lined Ductwork: Cover leading and trailing edge of duct liner with sheet metal nosing zee.
 - F. Electrical Equipment Spaces: Do not route ductwork through transformer vaults or other electrical equipment spaces and enclosures.
 - G. Penetrations: Where ducts pass through interior partitions and exterior walls, and are exposed to view, conceal space between construction opening and duct or duct insulation with sheet metal flanges of same gauge as duct. Overlap opening on 4 sides by at least 1 1/2". Fasten to duct and substrate. Where ducts pass through fire-rated floors, walls, or partitions, provide firestopping between duct and substrate.

- H. Coordination: Coordinate duct installations with installation of accessories, dampers, coil frames, equipment, controls and other associated work of ductwork system.
- I. Installation: Install metal ductwork in accordance with SMACNA HVAC Duct Construction Standards. Fan discharge outlet ducts shall be installed correctly with regard to "system effect" per AMCA Publication 201.
- 3.03 Installation of Flexible Ducts:
- A. Maximum Length: For any duct run using flexible ductwork, do not exceed 5'-0" extended length. Flexible duct shall only be allowed as detailed on the drawings.
- B. Installation: Install in accordance with Section III of SMACNA's "HVAC Duct Construction Standards, Metal and Flexible". Support flexible ducts to eliminate pinching and kinking which would restrict flow.
- C. Low Pressure: Peel back insulation and slide the inner core over the spin-in or diffuser neck, seal with duct sealant and install Panduit strap tightly. Slide insulation back over the inner core and install another Panduit strap over the insulation outer jacket. Tape is not acceptable.
- D. Seal all exposed edges of fiberglass insulation with glassfab and mastic.
- 3.04 Leakage Tests: After each duct system is completed, test for duct leakage in accordance with Sections 3 and 5 of the SMACNA HVAC Air Duct Leakage Test Manual. Test pressure shall be equal to pressure class of duct, less 0.5" static pressure. Repair leaks and repeat tests until total leakage is less than 5% of system design air flow for low pressure systems and less than 1% for systems rated over 3".
- 3.05 Equipment Connections: Connect metal ductwork to equipment as indicated, provide flexible connection for each ductwork connection to equipment mounted on vibration isolators, and/or equipment containing rotating machinery. Provide access doors as indicated.
- 3.06 Clean ductwork internally free of dust and debris. Clean external surfaces of foreign substances which might cause corrosive deterioration of metal or, where ductwork is to be painted, might interfere with painting or cause paint deterioration. Keep ducts closed with poly during construction to prevent contamination by construction dust and debris.
- 3.07 Balancing: Refer to Division-23 section "Testing, Adjusting, and Balancing" for air distribution balancing of metal ductwork; not work of this section. Seal any leaks in ductwork that become apparent in balancing process.
- 3.08 System Adjustment: Adjust the system to provide functional operation to the extent possible, and leave ready for Testing and Balancing work. It is not the intent of this section to provide final testing and balancing, but to leave the system operational with a minimum of noise.

END OF SECTION 23 31 13

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SECTION 23 31 16 - HVAC FABRIC DUCTWORK

1 GENERAL

- 1.1 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.2 Division-23 Basic Mechanical Materials and Methods Sections apply to work of this section.
- 1.3 Extent of HVAC Fabric Ductwork is indicated on drawings and in schedules, and by requirements of this section.
- 1.4 Refer to other Division-23 sections for ductwork accessories.
- 1.5 Design, Quality Assurance, and Code Compliance:
- 1.5.1 NFPA 90A Compliance: Comply with NFPA 90A "Standard for the Installation of Air Conditioning and Ventilating Systems".
- 1.5.2 Any production facility used by manufacturer must be ISO 9001 registered. All product sections must be labeled with the logo and classification marking of Underwriter's Laboratories, order number and manufacture date.
- 1.5.3 Product must be classified in accordance with the 25/50 flame spread/smoke development requirements of UL723 based on NFPA 90A - 1993, "Installation of Air Conditioning and Ventilating Systems". In addition products must be classified in accordance with ICC Evaluation Service AC167 and UL 2518.
- 1.5.4 Fabrics shall meet minimum criteria for use in ISO Class 4 application (Clean room, non shedding material) as defined by ISO 14644-1.
- 1.5.5 Textile Material shall meet minimum tensile strength warp1880/ weft1090N as defined by ISO 136934-1.
- 1.5.6 Fabric Duct air dispersion system must designed in software which documents, calculates and provides: pressure loss, inlet velocity, turbulent condition warnings, throw capability, entrainment, deflection, flow models, sizing, installation methods, sound generated and temperature corrections.
- 1.6 Approval Submittals:
- 1.6.1 Product Data: Submit manufacturer's technical product data and installation instructions for the following.
- Ductwork
Supports
- 1.6.2 Shop Drawings: Submit scaled layout drawings of HVAC ductwork and fittings including, but not limited to, duct sizes, locations, elevations, and slopes of horizontal runs, wall and floor penetrations, and connections. Show interface and spatial relationship between ductwork and

proximate equipment. Show modifications of indicated requirements, made to conform to local shop practice, and how those modifications ensure that free area, materials, and rigidity are not reduced.

2 PRODUCTS

2.1 Fabric Dispersion Ductwork:

2.1.1 This specification is based upon products from Prihoda. Equal products from alternate manufacturers listed are acceptable. Subject to compliance with requirements, choose the following or equal:

DuctSox® Corporation
Fabric Aire
Durkee Sox
Prihoda

2.1.2 Fabric Air Dispersion System:

Fabric Duct Air Dispersion System shall be constructed of PMS fabric. The material is a woven fire retardant and permeable fabric complying with the following characteristics:

Fabric: 100% Flame Retardant Polyester
Weight: 6.5 oz./yd² per ASTM D3776 minimum
Strength: warp1880/ weft1090N Per ISO13934
Shrinkage: Max. 0,5% per ISO 6330-2000
Available Standard Colors: **White** (RAL 9016), **Light Grey** (Pantone 420/RAL 7035), **Dark Grey** (Pantone 424/RAL 7037), **Yellow** (Pantone 135/RAL 1017), **Light Blue** (pantone 2915/RAL 5012) **Blue** (Pantone 7462/RAL 5005) **Green** (pantone 340/RAL7037) **Black** (Pantone 419/RAL9017), **Red** (Pantone187/RAL 3001). Custom color available, Architect/Owner must specify PANTONE or RAL number.
Temperature Range: -75°F to +230°F
Permeability: 2 cfm (+/-1) (to prevent condensation only)
Fire Retardant: Must meet the requirements in NFPA 90-A, ICC AC-167 and UL2518

2.1.3 Systems Fabrication Requirements:

Laser Cut Perforations/holes (comfort, medium, & long throw)
-4mm – 3” diameter project dependent.
-Laser cut (punching method not acceptable)
-location, number and size determined by manufacturer

Provide system in sections optimized for maintenance (16’ maximum for diameters over 32”), connected by zippers. Zippers must provide closure completely around the circumference to prevent leakage.

Each section to have a unique tag including information about: manufacturers order number, position, diameter of section, length of section, maintenance instruction, code compliance and contact details for spare parts.

Zippered inlet connection.

Endcap can be zippered or sewn to the last duct section as required.

Equalizers (flow correctors) and/or dampers to be included as shown on plans or schedules.

Include hooks which slide into track profile or snap on to wire/cable or continuous fabric strip which slides into track if shown in detail or noted on plans

Include SS inlet clamp for securing to metal outlet connection point.

2.1.4 Design Parameters:

Fabric air diffusers shall be designed from 0.25" water gage minimum to 3.0" maximum, with 0.5" as the standard.

Fabric air diffusers shall be limited to design temperatures between 0 degrees F and 180 degrees F (-17.8 degrees C and 82 degrees C).

Design CFM, static pressure and diffuser length shall be designed or approved by the manufacturer.

Do not use fabric diffusers in concealed locations.

Use fabric diffusers only for positive pressure air distribution components of the mechanical ventilation system.

2.1.5 Suspension Hardware:

2.1.5.1 **Single aluminum track profile** - Fabric Duct system to be attached to track profile using plastic gliders located at 12 o'clock spaced 20 inches or continuous reinforced fabric strip. Wire/cable hangers spaced at 6.6 feet.

2.1.5.2 **Hanging Hardware options –**

- a. Plastic Coated Galvanized Cable – all other components Galvanized Steel

3 EXECUTION

3.1 General: Examine areas and conditions under which HVAC ductwork is to be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

3.2 Installation of Fabric Air Dispersion System:

3.2.1 Install chosen suspension system in accordance with the requirements of the manufacturer. Instructions for installation shall be provided by the manufacturer with product.

3.2.2 Cleaning and Protection:

3.2.3 Clean air handling unit and ductwork prior to the DuctSox system unit-by-unit as it is installed. Clean external surfaces of foreign substance which may cause corrosive deterioration of facing.

3.2.4 **Temporary Closure:** At ends of ducts which are not connected to equipment or distribution devices at time of ductwork installation, cover with polyethylene film or other covering which will keep the system clean until installation is completed.

- 3.2.5 If fabric dispersion duct systems become soiled during installation, they should be removed and cleaned following the manufacturers standard terms of laundry.
- 3.3 Clean ductwork internally free of dust and debris. Clean external surfaces of foreign substances which might cause corrosive deterioration of metal or, where ductwork is to be painted, might interfere with painting or cause paint deterioration. Keep ducts closed with poly during construction to prevent contamination by construction dust and debris.

END OF SECTION 233116

SECTION 23 33 00 - DUCTWORK ACCESSORIES

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 Division-23 Basic Mechanical Materials and Methods sections apply to work of this section.
- 1.03 Extent of ductwork accessories work is indicated on drawings and in schedules, and by requirements of this section.
- 1.04 Refer to other Division-23 sections for testing, adjusting, and balancing of ductwork accessories; not work of this section.
- 1.05 Codes and Standards:
- A. SMACNA Compliance: Comply with applicable portions of both SMACNA "HVAC Duct Construction Standards, Metal and Flexible" .
 - B. NFPA Compliance: Comply with applicable provisions of NFPA 90A "Air Conditioning and Ventilating Systems" pertaining to installation of ductwork accessories.
- 1.06 Approval Submittals:
- A. Product Data: Submit manufacturer's technical product data for each type of ductwork accessory, including dimensions, capacities, and materials of construction; and installation instructions as follows:
 - 1. Low pressure manual dampers
 - 2. Control dampers
 - 3. Duct access doors
 - 4. Flexible connections
 - B. O&M Data Submittals: Submit manufacturer's maintenance data including parts lists. Include this data, product data, and a copy of approval submittals in O&M manual.

PART 2 - PRODUCTS

- 2.01 Dampers:
- A. Low Pressure Manual Dampers: Provide 16 gauge dampers of single-blade type (12" maximum blade width) or multiblade type. Damper blades to be gang-operated from a single shaft with nylon or ball bearings on each end. Provide indexed locking quadrant. Parallel or opposed blade style is acceptable. Provide 2" standoff on locking quadrant for externally insulated duct.
 - B. Control Dampers: Extruded aluminum (6063-T5) damper frame shall not be less than 0.080" in thickness. Damper frame shall be 4" deep x 1", with duct mounting flanges on both sides of frame. Damper frame shall have a 2" mounting flange on the rear of the damper when installed as Extended Rear Flange install type. Aluminum frame shall be clear anodized to a minimum thickness of 0.7 mil deep. Frame shall be assembled using stainless steel screws. Welded frames shall not be acceptable. Actuators (motors) are provided by control contractor.

1. Blades shall be maximum 6.4" deep extruded aluminum (6063-T5) air-foil profiles with a minimum wall thickness of 0.06", clear anodized to a minimum thickness of 0.7 mil deep.
 2. Blade seals shall be extruded silicone, secured in an integral slot within the aluminum blade extrusions and shall be mechanically fastened to prevent shrinkage and movement over the life of the damper. Adhesive or clip-on type blade seals will not be approved.
 3. Hexagonal control shaft shall be $\frac{7}{16}$ ". It shall have an adjustable length and shall be an integral part of the blade axle. A field-applied control shaft shall not be acceptable. All parts shall be stainless steel.
 4. Linkage hardware shall be aluminum and stainless steel, installed in the frame side, out of the airstream, and accessible after installation. Linkage hardware shall be complete with stainless steel cup-point trunnion screws to prevent linkage slippage. Linkage that consists of metal rubbing metal will not be approved.
 5. Dampers shall be designed for operation in temperatures ranging from -40°F to 212°F.
 6. Dampers shall be AMCA rated for Leakage Class 1A at 1 in w.g. static pressure differential. Standard air leakage data to be certified under the AMCA Certified Ratings Program.
 7. Dampers shall be custom made to required size, with blade stops not exceeding $1\frac{1}{4}$ " in height.
 8. Dampers shall be opposed blade for modulating dampers or parallel blade action for open/shut dampers.
 9. Dampers shall be installed in the following manner: Installed in Duct
 10. Installation of dampers must be in accordance with manufacturer's current installation guidelines, provided with each damper shipment.
 11. Field supplied intermediate structural support is required to resist applied pressure loads for dampers that consist of two or more sections in both height and width.
 12. Acceptable Manufacturers: Subject to compliance with requirements, provide thermally efficient control dampers by TAMCO (T.A. Morrison and Co, Inc), Ruskin TED50CE, Greenheck VCD33, or approved equal.
- 2.02 Turning Vanes: Provide manufactured or fabricated single wall turning vanes and vane runners, constructed in accordance with SMACNA "HVAC Duct Construction Standards".
- 2.03 Duct Access Doors:
- A. General: Provide duct access doors of size indicated, or as required for duty indicated.
 - B. Construction: Construct of same or greater gauge as ductwork served. Provide insulated doors for insulated ductwork. Provide flush frames for uninsulated ductwork, extended frames for externally insulated duct. Provide one side hinged, other side with one handle-type latch for doors 12" high and smaller, 2 handle-type latches for larger doors.

- C. Acceptable Manufacturers: Subject to compliance with requirements, provide access doors by Air Balance, Inc., Duro Dyne Corp., Ruskin Mfg. Co., or Ventfabrics, Inc.

2.04 Flexible Connections:

- A. General: Provide flexible duct connections wherever ductwork connects to vibration isolated equipment. Construct flexible connections of neoprene-coated flameproof fabric crimped into duct flanges for attachment to duct and equipment. Make airtight joint. Provide adequate joint flexibility to allow for thermal, axial, transverse, and torsional movement, and also capable of absorbing vibrations of connected equipment.
- B. Acceptable Manufacturers: Subject to compliance with requirements, provide products by one of the following: Duro Dyne Corp., Flexaust (The) Co., or Ventfabrics, Inc.

PART 3 - EXECUTION

- 3.01 Examine areas and conditions under which ductwork accessories will be installed. Do not proceed with work until unsatisfactory conditions have been corrected in manner acceptable to Installer.

3.02 Installation of Ductwork Accessories:

- A. Install ductwork accessories in accordance with manufacturer's installation instructions, with applicable portions of details of construction as shown in SMACNA standards, and in accordance with recognized industry practices to ensure that products serve intended function.
- B. Install balancing dampers at all main ducts adjacent to units in return air, outside air and where indicated.
- C. Install control dampers in the outside air duct for each air handling unit and otherwise as shown.
- D. Install turning vanes in square or rectangular 90° elbows in supply, return, and exhaust air systems, and elsewhere as indicated.
- E. Install access doors to open against system air pressure, with latches operable from either side, except outside only where duct is too small for person to enter. Install in duct adjacent to all motorized control dampers and smoke detectors.
- F. Install flexible connections in ductwork such that the clear length of the connector is approximately two inches. Provide thrust restraints as required. Flexible material shall not be so slack as to take a definite concave or convex shape during fan operation.
- G. Coordinate with other work, including ductwork, as necessary to interface installation of ductwork accessories properly with other work.

- 3.03 Operate installed ductwork accessories to demonstrate compliance with requirements. Test for air leakage while system is operating. Repair or replace faulty accessories as required to obtain proper operation and leakproof performance.

3.04 Adjusting And Cleaning:

- A. Adjusting: Adjust ductwork accessories for proper settings.
- B. Final positioning of manual dampers is specified in Division-23 section "Testing,

Adjusting, and Balancing". However, the system shall be left functional with all dampers open or throttled.

- C. Cleaning: Clean factory-finished surfaces. Repair any marred or scratched surfaces with manufacturer's touch-up paint.

END OF SECTION 23 33 00

SECTION 23 37 13 - GRILLES, REGISTERS AND CEILING DIFFUSERS

PART 1 - GENERAL

- 1.01 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.02 Division-23 Basic Mechanical Materials and Methods sections apply to work of this section.
- 1.03 Extent of air outlets and inlets work is indicated by drawings and schedules, and by requirements of this section.
- 1.04 Refer to other Division-23 sections for ductwork and duct accessories required in conjunction with air outlets and inlets and for balancing of air outlets and inlets; not work of this section.
- 1.05 Codes and Standards:
- A. ADC Compliance: Test and rate air outlets and inlets in certified laboratories under requirements of ADC 1062 "Certification, Rating and Test Manual". Provide air outlets and inlets bearing ADC Certified Rating Seal.
 - B. NFPA Compliance: Install air outlets and inlets in accordance with NFPA 90A "Standard for the Installation of Air Conditioning and Ventilating Systems".
- 1.06 Approval Submittals:
- A. Product Data: Submit manufacturer's technical product data for air outlets and inlets indicating construction, finish, and mounting details.
 - B. Performance Data: For each type of air outlet and inlet furnished, provide aspiration ability, temperature and velocity traverses, throw and drop, and noise criteria ratings. Indicate selections and data as required.
- 1.07 O&M Data Submittals: Submit cleaning instructions for finishes and spare parts lists. Include this data and a copy of approval submittals in O&M manual.

PART 2 - PRODUCTS

- 2.01 General:
- A. Except as otherwise indicated, provide manufacturer's standard grilles, registers, and ceiling diffusers where shown; of size, shape, capacity and type indicated; constructed of materials and components as indicated, and as required for complete installation.
 - B. Manufacturers not listed in the following specification will not be considered for approval unless accepted by addendum prior to bid.
 - C. Performance: Provide grilles, registers and ceiling diffusers that have, as minimum, temperature and velocity traverses, throw and drop, and noise criteria ratings for each size device equal to the basis of design.
 - D. Ceiling and Wall Compatibility: Provide grilles, registers and diffusers with border styles that are compatible with adjacent wall and ceiling systems, and that are specifically manufactured to fit into ceiling module or wall with accurate fit and adequate support. Refer to general construction drawings and specifications for types of ceiling systems and

walls which will contain each type of ceiling diffuser, grille, or register.

- E. Appearance: All grilles and registers shall be aluminum construction and all diffusers shall be aluminum construction, unless otherwise noted, with uniform matching appearance for each type of outlet. Ceiling mounted grilles and registers shall be set to be sight tight from the predominant exposure.
 - F. Finish: All ceiling mounted grilles, registers, and diffusers shall be finished with baked white enamel. Wall and door mounted grilles and registers shall be finished with clear anodized finish .
- 2.02 Acceptable Manufacturers: Subject to compliance with requirements, provide products by Titus or Metal Aire.
- 2.03 Rectangular Ceiling Diffusers (CD): Provide rectangular face with removable inner core, no corner joints. If square or rectangular neck is provided, provide square to round adaptor as required. Provide lay-in panel as required. Provide trim ring for diffusers in hard ceilings to allow opening to be used for access.
- 2.04 Return, Transfer, and Exhaust Grilles: Provide grilles with one set of 45 degree fixed louvers, parallel to the long dimension. Provide mounting frame for all wall and plaster ceiling installations.

PART 3 - EXECUTION

- 3.01 Coordinate installation with ceiling and light fixture installation. Locate ceiling outlets as indicated on architectural Reflected Ceiling Plans. Unless otherwise indicated, locate ceiling outlets in the center of acoustical ceiling modules with sides parallel to the grid.
- 3.02 Install air outlets and inlets in accordance with manufacturer's written instructions and in accordance with recognized industry practices to ensure that products serve intended functions.
- 3.03 Coordinate with other work, including ductwork and duct accessories, as necessary to interface installation of air outlets and inlets with other work.
- 3.04 Set air volumes to values shown on the drawings so that the system is functional. Leave ready for test and balance contractor.
- 3.05 Furnish to Owner three operating keys for each type of outlet and inlet that require them; obtain receipt.

END OF SECTION 23 37 13

SECTION 23 81 43 - PACKAGED AIR CONDITIONING UNITS (DX)

1 GENERAL

- 1.1 Drawings and general provisions of Contract, including General and Supplementary Conditions and Division-1 Specification sections, apply to work of this section.
- 1.2 Division-23 Basic Mechanical Materials and Methods sections apply to work of this section.
- 1.3 Refer to other Division-23 sections for testing, adjusting, and balancing of air conditioning units (RTUs).
- 1.4 Approval Submittals:
 - 1.4.1 Product Data: Submit manufacturer's technical product data, including dimensions, ratings, electrical characteristics, weight, capacities, materials of construction, and installation instructions.
 - 1.4.1.1 Packaged heat pump units
 - 1.4.1.2 Vibration Isolation
 - 1.5 O&M Data Submittals: Submit manufacturer's maintenance data including parts lists. Include these data, a copy of approval submittals, product data, and wiring diagrams in O&M manual.

2 PRODUCTS

- 2.1 Quality Assurance:
 - 2.1.1 Provide units tested by UL, ARL or ETL.
 - 2.1.2 Construct refrigeration system in accordance with ASHRAE 15 (ANSI B 9.1) "Safety Code for Mechanical Refrigeration".
 - 2.1.3 Test and rate PHPs in accordance with the applicable ARI standards and provide certified rating seal. Sound test and rate units in accordance with ARI 270.
 - 2.1.4 Provide units with an EER that meets the Florida Energy Efficiency Code and the schedules on the drawings.
 - 2.1.5 Acceptable Manufacturers: Subject to compliance with requirements provide units by: Carrier, Trane, Lennox, Daikin, or approved equal.
- 2.2 General:
 - 2.2.1 Units shall be factory-assembled, wired and tested. All controls shall be factory-adjusted and preset to the design conditions.
 - 2.2.2 Casings: Construct of heavy gauge steel (or aluminum) formed panels rigidly reinforced and braced. Each unit shall be provided with removable panels to permit the unit (including fans and compressors) to be properly maintained and serviced. Entire casing shall be painted with factory-applied finish. Casing for outdoor units shall be provided with weatherproof construction with all seams bolted. Units shall be sealed to minimize leakage.
 - 2.2.3 Base: The base pan of the entire unit shall be sealed against moisture leakage after fabrication.

2.3 Condensing Section:

2.3.1 Condenser Fans and Drives: Fan shall of rustproof construction: hot-dipped galvanized steel, stainless steel or aluminum. Unit shall have a variable speed motor suitable for the duty indicated. Provide a close fretwork galvanized steel or non-ferrous fan and guard. Motors shall be the permanently lubricated type, resiliently mounted.

2.3.2 Condenser Coil: Construct of copper tubes and aluminum fins. Provide inlet guard to protect condenser fins.

2.3.3 Compressor: Shall be direct drive, hermetic, scroll type, design for R410a refrigerant with vibration isolation. Each unit shall have dual compressors. Each compressor shall have separate refrigerant circuit. Motors shall be ball bearing, high starting torque, low starting current type for compressor service. Compressors shall not produce objectionable noise or vibration inside the building. Compressors shall have five (5) year warranty.

2.3.4 Service Valves: Provide for high and low pressure readings.

2.4 Evaporator Section:

2.4.1 Interior of unit shall be thermally and acoustically insulated with minimum R=4.2 insulation. Provide removable panels to permit the unit to be properly serviced and maintained.

2.4.2 The evaporator shall include centrifugal fan, fan motor, direct drive and lubricated bearings. Motors shall be high efficiency type as per Division-23, Basic Mechanical Materials and Methods section, "Motors". Provide cooling coils constructed of copper tubes and aluminum fins. Filters and coils shall be selected for a maximum face velocity of 500 fpm. Provide thermal expansion valve, sight glass, refrigerant drier, strainer, controls and other necessary devices for a completely automatic unit.

2.4.3 Each unit shall be equipped with sloped IAQ drain pans under the entire evaporator coil to prevent condensate carry-over.

2.5 Electric Heater Section:

2.5.1 Provide electric heating coils controlled by one or more magnetic contactors. Three phase coils shall be wired for balanced current in each wire, if possible. Furnish and install necessary overheating and air flow controls to meet the requirements of the National Electric Code. Provide built-in air flow switch and heater interlock relay.

2.5.2 Heaters shall be factory mounted and wired with all required fuses and contactors to provide single point connection.

2.6 Unit Controls:

2.6.1 All safety and operational controls shall be factory wired.

2.6.2 Safety and Operational Control Features:

Internal compressor overtemperature protection.
Crankcase heaters.
Individual motor overcurrent protection.
High pressure cutout.
Low pressure cutout.

- Anti-recycle timer (5 minute)
Timer-type defrost control.
Phase failure and low voltage protection.
Liquid line solenoid.
Hot gas bypass.
- 2.6.3 Room thermostat shall be low voltage, remote-mounted with sub-base and thermometer for controlling heating and cooling cycles. The fan selector shall include "AUTO-ON" controls. The system selector shall include "OFF-COOL-HEAT-EM HT" controls. Provide automatic changeover thermostats with fan that run continuously. The room thermostats shall be manually adjustable by occupants and shall indicate setting and temperature in degrees Fahrenheit. Provide two heating stages.
- 2.6.4 Outdoor air thermostat shall energize electric heat below 35° F on call for heating by second stage of room thermostat.
- 2.6.5 Emergency heat switch shall allow operation of all electric heat.
- 2.6.6 Smoke Detector Operation: Duct-mounted smoke detectors are provided by Division-26 in the supply air stream and the return air stream that stop the PHP and heater when actuated.
- 2.7 Basic Vibration Isolation: Provide vibration isolation products complying with Division-23 section "Vibration Isolation" and the following list:
- 2.7.1 Equipment Mounting: EM1
- 3 EXECUTION
- 3.1 Installation: Install in accordance with producer's printed instructions. Anchor housing to curb with cadmium plated self-tapping screws, lag screws, or bolts, as directed by curb construction. Secure unit to withstand 125 mph wind velocity. The curb shall be installed by the roofing contractor.
- 3.2 Cleaning: Clean tar and all other soil from housing exterior. Leave ready for Division 7, Caulking Work.
- 3.3 Brush out fins on all coils.
- 3.4 Condensate Drain: Pipe trapped copper condensate drain (full size of unit outlet) to the nearest floor/roof system drain or as shown on the drawings. Refer to Division-23 section "Insulation" for pipe insulation.
- 3.5 Construction Filters: Provide 2" thick filters in all units during construction. After construction (but prior to the test and balance being performed) install clean final filters.
- 3.6 Startup: Check entire assembly for correctness of installation, alignment, and control sequencing. Start all component parts in proper sequence. Make all adjustments required to insure proper smooth quiet operation.

END OF SECTION

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SECTION 26 00 00 - ELECTRICAL GENERAL REQUIREMENTS**PART 1 GENERAL****1.01 SECTION INCLUDES:**

- A. Electrical General Requirements specifically applicable to Division 26 Sections, in addition to Division 1 - General Requirements.

1.02 PROJECT/SITE CONDITIONS:

- A. Install work in locations shown on Drawings, unless prevented by project conditions.
- B. Prepare drawings showing proposed rearrangement of work to meet project conditions, including changes to work specified in other Sections. Obtain permission of Engineer before proceeding.
- C. Before submitting a proposal for the work contemplated in these specifications and accompanying Drawings, each bidder shall examine the site and familiarize himself with all the existing conditions and limitations. No additional compensation will be allowed because of the Contractor's misunderstandings as to the amount of work involved or his lack of knowledge of any condition in connection with the work.

1.03 REGULATORY REQUIREMENTS:

- A. Permits and Inspections: This Contractor shall secure and pay for all permits, and inspections required on work performed under this section of the Specifications. He shall assume full responsibility for all assessments and taxes necessary for the completion and acceptance of the work.
- B. Applicable Standards and Codes: All materials and workmanship shall comply with all applicable codes, specifications, local ordinances, industry standards and utility company regulations. In case of difference between building codes, specifications, federal and state laws, local ordinances, industry standards and utility company regulations and the Contract Documents, the most stringent requirements shall govern. The Contractor shall promptly notify the Engineer in writing of such differences. Should the Contractor perform any work that does not comply with the requirements of the applicable building codes, federal and state laws, local ordinances, industry standards and utility company regulations, he shall bear all costs arising in correcting the deficiencies. Applicable codes and standards shall include all State laws, State Board of Health and State Rating Bureau, local ordinances, utility company regulations and the applicable requirements of the following:
 - 1. Standard Building Code
 - 2. National Fire Protection Association - NFPA
 - 3. National Electrical Manufacturers Association - NEMA
 - 4. National Bureau of Standards
 - 5. American National Standards Institute - ANSI
 - 6. Underwriters' Laboratories - UL

1.04 COOPERATION:

- A. Cooperate with others in laying out the electrical work so that this phase of the work will properly fit the building and other contractor's requirements.

1.05 PRODUCTS FURNISHED BY OTHERS:

- A. Products are furnished by the Owner or under other Divisions of these Specifications that require electrical connection. This Contractor shall provide all necessary materials and labor to connect to the electrical system all equipment and fixtures having electrical power connection requirements. Refer to other Divisions of these Specifications for additional or specific requirements. Actual rough-in dimensions shall be obtained from Shop Drawings or measurements of the equipment or fixture.
- B. The unpacking, assembling and setting of equipment furnished by the Owner or under other Divisions of these Specifications will be performed by others, unless stated otherwise.
- C. Because the manufacturer of the equipment actually purchased or supplied may vary slightly from that specified, as hereinbefore stated, some rearranging of the requirements may be necessary. This Contractor shall make connections as required by the actual equipment furnished.

1.06 SEQUENCING AND SCHEDULING:

- A. Construct work in sequence under provisions of applicable sections of these specifications.
- B. Power outages shall be scheduled with the Owner and other Contractors. Outages shall be at the convenience of the Owner.

1.07 APPROVAL OF MATERIALS AND EQUIPMENT:

- A. Whenever a material, article, or piece of equipment is identified on the Drawings or in these Specifications by reference to manufacturer's or vendor's name, trade name, catalog number or the like, it is so identified for the purpose of establishing a standard of quality and shall not be construed as limiting competition. Any material, article, or piece of equipment of other manufacturers or vendors, which will perform adequately the intent of the design, will be considered equally acceptable provided written approval has been granted by the Engineer. Materials submitted for approval shall comply with all applicable Sections of these Specifications prior to acceptance. Submit proposed substitutions to the Architect for approval at least ten (10) days prior to the bid so that an addendum can be issued to all contractors. Engineer's opinion shall be final on the equality of substituted items.
- B. After the Contract has been awarded, catalog cuts on the following items shall be submitted to the Architect/Engineer for final approval before purchase of the equipment whether substitutions are being made or not:
 - 1. Light Fixtures
 - 2. Panelboards and Switchboards
 - 3. Distribution Equipment
 - 4. Wiring Devices
 - 5. Fabricated Equipment
 - 6. Automatic Transfer Switches

1.08 OBSERVATION, TESTING AND BALANCING:

- A. Observation: The complete job will be, during and/or after construction, subject to the administration of the Engineer. Site visit(s) shall be conducted by the Architect/Engineer or his designated representative as necessary to maintain compliance with the Contract requirements.
- B. Balancing: All branch circuits and feeders shall be tested under typical load conditions (under maximum load conditions if so desired/requested by general contractor or engineer), and

loads shall be balanced on the phases of the electrical system.

1.09 WORKMANSHIP:

- A. All work shall be executed in a neat and substantial manner by skilled workman, well qualified, and regularly engaged in the type of work required. Substandard work shall be removed and replaced by the Contractor at no cost to the Owner.

1.10 OPERATING AND MAINTENANCE INSTRUCTIONS/AS BUILT DRAWINGS:

- A. Four (4) complete sets of instructions containing the manufacturer's operating and maintenance instructions for each piece of equipment shall be furnished to the Owner. Each set shall be permanently bound and shall have a hard cover. One complete set shall be furnished at the time that the test procedure is submitted, and remaining sets shall be furnished before the Contract is completed. Flysheets shall be placed before instructions covering each subject. The instruction sheets shall be approximately 8-1/2" by 11" with large sheets of Drawings folded in. The instructions shall include information for major pieces of equipment and systems.
- B. Upon completion of the work and at the time designated, the services of one project engineer shall be provided by the Contractor to instruct the representative of the Owner in the operation and maintenance of the systems.
- C. This Contractor shall provide as-built Drawings at the completion of the job. Drawings shall show all significant changes in equipment, wiring, routing, location, etc.

1.11 GUARANTEE:

- A. This Contractor shall guarantee to the Owner, all work performed under this contract to be free from defects in workmanship and material for a period of one year from date of final acceptance by Owner and Architect. Any defects arising during this period will be promptly remedied by the Contractor without cost to the Owner. Lamps and fuses burned out during normal operation after acceptance are exempt from guarantee. This Contractor shall furnish the Owner with an estimated time, from notification of a problem to presence on the site, for all service calls on warranty items.

1.12 COMPLIANCE:

- A. In the event of a conflict between Specifications, Drawings, Codes, Requirements, etc., the most stringent requirements shall govern.
- B. The interpretation of conflicts and resolution thereof shall remain the right of the Architect/Engineer or his designated representative.

PART 2 PRODUCTS: Not Used

PART 3 EXECUTION: Not Used

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SECTION 260519 - LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS, CABLES, AND DEVICES**PART 1 GENERAL****1.1 RELATED DOCUMENTS:**

- A. Section 260000 - Electrical General Requirements, apply to the work specified in this Section, with additions and modifications specified herein.

1.2 SECTION INCLUDES:

- A. Wire and Cable
- B. Wiring Devices

PART 2 PRODUCTS**2.1 WIRE AND CABLE****A. Building Wire:**

1. Feeder and Branch Circuits 10 AWG and Smaller: Copper, solid conductor, 600 volt insulation, rated 75 degrees C, THHN/THWN.
2. Feeder and Branch Circuits 8 AWG and 6 AWG: Copper, stranded conductor, 600 volt insulation, rated 75 degrees C, THHN/THWN.
3. Feeder and Branch Circuits Larger Than 6 AWG: Copper, stranded conductor, 600 volt insulation, rated 75 degrees C, THW.
4. Control Circuits: Copper, stranded conductor, 600 volt insulation, THHN/THWN.

NOTE: The use of Romex cable is not allowed on this project. MC (metal clad) cable may be used where applicable and approved by local AHJ. Aluminum wire may be used for feeder conductors provided the local AHJ approves and the minimal allowable ampacity (as specified) is met.

B. Remote Control Signal Cable (where applicable):

1. Control Cable for Class 1 Remote Control and Signal Circuits: Copper conductor, 600 volt insulation, rated 60 degree C, individual conductors twisted together, shielded, and covered with PVC jacket.
2. Control Cable for Class 2 or Class 3 Remote Control and Signal Circuits: Copper conductor, 300 volt insulation, rated 60 degree C, individual conductors twisted together, shielded, and covered with PVC jacket; UL listed.

- C. Cords: Oil-resistant thermoset-insulated multi-conductor flexible cord with identified equipment grounding conductor, suitable for extra hard usage in damp locations, type SO.

2.2 WIRING DEVICES AND WALL PLATES:**A. Manufacturers:**

1. Hubbell
 2. Leviton
 3. Arrow Hart
- B. Wall Switches: AC general use, quiet-operating snap switch rated 20 amperes and 120/277 volts AC, with plastic toggle handle, ivory color unless noted otherwise on architectural drawings. Confirm with COSCo.
1. Single Pole Switch: Hubbell 1221-I (or equal)
 2. Three Way Switch: Hubbell 1223-I (or equal)
- C. Receptacle:
1. Convenience Receptacle Configuration: Type 5-20R, plastic face, ivory color. Model 5262-I manufactured by Hubbell (or equal).
 2. Specific Purpose Receptacle: Configuration indicated on Drawings with black plastic face.
 3. Provide straight-blade receptacles to NEMA WD 1.
 4. Provide straight-blade receptacles to NEMA WD 5.
 5. GFCI Receptacles: Duplex convenience receptacle with integral ground fault current interrupter. Model GFR-53521A manufactured by Hubbell (or equal). Device shall be compliant to the requirements of UL 943.
- D. Wall Dimmer: Rotary dial or slide type, ivory color. (Confirm with COSCo) Model C-2000 manufactured by Lutron. (or equal) Rating of 2000 watts at 120 volts, AC.
- E. Decorative Cover Plate: Smooth Stainless steel, ivory color, ANSI 302.
- F. Weatherproof Cover Plate: Gasketed cast metal with hinged gasketed device covers rated raintight while in use in accordance with Article 410-57 of the National Electrical Code.
- G. Attachment Plug Cap: Match receptacle configuration provided for equipment connection.
- H. Cord Reels: Provide cord reels as indicated on the drawings. Cords shall be sized per loads served and shall be 50' in length.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION:

- A. Verify that interior of building has been physically protected from weather.
- B. Verify that mechanical work which is likely to injure conductors has been completed.
- C. Completely and thoroughly swab raceway system before installing

conductors.

3.2 INSTALLATION:

- A. Wiring Methods:
1. Concealed Interior Locations: Building wire in raceway.
 2. Exposed Interior Locations: Building wire in raceway.
 3. Above Accessible Ceilings: Building wire in raceway.
 4. Wet or Damp Interior Locations: Building wire in raceway.
 5. Exterior Locations: Building wire in raceway.
 6. Underground Locations: Building wire in raceway.
 7. Hazardous Locations: Building wire in raceway conforming to applicable NEC Articles as identified on the Drawings.
- B. Use no wire smaller than 12 AWG for power and lighting circuits, and no smaller than 14 AWG for control wiring. Conductors shall be sized to compensate for voltage drop.
- C. Neatly train and secure wiring inside boxes, equipment and panelboards.
- D. Use UL listed wire pulling lubricant for pulling conductors in raceways.
- E. Make splices, taps, and terminations to carry full ampacity of conductors without perceptible temperature rise.
- F. Devices shall mount flush or as indicated on the Drawings.
- G. Install wiring devices in accordance with manufacturer's instructions.
1. Install wall switches 48 inches above floor, "OFF" position down.
 2. Install wall dimmers 48 inches above floor. De-rate ganged dimmers as instructed by manufacturer. Do not use a common neutral, provide a separate neutral for each dimmed circuit.
 3. Unless noted otherwise, install convenience receptacles 18 inches above floor, 6 inches above counters or splash backs, with grounding pole on bottom.
 4. Install GFCI receptacles at all outdoor locations and all indoor locations as required by NFPA70, and as indicated.
 5. Install specific purpose receptacles at heights shown on Drawings.
 6. Install cord and attachment plug caps on equipment where acceptable and approved by all local AHJ's... and deemed necessary. Size cord for connected load and rating of branch circuit over-current protection.
- K. Install wall plates flush and level.
1. Install decorative plates on switch, receptacle, and blank outlets in finished areas.
 2. Install galvanized steel plates on outlet boxes and junction boxes in unfinished areas, above accessible ceilings, and on surface mounted outlets.

2. Install weatherproof cover plates on all devices/boxes in wet or outdoor locations.

3.3 FIELD QUALITY CONTROL:

- A. Perform field inspection and testing of circuits under provisions of Section 16000.
 1. Inspect wire and cables for physical damage and proper connection.
 2. Torque test conductor connections and terminations to manufacturer's recommended values.
 3. Perform continuity test on all power and equipment branch circuit conductors. Verify proper phasing connections.

END OF SECTION 260519

SECTION 26 05 30 - RACEWAY SYSTEMS**PART 1 GENERAL****1.1 RELATED DOCUMENTS:**

- A. Section 260000 - Electrical General Requirements, apply to the work specified in this section, with additions and modifications specified herein.

1.2 SECTION INCLUDES:

- A. Conduit and Conduit Fittings
- B. Electrical Boxes and Fittings
- C. Cable Tray

PART 2 PRODUCTS**2.1 CONDUIT AND FITTINGS:****A. Conduit:**

- 1. Metal Rigid Conduit: Galvanized steel.
- 2. Metal Tubing: Galvanized steel.
- 3. Flexible Conduit: Steel.
- 4. Liquid-Tight Flexible Conduit: Flexible conduit with PVC Jacket.
- 5. Plastic Conduit and Tubing: NEMA TC 2; PVC. Use Schedule 40 conduit.

B. Conduit and Fittings:

- 1. Conduit Fittings and Conduit Bodies: NEMA FB 1. Conduit fittings to be steel, threaded type. Split couplings are not acceptable.
- 2. Tubing Fittings: NEMA FB 1. Tubing fittings to be steel compression type for conduit up to 2" in diameter and set screw type for conduit 2-1/2" and larger.
- 3. Flexible Conduit Fittings: NEMA FB 1. Flexible conduit fittings to be steel set screw or screw in type.
- 4. Liquid-Type Flexible Conduit Fittings: NEMA FB 1. Liquid-tight flexible conduit fittings to be steel compression type.
- 5. Plastic Fittings and Conduit Bodies: NEMA TC 3.

2.2 ELECTRICAL BOXES:**A. Boxes:**

1. Sheet Metal: NEMA OS 1; galvanized steel, 4" or 4-11/16" square. Provide galvanized plaster/tile ring for recessed outlet boxes.
 2. Cast Metal: Aluminum or cast ferroalloy, deep type, gasketed cover, threaded hubs.
 3. Nonmetallic: NEMA OS 2.
- B. Large Enclosures: NEMA 250; Type 4, steel enclosures with manufacturer's standard enamel finish and cover, held closed screws.

2.3 CABLE TRAY (where applicable):

A. Manufacturers:

1. B-line
2. Mono-Systems

B. Ladder type, constructed of aluminum with 9" rung spacing, 6" siderails and 18" wide

C. Fittings: Horizontal 90° elbows, horizontal tees, and horizontal crosses with all metal accessories to connect to straight sections.

D. Support: Supports shall be fabricated channel, and threaded rods.

E. Grounding: Provide grounding straps as each junction, splice, fitting, etc.

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION:

- A. Examine supporting surfaces to determine that surfaces are ready to receive work.
- B. Electrical boxes shown on Contract Drawings are approximate locations unless dimensioned.

3.2 INSTALLATION:

A. Use conduit and tubing for raceways in the following locations:

1. Underground Installations: Rigid steel conduit, painted with two coats of epoxy asphaltum paint, or PVC conduit.
2. Installations In Concrete: Rigid steel conduit, or PVC conduit.
3. In Slab Above Grade: Rigid steel conduit, or PVC conduit.
4. Exposed Outdoor Locations: Rigid steel conduit where damage from an external source is likely. Otherwise, schedule 80 PVC may be used.
5. Wet Interior Locations: Rigid steel conduit or electrical metallic tubing. Use threaded or raintight fittings for conduit.
6. Concealed Dry Interior Locations: Rigid steel conduit or electrical metallic tubing.

7. Exposed Dry Interior Locations: Rigid steel conduit or electrical metallic tubing.
 8. Feeders: Galvanized rigid steel conduit on all feeders.
- B. Size raceways for conductor type installed.
1. Minimum Size Conduit: 1/2 inch.
- C. Arrange conduit and tubing to maintain headroom and to present a neat mechanical appearance.
1. Route exposed raceway parallel and perpendicular to walls and adjacent piping.
 2. Maintain minimum 6 inch clearance to piping and 12 inch clearance to heat surfaces such as flues, piping, and heating appliances.
 3. Maintain required fire, acoustic, and vapor barrier rating when penetrating walls, floors, and ceilings.
 4. Route conduit through roof openings for piping and ductwork where possible; otherwise, route through roof jack with pitch pocket.
 5. Group in parallel runs where practical. Use rack constructed of steel channel. Maintain spacing between raceways or de-rate circuit ampacities to NFPA 70 requirements.
 6. Use approved manufactured conduit hangers and clamps; do not fasten with wire or perforated pipe straps. Utilize conduit hangers for conduits located below floor slabs.
 7. Use conduit bodies to make sharp changes in direction.
 8. Terminate all conduits with insulated bushings.
 9. Use suitable caps to protect installed raceway against entrance of moisture and dirt.
 10. Provide a pull string in all empty raceways.
 11. Install expansion joints fittings where raceway crosses building expansion joints.
 12. Install plastic conduit and tubing in strict accordance with the manufacturer's recommendations. When plastic conduit is installed, use galvanized rigid elbows for 90E bends.
- D. Install electrical boxes as shown on the Drawings, and as required for splices, taps, wire pulling, equipment connections and regulatory requirements.
1. Use cast outlet box in exterior locations, wet locations, and exposed interior locations.
 2. Use large enclosure for interior pull and junction boxes larger than 12 inches in any dimension.
 3. Locate and install electrical boxes to allow access. Provide access panels if required.

4. Locate and install electrical boxes to maintain headroom and to present a neat mechanical appearance.
 5. Install pull boxes and junction boxes above accessible ceilings or in unfinished areas.
 6. Provide knockout closure for unused openings.
 7. Align wall-mounted outlet boxes plumb and level for switches, and similar devices.
 8. Coordinate mounting heights and locations of outlets above counters and backsplashes.
 9. Install lighting outlets to locate luminaires as shown on the Drawings.
- E. Use recessed outlet boxes in finished areas where indicated.
1. Secure boxes to interior wall and partition studs, accurately positioning to allow for surface finish thickness, and plaster/tile ring installation.
 2. Use stamped steel stud bridges for flush outlets in hollow stud wall, and adjustable steel channel fasteners for flush ceiling outlet boxes.
 3. Locate boxes in masonry walls to require cutting corner only. Coordinate masonry cutting to achieve neat openings for boxes.
 4. Do not install boxes back-to-back in walls; provide 6 inch separation, minimum. In acoustic-rated walls provide 24 inch separation minimum.
 5. Do not damage insulation.

END OF SECTION 260530

SECTION 262713 - SERVICE AND DISTRIBUTION

PART 1 GENERAL

1.1 RELATED DOCUMENTS:

- A. Section 260000 - Electrical General Requirements, apply to the work specified in this Section, with additions and modifications specified herein.

1.2 SECTION INCLUDES:

- A. System Description
- B. Utility Requirements
- C. Grounding
- D. Switchboards
- E. Panelboards
- F. Enclosed Switches
- G. Fuses
- H. Transformers
- I. Enclosed Circuit Breakers
- J. Plug-in Duct

1.4 SYSTEM DESCRIPTION:

- A. The existing electrical service to remain. Refer to 'Power Riser Diagram' for installation of new 120/208V, 3-phase, 4-wire underground feeder from existing main electrical room. The EC shall field-coordinate with the owner and utility companies prior to construction to confirm method of new feeder and all requirements.

1.5 PROJECT CONDITIONS:

- A. Verify field measurements for the equipment to ensure proper fit within the space proposed.

1.6 UTILITY REQUIREMENTS:

- A. The existing serving utility is FP&L (formerly GPCo). No new electrical service required.
- B. No new metering required for this project. When required, metering shall be provided by the utility company and installed by electrical contractor.
 - 1. Coordinate with the utility for exact metering requirements.
 - 2. Install metering devices provided by the utility company.

PART 2 PRODUCTS

2.1 SWITCHBOARD:

A. Manufacturers:

1. Square D Company
2. ITE-Siemens
3. General Electric Company
4. Cutler Hammer

B. Switchboard: NEMA PB2.

1. Line and Load Terminations: Accessible from front only of switchboard, suitable for conductor materials used.
2. Main Sections Devices: Individually mounted.

C. Ratings: As shown on Drawings.

D. Bussing:

1. Bus Material: Copper or Aluminum with tin plating sized in accordance with NEMA PB2.
2. Bus Connections: Accessible from front for maintenance.
3. Ground Bus: Copper

E. Enclosure: Type 1 General purpose as shown on the Drawings.

1. Align sections at front and rear.
2. Height: 90 inches
3. Finish: Manufacturer's standard light gray enamel over external surfaces.

F. Future Provisions:

1. Fully equip spaces for future devices with bussing and bus connection provisions; continuous current rating as indicated on the Drawings.
2. Do not taper main bus rating.

G. Switching and Over-Current Protection Devices:

1. Molded Case Circuit Breakers: NEMA AB 1.
2. Solid State Molded Case Circuit Breakers: NEMA AB 1; with electronic sensing, timing and tripping circuits for adjustable current settings; ground fault trip; instantaneous trip and adjustable short time trip.

H. Switchboard Instruments:

1. Ground Fault Sensors: Zero sequence type.
2. Ground Fault Relay: Adjustable ground fault sensitivity from 200 to 1200 amperes, time delay adjustable from 0 to 1 second.
3. Square D Power Logic metering.

2.2 PANELBOARDS:

A. Manufacturers:

1. Square D Company
2. ITE-Siemens
3. General Electric Company
4. Cutler Hammer

B. Distribution Panelboards: NEMA PB 1; circuit breaker type.

1. Enclosures: Type 1 or 3R as shown on Drawings.
2. Mounting: Surface or flush mount as shown on Drawings.
3. Bus: Copper.
4. Ground Bus: Copper
5. Voltage and phase: As shown on Drawings.
6. Minimum Integrated Equipment: As shown on Drawings.
7. Hinged door with lock.
8. Circuit Breakers: Bolt-on, ratings as shown on Drawings.

C. Light and Power Panelboards: NEMA PB 1; circuit breaker type.

1. Enclosures: Type 1 or 3R as shown on Drawings.
2. Surface or flush mount as shown on Drawings.
3. Bus: Copper.
4. Ground Bus: Copper.
5. Voltage and phase as shown on Drawings.
6. Minimum Integrated Equipment: As shown on Drawings.
7. Hinged door with lock.

8. Circuit Breakers: Bolt-on, ratings as shown on Drawings.
- D. Accessories: Provide panel and branch device accessories as shown on Drawings.
- E. Future Provisions: Where space provisions are indicated on the Drawings provide bussing, bus extensions, etc. require to mount future circuit breakers. Where spare provisions are indicated on the Drawings provide circuit breakers complete and ready for connection.

2.3 ENCLOSED SWITCHES:

- A. Manufacturers:
 1. Square D Company
 2. ITE-Siemens
 3. General Electric Company
 4. Cutler Hammer
- B. Enclosed Switch Assemblies: NEMA KS 1; Type HD.
 1. Fuse Clips: Designed to accommodate Class 'R' or 'J' fuses as shown on Drawings.
- C. Enclosures: NEMA KS 1; Type 1 or 3R as required.
- D. Ground: Provide grounding lug.
- E. Ratings: 600 or 250 volts to match system service requirements, poles and ampere ratings as indicated on the Drawings.

2.4 FUSES:

- A. Manufacturers:
 1. Bussman
 2. Shawmut
 3. Little Fuse
- B. Service Entrance/Feeder Circuits-601 Amp and Larger
 1. Current Limiting
 2. UL Class L
 3. 200,000 Ampere RMS Interrupting Rating
 4. Voltage Rating: As required for system compatibility.
- C. Service Entrance/Feeder Circuits-600 Amp and Smaller
 1. Current Limiting

2. UL Class RK1
 3. 200,000 Ampere RMS Interrupting Rating
 4. Voltage Rating: As required for system compatibility
- D. Motor, Motor Controller, Transformer and Inductive Circuits
1. Current Limiting
 2. UL Class RK1, Time Delay
 3. 200,000 Ampere RMS Interrupting Rating
 4. Voltage Rating: As required for system compatibility.

2.5 TRANSFORMERS:

- A. Manufacturers:
1. Square D Company
 2. ITE-Siemens
 3. General Electric Company
 4. Cutler Hammer
- B. Description: Enclosed air-cooled dry type transformer.
- C. Ratings:
1. Primary Voltage: As shown on Drawings.
 2. Secondary Voltage: As shown on Drawings.
 3. Capacity: KVA ratings as shown on Drawings.
 4. Basic Impulse Level: 10 BIL.
 5. Insulation Class/Temperature Rise: Class 220/115 degrees C.
- D. Configuration: Two winding, delta-wye.
- E. Winding Taps: Four full capacity primary taps, each at 2.5 percent below rated voltage; and two full capacity primary taps, each at 2.5 percent above rated voltage.
- F. Mounting: Wall, floor, or trapeze as shown on Drawings.
- G. Enclosures: Code gauge steel, NEMA 1 or 3R as required.

2.6 ENCLOSED CIRCUIT BREAKERS:

- A. Manufacturers:

1. Square D Company
 2. ITE-Siemens
 3. General Electric Company
 4. Cutler Hammer
- B. Circuit Breaker: NEMA AB 1.
1. Voltage: As shown on Drawings.
 2. Enclosure: NEMA AB 1; Type 1 or 3R as required.
 3. Accessories: As indicated on Drawings.

2.7 PLUG-IN DUCT:

- A. Manufacturers:
1. Square D Company
 2. ITE-Siemens
 3. General Electric
 4. Cutler Hammer
- B. Plug-in Duct
1. Bus Material: Copper
 2. Enclosure: NEMA 1
 3. Mounting: Suspended from structure
 4. Rating: 225 amperes, 600 volt, 3 phase, 4 wire
- C. Plug-in Units
1. Fusible switches

PART 3 EXECUTION

3.1 EXAMINATION AND PREPARATION:

- A. Make arrangements with utility company to obtain permanent electrical service to the facility.
- B. Provide concrete pad for utility transformer. Pad details on the Drawings are for estimating purposes. Coordinate exact pad requirements with the utility prior to installation.

3.2 INSTALLATION:

- A. Install utility services in accordance with utility company standards and requirements.

1. Underground Service: Install service entrance conduits and conductors from the utility pad mounted transformer to the service equipment as shown on the Drawings. (Verify with utility prior to bid/construction.) In addition, coordinate with utility company for required provisions for utility-owned underground primary cabling.
 2. If applicable...provide lugs on utility transformer spaces sized to accommodate service entrance conductors.
- B. Install equipment in accordance with manufacturer's instructions.
 - C. Install switchboard to NEMA PB 2.1.
 - D. Install panelboards to NEMA PB 1.1.
 - E. Ground the electrical service in accordance with NFPA 70, National Electrical Code, Article 250.
 - F. Provide labels for all switchboards, panelboards, and distribution equipment.
 - G. Provide typewritten directory inside panel door for all panelboards.

END OF SECTION 262713

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SECTION 265000 - BASIC ELECTRICAL MATERIALS AND METHODS**PART 1 GENERAL****1.1 RELATED DOCUMENTS:**

- A. Section 260000 - Electrical General Requirements, apply to the work specified in this Section, with additions and modifications specified herein.

1.2 SECTION INCLUDES:

- A. Grounding and Bonding
- B. Supports
- C. Identification
- D. Connection of Equipment
- E. Excavation, Trenching, and Backfilling
- F. Cleaning and Painting
- G. Cutting and Patching

1.3 PROJECT CONDITIONS:

- A. Existing project conditions indicated on Drawings are based on casual field observation and existing record documents.
- B. Verify field measurements and circuiting arrangements as shown on the Drawings.
- C. Report discrepancies to Engineer before disturbing existing

installation. **PART 2 PRODUCTS**

2.1 GROUNDING MATERIALS:

- A. Ground Rod: Copper clad steel, 3/4 inch in diameter x 10 feet in length.
- B. Mechanical Connectors: Cast bronze construction with matching bolt, nuts, and washers.
- C. Exothermic Welds: Materials shall be from the same source. Materials shall be Cadweld or approved equal.
- D. Conductors: Insulated type complying with applicable Sections of these Specifications or bare soft drawn copper as indicated.

2.2 SUPPORTS:

- A. Fabrication Steel: Galvanized or painted steel of standard shapes and sizes.

- B. Manufactured Channel: Hot dipped galvanized with all hardware required for mounting as manufactured by

Unistrut, Kindorf, or Powerstrut.
- C. Miscellaneous Hardware: Standard sizes treated for corrosion resistance.

2.3 IDENTIFICATION:

- A. Nameplates: Engraved three-layer laminated plastic, black letters on white background.
- B. Wire and Cable Markers: Cloth type, split sleeve type, or tubing type.
- C. Panel Directories: Typewritten under plastic

cover. PART 3 EXECUTION

3.1 INSTALLATION:

- A. Install Products in accordance with manufacturer's instructions.
- B. Except where specifically indicated otherwise, all exposed non-current-carrying metallic parts of electrical equipment, metallic raceway systems, and service neutral of the electrical system shall be grounded.
 - 1. Equipment grounding shall be accomplished by installing a separate grounding conductor in each raceway of the system. The Conductor shall be provided with a distinctive green insulation or marker and shall be sized in accordance with Table 250-122 of the National Electrical Code for circuit ampacity ratings.
 - 2. The electrical system grounding electrode shall be made at the main service equipment and shall be extended to the point of entrance of the metallic cold water service. Ground to be sized in accordance with Table 250-66 of the National Electrical Code. Connection to the water pipe shall be made by a suitable ground clamp. If flanged pipes are encountered, connection shall be made on the street side of the flange connection. If the metallic water service is coated with an insulating material or there is no metallic water service to the building, ground connection shall be made to ground rods at the exterior of the building driven full length into the earth. The maximum resistance of the driven ground shall not exceed 25 ohms under normally dry conditions. If this resistance cannot be obtained with a single rod, additional rods shall be installed not less than 6 feet on centers, or if sectional type rods are used, additional sections may be coupled together and driven with the first rod. The resultant resistance shall not exceed 25 ohms measured not less than 48 hours after rainfall.
 - 3. Ground all building steel including reinforcing bars in concrete and all piping entering the building from outside. Where applicable, see Section 16900 for additional requirements.
- C. Make electrical connections to equipment in accordance with equipment manufacturer's instructions.
 - 1. Verify that wiring and outlet rough-in work is complete and that equipment is ready for electrical connection, wiring, and energization.

2. Make wiring connections in control panel or in wiring compartment of pre-wired equipment. Provide interconnecting wiring as required by equipment manufacturer.
 3. Install and connect disconnect switches, controllers, control stations, and control devices as required by equipment manufacturer.
 4. Make conduit connections to equipment using flexible conduit. Use liquid-tight flexible conduit in damp or wet locations.
 5. Install pre-fabricated cord set where connections with attachment plug is indicated or specified, or use attachment plug with suitable strain-relief clamps.
 6. Provide suitable strain-relief clamps for cord connections to outlet boxes and equipment connection boxes.
- D. Install support systems sized and fastened to accommodate weight of equipment and conduit, including wiring, which they carry.
1. Fasten hanger rods, conduit clamps, and outlet and junction boxes to building structure using precast insert system, expansion anchors, preset inserts, beam clamps, or spring steel clips.
 2. Use toggle bolts or hollow wall fasteners in hollow masonry, plaster, or gypsum board partitions and walls; expansion anchors or preset inserts in solid masonry walls; self-drilling anchors or expansion anchors on concrete surfaces; sheet metal screws in sheet metal studs; and wood screws in wood construction.
 3. Do not fasten supports to piping, ceiling support systems, ductwork, mechanical equipment, conduit, etc.
 4. Do not use powder-actuated anchors.
 5. Do not drill structural steel members.
 6. Fabricate supports from structural steel or steel channel.
 7. Install surface mounted cabinets and panelboards with minimum of four anchors.
 8. Provide steel channel supports to stand cabinets one inch off wall in wet locations.
 9. Bridge studs top and bottom with channels to support flush mounted cabinets and panelboards in stud walls.
 10. Install free-standing electrical equipment on 4 inch high concrete pads.
- E. Identify electrical distribution and control equipment, and loads served, to meet regulatory requirements and as specified herein.
1. Degrease and clean surface to receive nameplates.
 2. Secure nameplates to equipment fronts using screws or rivets with edges parallel to equipment lines.

3. Use nameplates with 1/4 inch lettering to identify Switchboard, Panelboards, Safety Switches, Motor Starters and Branch Devices of Switchboards.
 4. Panel directories shall accurately indicate load served and location of load.
 5. Engrave plates as indicated by Schedules on the Drawings.
- F. Install wire markers on each conductor in panelboard gutters, boxes, and at load connections.
1. Use distribution panel and branch circuit or feeder number to identify power and lighting circuits.
 2. Use control wire number as indicated on schematic and interconnection diagrams or equipment manufacturer's shop drawings to identify control wiring.
- G. Excavating, trenching, and backfilling shall be accomplished as indicated on the Drawings or where required to install systems and/or equipment.
1. Trenches for all underground conduits or equipment shall be excavated to the required depths. Where soft, wet, or unstable soil is encountered, the bottom of the trench shall be filled with 6 inches of compacted gravel and sand fill. All trench bottoms shall be tamped hard. Trenches shall be shored as required to meet OSHA requirements and general safe working conditions.
 2. After conduits or equipment have been inspected and approved by the Architect and prior to backfilling, all forms shall be removed and the excavation shall be cleaned of all trash and debris. Material for backfilling shall consist of the excavation, or borrow of sand, gravel, or other materials approved by the Architect and shall be free of trash, lumber, or other debris. Backfill shall be placed in horizontal layers, not exceeding 9 inches in depth and properly moistened to approximate optimum requirements. Each layer shall be compacted by hand or machine tamped to a density equivalent to surrounding soil.
- H. Cleaning and Painting: The respective Contractors for the various phases of work shall clear away all debris, surplus materials, etc., resulting from their work or operations, leaving the job and equipment furnished in the clean first class condition.
1. All fixtures and equipment shall be thoroughly cleaned of plaster, stickers, rust, stains and other foreign matter or discoloration, leaving every part in an acceptable condition ready for use.
 2. The Contractor shall refinish and restore to the original condition and appearance, all electrical equipment which has sustained damage to manufacturer's prime and finish coats or enamel or paint. Materials and workmanship shall be equal to the requirements described for other painting.
- I. Cutting and Patching: This Contractor shall provide all cutting, digging, etc., incident to his work and shall make all required repairs thereafter to the satisfaction to the Engineer, but in no case shall the Contractor cut into any major structural element, beam, or column without written approval of the Engineer.
1. Pavements, sidewalks, roads, curbs, walls, ceilings, floors, and roofs shall be cut, patched, repaired and/or replaced as required to permit the installation of the electrical work.

2. The Contractor shall bear the expense of all cutting, patching, painting, repairing, or replacing of the work of other trades required because of his fault, error, or tardiness or because of any damage done by him.

END OF SECTION 265000

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SECTION 265100 - LIGHTING**PART 1 – GENERAL**

Luminaire Schedule: Product requirements for each luminaire are specified in luminaire schedule on Drawings. **EQUALS MUST BE SUBMITTED TO ARCHITECT/ENGINEER FOR APPROVAL 10 DAYS PRIOR TO SUBMITTING BID.**

1.01 SUMMARY

A. Section includes the following types of LED luminaires:

1. Cylinder.
2. Downlight.
3. Lowbay.
4. Recessed linear.
5. Strip light.
6. Surface mount, linear.
7. Surface mount, nonlinear.
8. Suspended, linear.
9. Suspended, nonlinear.
10. Materials.
11. Finishes.
12. Luminaire support.

1.02 DEFINITIONS

- A. CCT: Correlated color temperature.
- B. CRI: Color Rendering Index.
- C. Fixture: See "Luminaire."
- D. IP: International Protection or Ingress Protection Rating.
- E. LED: Light-emitting diode.
- F. Lumen: Measured output of lamp and luminaire, or both.
- G. Luminaire: Complete lighting unit, including lamp, reflector, and housing.

1.03 ACTION SUBMITTALS

- A. Product Data: For each type of product, arranged by designation.
- B. Shop Drawings: For nonstandard or custom luminaires.
1. Include plans, elevations, sections, and mounting and attachment details.
 2. Include details of luminaire assemblies. Indicate dimensions, weights, loads, required clearances, method of field assembly, components, and location and size of each field connection.

3. Include diagrams for power, signal, and control wiring.
- C. Product Schedule: For luminaires and lamps, **Use same designations indicated on Drawings.**

1.04 INFORMATIONAL SUBMITTALS

- A. Seismic Qualification Certificates: For luminaires, accessories, and components, from manufacturer.
- B. Product Certificates: For each type of luminaire.
- C. Sample warranty.

1.05 CLOSEOUT SUBMITTALS

- A. Operation and maintenance data.

1.06 WARRANTY

- A. Warranty: Manufacturer and Installer agree to repair or replace components of luminaires that fail in materials or workmanship within specified warranty period.
- B. Warranty Period: **Five** year(s) from date of Substantial Completion.

PART 2 - PRODUCTS

2.01 PERFORMANCE REQUIREMENTS

- A. Seismic Performance: Luminaires shall withstand the effects of earthquake motions determined according to ASCE 7.

2.02 LUMINAIRE REQUIREMENTS

- A. Electrical Components, Devices, and Accessories: Listed and labeled as defined in NFPA 70, by a qualified testing agency, and marked for intended location and application.
- B. Standards:
 1. ENERGY STAR certified.
 2. California Title 24 compliant.
 3. NRTL Compliance (where applicable): Luminaires for hazardous locations shall be listed and labeled for indicated class and division of hazard by an NRTL.
 4. FM Global Compliance (where applicable): Luminaires for hazardous locations shall be listed and labeled for indicated class and division of hazard by FM Global.
 5. UL Listing: Listed for damp location.
 6. Recessed luminaires shall comply with NEMA LE 4.
- C. CRI of minimum 80. CCT of minimum 2700 K (interior fixtures) and minimum 4000 K (exterior

fixtures unless noted otherwise on drawings).

- D. Rated lamp life of 50,000 hours to L70.
- E. Lamps dimmable from 100 percent to 0 percent of maximum light output.
- F. Internal driver.
- G. Nominal Operating Voltage: 120-277 V ac (unless specified otherwise on drawings).
 - 1. Lens Thickness: At least 0.125 inch minimum unless otherwise indicated.
- H. Housings:
 - 1. Extruded-aluminum housing and heat sink.
 - 2. Fixture dependent; refer to 'LIGHTING FIXTURE SCHEDULE' on drawings.

2.03 CYLINDER wall-mounted luminaires, used for direct or indirect lighting.

- A. **If 'Other Than Specified' fixtures are to be considered as equal for bidding, equal fixture shall be submitted to Architect/Engineer a minimum of 10 days prior to submitting bid.**
- B. Minimum 1000 lumens. Minimum allowable efficacy of 80 lumens per watt.
- C. With integral mounting provisions.

2.04 DOWNLIGHT

- A. Minimum 1,000 lumens. Minimum allowable efficacy of **80** lumens per watt.
- B. Universal mounting bracket.
- C. Integral junction box with conduit fittings.
- D. Optics:
 - 1. Refer to drawings to determine if fixtures are to have Fixed or Adjustable lens.
 - 2. Refer to drawings to determine Spot/[Medium]/[Wide light distribution.

2.05 LOWBAY

- A. Minimum 5,000 lumens. Minimum allowable efficacy of 80 lumens per watt.
- B. Universal mounting bracket.

2.06 RECESSED LINEAR

- A. Minimum 1,500 lumens. Minimum allowable efficacy of 85 lumens per watt.
- B. Integral junction box with conduit fittings.

- 2.07 STRIP LIGHT
- A. Minimum 750 lumens. Minimum allowable efficacy of 80 lumens per watt.
 - B. Integral junction box with conduit fittings.
- 2.08 SURFACE MOUNT, LINEAR
- A. Minimum 750 lumens. Minimum allowable efficacy of 80 lumens per watt.
 - B. Integral junction box with conduit fittings.
- 2.09 SURFACE MOUNT, NONLINEAR
- A. Minimum 750 lumens. Minimum allowable efficacy of 80 lumens per watt.
 - B. Integral junction box with conduit fittings.
- 2.10 SUSPENDED, LINEAR
- A. Minimum 1,500 lumens. Minimum allowable efficacy of 85 lumens per watt.
- 2.11 SUSPENDED, NONLINEAR
- A. Minimum 1,500 lumens. Minimum allowable efficacy of 85 lumens per watt.
 - B. Integral junction box with conduit fittings.
- 2.12 MATERIALS
- A. Metal Parts:
 - 1. Free of burrs and sharp corners and edges.
 - 2. Sheet metal components shall be steel unless otherwise indicated.
 - 3. Form and support to prevent warping and sagging
 - B. Doors, Frames, and Other Internal Access: Smooth operating, free of light leakage under operating conditions, and designed to permit re-lamping without use of tools. Designed to prevent doors, frames, lenses, diffusers, and other components from falling accidentally during re-lamping and when secured in operating position.
 - C. Diffusers, and Globes:
 - 1. Acrylic: One hundred percent virgin acrylic plastic, with high resistance to yellowing and other changes due to aging, exposure to heat, and UV radiation.
 - 2. Glass: Annealed crystal glass unless otherwise indicated.
 - 3. Lens Thickness: At least 0.125 inch minimum unless otherwise indicated.
 - D. Housings:

1. Extruded-aluminum housing and heat sink.
2. Refer to drawings for type of finish.

2.13 METAL FINISHES

- A. Variations in finishes are unacceptable in the same piece. Variations in finishes of adjoining components are acceptable if they are within the range of approved Samples and if they can be and are assembled or installed to minimize contrast.

2.14 LUMINAIRE SUPPORT

- A. Comply with requirements in Section 265000 "Basic Electrical Materials & Methods" for channel and angle iron supports and nonmetallic channel and angle supports.
- B. Single-Stem Hangers: 1/2-inch steel tubing with swivel ball fittings and ceiling canopy. Finish same as luminaire.
- C. Wires: ASTM A 641/A 641 M, Class 3, soft temper, zinc-coated steel, 12 gage.
- D. Rod Hangers: 3/16-inch minimum diameter, cadmium-plated, threaded steel rod.
- E. Hook Hangers: Integrated assembly matched to luminaire, line voltage, and equipment with threaded attachment, cord, and locking-type plug.

PART 3 - EXECUTION

3.01 INSTALLATION

- A. Comply with NECA 1.
- B. Install luminaires level, plumb, and square with ceilings and walls unless otherwise indicated.
- C. Install lamps in each luminaire.
- D. Supports: Sized and rated for luminaire weight.
- E. Flush-Mounted Luminaire Support: Secured to outlet box.
- F. Wall-Mounted Luminaire Support:
1. Attached to structural members in walls, to a minimum 20 gauge backing plate attached to wall structural members, or using through bolts and backing plates on either side of wall.
 2. Do not attach luminaires directly to gypsum board.
- G. Ceiling-Mounted Luminaire Support:
1. Ceiling mount with minimum one (1) 5/32-inch diameter aircraft cable supports 120 inches in length.

2. Ceiling mount with pendant mount with 5/32-inch diameter aircraft cable supports adjustable to [120 inches in length.
3. Ceiling mount with hook mount.

H. Suspended Luminaire Support:

1. Pendants and Rods: Where longer than 48 inches, brace to limit swinging.
2. Stem-Mounted, Single-Unit Luminaires: Suspend with twin-stem hangers. Support with approved outlet box and accessories that hold stem and provide damping of luminaire oscillations. Support outlet box vertically to building structure using approved devices.
3. Continuous Rows of Luminaires: Use tubing or stem for wiring at one point and tubing or rod for suspension for each unit length of luminaire chassis, including one at each end.
4. Do not use ceiling grid as support for pendant luminaires. Connect support wires or rods to building structure.

I. Ceiling-Grid-Mounted Luminaires:

1. Secure to any required outlet box.
2. Secure luminaire using approved fasteners in a minimum of four locations, spaced near corners of luminaire.

J. Comply with requirements in Section 16100 "Low-Voltage Electrical Power Conductors and Cables" for wiring connections.

3.02 FIELD QUALITY CONTROL

A. Perform the following tests and inspections:

1. Operational Test: After installing luminaires, switches, and accessories, and after electrical circuitry has been energized, test units to confirm proper operation.
2. Test for Emergency Lighting: Interrupt power supply to demonstrate proper operation. Verify transfer from normal power to battery power and retransfer to normal.

B. Luminaire will be considered defective if it does not pass operation tests and inspections.

C. Prepare test and inspection reports.

END OF SECTION 265100

SECTION 28 31 00 FIRE DETECTION AND ALARM

PART 1 GENERAL

1.01 SECTION INCLUDES:

- A. Fire alarm and smoke detection system.

1.02 REFERENCES:

- A. NFPA 13: Standard for the Installation of Sprinkler Systems.
- B. NFPA 13A: Recommended Practice for the Inspection, Testing and Maintenance of Sprinkler Systems.
- C. NFPA 70: National Electrical Code
- D. NFPA 72: Installation, Maintenance, and Use of Local Protective Signaling System.
- E. NFPA 72E: Automatic Fire Detectors.
- F. NFPA 72G: Notification Appliances for Protective Signaling Systems.
- G. NFPA 72H: Guide for Testing Procedure for Local, Auxiliary, Remote Station and Proprietary Protective Signaling Systems.
- H. NFPA 90: Standard for the Installation of Air Conditioning and Ventilating Systems.
- I. NFPA 101: Life Safety Code.

1.03 REGULATORY REQUIREMENTS:

- A. Systems: UL and FM listed.
- B. Conform to requirements of NFPA.
- C. Conform to requirements of Standard Building Code.
- D. Conform to requirements of Americans with Disabilities Act - ADA.

1.04 SYSTEM REQUIREMENTS:

- A. The existing addressable fire alarm system to remain. The new devices to match the existing system and be 100% compatible with the existing FACP. Where applicable, the system shall include, but not be limited to the following elements.
 - 1. Master system CPU including all fire detection.
 - 2. Circuit interface panels including all modules.
 - 3. Power supplies, batteries and battery chargers.
 - 4. Equipment enclosures.
 - 5. Intelligent addressable manual pull stations, heat detectors, analog smoke detectors, alarm

monitoring modules, and supervised control modules.

6. Annunciator panels, printers and video display terminals.
7. Audible and visual evacuation signals (equipped with voice evacuation technology).
8. Color graphic displays and historical archiving.
9. Software and firmware as required to provide a complete functioning system.
10. Wiring and raceway.
11. Installation, testing and certification and education labor.
12. Multiplx, system driven remote annunciator.

1.05 SYSTEM FUNCTION:

- A. The system shall be a complete, electrically supervised multiplex style fire detection and audio/visual evacuation system (w/ voice-evacuation) with intelligent analog alarm initiation, to be device addressable and annunciated as described and shown on the Drawings.
- B. The system shall support intelligent analog smoke detection, conventional smoke detection, manual station, water flow, supervisory, security, and status monitoring devices. The system shall also support audio/visual circuits.
- C. The panel shall be UL listed as a test instrument for the measurement of the sensitivity of connected intelligent analog ionization and photoelectric smoke detectors to comply with the testing requirements of NFPA 72E.
- D. The system shall annunciate a trouble condition when any smoke detector approaches 80% of its alarm threshold due to gradual contamination, signaling the need for service and eliminating unwanted alarms.
- E. Any intelligent analog smoke detector or conventional smoke detector zone shall include a selectable alarm verification capability. This feature shall provide automatic verification capability. This feature shall provide automatic verification of smoke detector alarms as described by NFPA 72E.
- F. The system shall recognize initiating of an alarm and indicate the alarm condition in a degrade mode of operation, in the event of processor failure or the loss of system communications to the circuit interface panels.
- G. The system shall provide a one-person field test of either the complete system or a specified area, maintaining full function of areas not under test.
- H. The system shall be provided with eight levels of password protection with up to forty passwords.
- I. The system shall be programmed in the field via a laptop computer. All programmed information shall be stored in nonvolatile memory after downloading into the control panel. No special programming terminal or prom burning shall be required and the system shall continue in service during reprogramming. Systems requiring on line programming or not capable of mass uploading of software for offsite documentation or editing will not be considered acceptable.
- J. The system shall consist of central architecture using a single centrally located control unit. The system also shall be operable in a distributed multiplex architecture using a centrally located control

unit with interconnection to remote circuit interface panels containing any combination of plug-in intelligent analog signaling circuits, plug in conventional initiating device circuits and plug in relays.

- K. The system shall support a UL listed supervised printer.
- L. The system as installed shall be expandable to its predetermined maximum capacity of 3,000 initiation devices and/or 2,000 combined zones of audio/visual devices.

1.06 SYSTEM OPERATION:

- A. Activation of any fire alarm initiating device shall cause the following actions and indications:
 - 1. Display a custom message describing the device originating the alarm condition, at the fire alarm control panel LCD alpha numeric display. Remote LCD annunciators shall display the alarm condition via unique messages as required by the system Owner. LED type annunciator displays conventional and graphic style shall indicate alarm zoning as specified.
 - 2. Sound the audio/voice circuits, and activate the visual signals.
 - 3. Shut down all air handling units within the smoke zone of alarm origin.
 - 4. Furnish an alarm system closure for connection to an off-site reporting device as contracted for by the system user, via a dialer provided under this Section. THIS OPTION REQUIRED IF EXISTING SYSTEM IS NOT EQUIPPED TO PROVIDE THIS OPTION.
 - 5. Close all smoke doors and smoke dampers (if any present in facility) shown on the Drawings to prevent the spread of smoke.
 - 6. Record within the non-volatile system historical memory the occurrence of the event, the time and date of occurrence and the device initiating the event.
- B. WHERE APPLICABLE... Activation of any smoke detector or two cross zoned smoke detectors in a single elevator lobby or an elevator equipment room shall, besides the actions described above, cause the recall of that bank of elevators to the terminal floor and the lockout of controls. In the event of recall initiation by a detector in the first-floor lobby, the recall shall be to the alternate floor.
- C. Activation of any detector in an elevator hoist way or machine room shall cause the capture of that bank of elevators per local requirements, upon completion of these actions, activate the sprinkler system pre-action release panel.
- D. Activation of any supervisory circuit, shall cause the following actions and indications:
 - 1. Display the origin of the supervisory condition report at the alarm control panel alphanumeric LCD display.
 - 2. Activate supervisory audible and visual signals as indicated on the Drawings.
 - 3. Furnish an alarm system closure for connection to an off-site reporting device as contracted for by the system user.
 - 4. Record the occurrence of the event, the time of occurrence and the device initiating the event.
- E. Receipt of a trouble report (primary power loss, open or grounded initiating or signaling circuit wiring, open, grounded or shorted indication system wiring, device communication failure, battery disconnect) at the fire alarm control panel shall cause the following actions and indications:

1. Display at the alarm control panel alphanumeric LCD display, the origin of the trouble condition report.
 2. Activate trouble audible and visual signals at the control panel and as indicated on the Drawings.
 3. Furnish an alarm system closure for connection to an off-site reporting device as contracted for by the system user, via a Dialer furnished under this Section.
 4. Record the occurrence of the event, the time of occurrence and the device initiating the event.
- 1.07 SYSTEM ZONING:
- A. Each intelligent addressable device or conventional zone on the system shall be displayed at the fire alarm control panel by a unique alpha numeric label identifying its location.
- 1.08 QUALIFICATIONS:
- A. Manufacturer: Company specializing in smoke detection and fire alarm systems with five years' experience and an office within 125 miles of job site.
 - B. Installer: Company specializing in smoke detection and fire alarm system with three years' experience.
- 1.09 SUBMITTALS:
- A. Submit shop Drawings and products data.
 - B. Provide wiring diagrams, data sheets, and equipment ratings, layout, dimensions, and finishes. Include location of end-of-line devices.
 - C. Submit manufacturer's installation instructions.
- 1.10 OPERATION AND MAINTENANCE DATA:
- A. Submit as-built Drawings indicating location of all devices, wiring, and end-of-line devices.
 - B. Include operating instructions, and maintenance and repair procedures.
 - C. Include manufacturer representative's letter stating that system is operational, and install in accordance with NFPA 72A, 72B, 72E, 72G and 101 and tested in accordance with NFPA 72H.

PART 2 PRODUCTS

- 2.01 MANUFACTURERS:
- A. Where new fire alarm systems are required, acceptable manufacturers are: Pyrotronics, Simplex, EST, Gamewell, Notifier, and FCI (Fire Control Instruments)
- 2.02 FIRE ALARM CONTROL PANEL:
- A. The control panel shall be modular in construction and shall include, but not limited to; the hardware, software and firmware required to perform system functions.
 - B. The control panel shall be housed within a code gage steel enclosure flush wall mounted.

- C. System power supplies shall be housed within the enclosure. Primary power supply shall be from the building distribution system. Secondary power shall be provided by internal sealed gelled electrolyte batteries with capability to operate the system for eight (8) hours.
- D. The panel shall provide a system for maintaining a historical event record.

2.03 FIRE ALARM INITIATING DEVICES:

- A. Smoke Detector, Intelligent Ionization: The detector shall be addressable, dual chamber, self-compensating for ambient temperature and humidity. Detectors shall be suitable for two wire operation.
- B. Smoke Detector, Intelligent Photoelectric: The detector shall be addressable, self-compensating for ambient temperature and humidity with integral self, restoring 135 degree heat detector. Detectors shall be suitable for two wire operation.
- C. Smoke Detector, Intelligent Duct Type: The detector shall be addressable, self-compensating for ambient temperature and humidity, ionization or photoelectric type as application requires.
- D. Smoke Detector, Projected Beam: The detector shall consist of an infrared light beam transmitter and a light receiver. The detector shall be self-compensating for ambient and temperature changes.
- E. Thermal Detector, Intelligent: The detectors shall be addressable, rate compensated rated at 135 degrees or 200 degrees Fahrenheit. Detectors shall be suitable for two wire operation.
- F. Manual Pull Station, Intelligent: The pull station shall be addressable single station type. Pull stations shall be flush wall mounted.

2.04 ZONE AND INTERFACE MODULES:

- A. Remote Conventional Zone Module: Provide, for integration of compatible 2 wire and shorting style contact devices into the analog signaling circuit.
- B. Intelligent System Interface Module: Furnish and install, for the monitoring of contact type initiation devices and for the control of electrical devices where required.
- C. Intelligent Supervised Control Module: Furnish and install for the control of supervised relays, contractors, audible signal circuits, visual signal circuits, distributed speaker circuits and two-way fire fighters' communication circuits.

2.05 EVACUATION/SIGNALLING DEVICES:

- A. Evacuation Horn (Speaker)/Strobe. Provide audible horns with strobe as indicated on the Drawings. Integral strobe shall be flashing, polarized type with polycarbonate lens producing 8000 peak candlepower at one flash per second.
- B. Evacuation Strobe: Provide visual evacuation strobes at locations indicated on the Drawings. Strobes shall be flush wall mounted, flashing, polarized type with polycarbonate lens producing 8000 peak candlepower at one flash per second.

2.06 FIRE ALARM WIRE AND CABLE:

- A. Fire Alarm Power Circuits: Building wire as specified in Section 16300. Minimum size conductors shall be 12 AWG.

- B. Fire Alarm Loop Circuits: Analog loop circuits shall be 18 AWG twisted pair.
 - C. Fire Alarm Speaker Circuits: Speaker circuits shall be 18 AWG twisted pair.
 - D. Fire Alarm Initiating and Strobe Circuits: Circuits shall be minimum 14 AWG building wire as specified in Section 16300.
- 2.07 DIALER: Provide dialer for off-site notification where required locally. Verify if existing system is equipped with the local requirement.

PART 3 EXECUTION

3.01 INSTALLATION:

- A. Install system in accordance with manufacturer's instructions.
- B. Install manual station with operating handle 48 inches above floor. Install audible and visual devices 80 inches above floor or as indicated.
- C. Install cables and wiring in conduit.
- D. Mount end-of-line device in control panel or in box with last device or separate box adjacent to last device in circuit.
- E. Make conduit and wiring connections to sprinkler flow switches, sprinkler valve tamper switches, duct smoke detectors, HVAC shutdown equipment, and elevator control equipment.
- F. Automatic Detector Installation: NFPA 72E.
- G. Provide surge suppression for all wiring of the fire alarm system.

3.02 FIELD QUALITY CONTROL:

- A. Field inspection and testing will be performed.
- B. Test in accordance with NFPA 72H and local fire department requirements.

3.03 MANUFACTURER'S FIELD SERVICES:

- A. Provide manufacturer's field services as required for installation.
- B. Include services of certified technician to supervise installation, adjustments, final connections, and system testing.
- C. Instruct Owner in operation and function of the system.

END OF SECTION 283100